



Fire Safety Statement

22 Park Drive, East Sheen SW14 8RD

Date: 13/08/2024

info@hbplanningservices.co.uk

22 Park Drive Fire Safety Statement

PLANNING APPLICATION SUPPLEMENTARY STATEMENT

AUGUST 2024



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Introduction

This Fire Safety Statement has been prepared as a standalone document to be submitted as part of the householder planning application for 22 Park Drive, East Sheen, SW14 8RD.

This statement sets out how the proposed scheme will comply with London Plan Policy 2021 Fire Safety Policy D12 (A).

This report should be read in conjunction with the following documents:

- Submitted existing and proposed plans
- Basement Impact Assessment
- Design and Access Statement
- Fire Safety Strategy

Existing and Proposed Works

22 Park Drive is a 1920's semi-detached two storey residential property in use as a single family dwelling. It is not located within any conservation areas and is unlisted.



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The house has a driveway accessing directly onto Park Drive and has a rear garden that has access from the front of the house through a garage.

The property is constructed in solid masonry walls with a rendered finish at first floor level. It has a timber joist floor construction and a timber framed roof with a tile finish.

The proposal comprises a rear ground floor extension opening up the dining room and kitchen. The proposed basement will be directly underneath the new rear ground floor extension with fire escape window and ladder with access into the rear garden

A 1.7 metre side return will be added to the side of the property over the garage leaving a 1 metre gap at ground level and 2 metre gap at first floor level between 22 and 20 Park Drive to maintain side access to the rear garden through the garage which most properties on Park Drive have done away with. This would mean in the unlikely event of a fire, fire engines could get quick access to the back of the property without going through the house.

A half width first floor rear extension will be added as well as a new loft conversion and en-suite accessed via a Building Regulations compliant staircase.

The new extension will be constructed in 30 cm thick cavity walls with a rendered finish (K-Rend Silicone Roughcast) externally at first floor level to match existing. Timber joist floor construction will be used apart from the new rear extension and original dining room which will be constructed out of concrete block and beam. New Sandtoft 20/20 tiles will be used on the rear roof with the original tiles being reused at the front of the property to match existing.

Criteria 01

Information on space provisions for fire appliances and assembly points

The location of the property offers convenient access to fire brigade vehicles. In the event of a fire, vehicular access from Park Drive would be the point of entry for the fire brigade. 22 Park Drive offers a front driveway which is hard standing where fire and rescue pumping appliances can be sited.

The property is also accessible to the rear through the garage from the front driveway or over the top of the garage in case of emergency offering an alternative entry into the property. There is a hard-standing patio at the rear of the garden and will be a new hard-standing (concrete block and beam) patio outside of the house after works are completed.

The evacuation assembly point will be established on Park Drive located along the pavement to a safe distance from the property.

Criteria 02



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Information on passive and active safety measures

Active: The property will incorporate heat and smoke detection systems that comply with applicable Fire Safety Regulations. In particular, the property will have a fire detection system minimum grade D2 Category LD3 standard, in accordance with the relevant recommendations of BS 5839-6 and Buildings Regulation Approved Document B.1. Smoke alarms are to be mains operated with battery back-up and conform to BS EN 14604 and heat alarms should be mains operated and conform to BS 5446-2.

Provision is to be made for safe escape from all floor levels in compliance with the requirements of the Building Regulations 2010.

Fire partitions, the installation of additional smoke alarms, and upgrading ceilings and floors to ensure that they are fire-resistant for at least 30 minutes in order to allow inhabitants of the rooms to escape in the event of a fire.

- 1) Windows on first floor and ground floor will all have Remington R9 windows with fire access hinges.
- 2) Passive: Fire containment will be provided by fire resisting partitions to a minimum RE1 30 grade in the attic.
- 3) The ground floor is mainly open plan. Fire extinguisher and fire blanket will be stored in one of the cupboards in the kitchen. Access to the cupboard will be kept free of obstruction.

Criteria 03

Information on appropriate ways to minimise the risk of fire spread

Internal construction products and materials will be compliant with the requirements of Building Regulation Approved Document B Part 1 Sections B2 and B3, including protection of loadbearing elements of structure.

The external envelope of the building should not contribute to undue fire spread from one part of the building to another part. This will be achieved by complying with Buildings Regulation approved Document B Part 1 Section B4

The new extension will be constructed in 30 cm thick cavity walls with a rendered finish (K-Rend Silicone Roughcast) externally at first floor level to match existing. Timber joist floor construction will be used apart from the new rear extension and original dining room which will be constructed out of concrete block and beam. New Sandtoft 20/20 tiles will be used on the rear roof with the original tiles being reused at the front of the property to match existing.



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Criteria 04

Information on means of escape and evacuation strategy

Means of escape from the ground floor can be either through the front door leading directly onto the front driveway, through the rear extension bi-fold doors onto the patio or through the utility room into the side alleyway in the rear garden. Escape from the basement is possible through the fire escape compliant window and ladder into the rear garden or via the staircase up to the ground floor where possible. Access to the front of the property from the rear garden is available through the garage. Means of escape from the first and second floors would be via descending the staircase out through the front door and onto Park Drive. Access out of the property is also available from the ground and first floor from our Remington R9 windows with fire access hinges.

Criteria 05

Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in.

In line with the Fire Safety Policy 12D (A) Pre-consultation Draft March 2021 Table A1.1 Planning Applications and Information Requirements for D12 (A) Criteria 5 is not applicable for householder planning application.

Criteria 06

Information on access and equipment for fire fighting.

In accordance with Section B5 of Approved Document B (ADB) Part 1 there is access to the property from Park Drive. Access into the property will be via the main front door and through the rear garden through the garage for emergency access both at construction and occupation phase.

In addition to the items described in Criteria 2, domestic hand held fire extinguishers and fire blankets will be provided.

The nearest fire hydrant to No.22 is located at the side of No. 40 Park drive on Hertford Avenue situated at the corner of Park Drive. Another fire hydrant in the opposite direction is located on Park Avenue outside the gates to Richmond Academy.



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In addition water is available from the outside water taps located inside the garage and in the rear garden.

Fire Safety at construction stage

Acknowledging the 'golden thread' approach suggested in the London Plan Fire Safety Policy D12 (A), fire safety at construction stage will be encouraged through the imposition of obligations by the chosen contractor to comply with prevailing regulations at construction stage including Health and Safety standards and the Construction Design and Management Regulations 2015.

Conclusion

The means of escape and evacuation strategy will remain as the existing. The main escape will be the main entrance to the property, a secondary mean of escape is the rear door to the extension. Access for firefighters and equipment will remain as the existing and will not be impacted by the proposed works.

All works will be inspected and certified by an approved building control inspector.

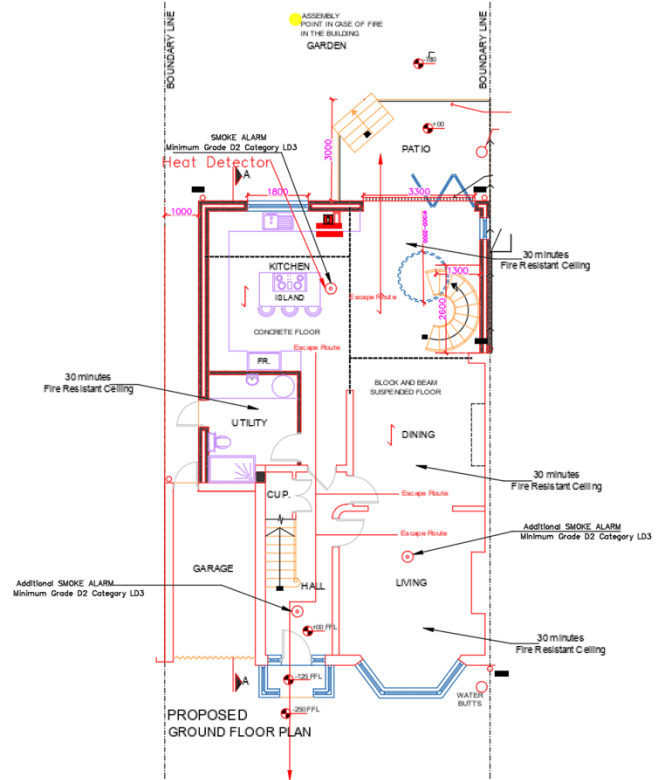
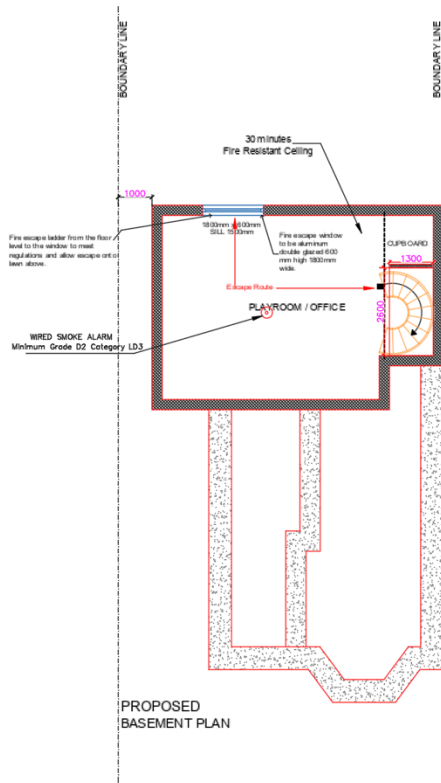
The statement therefore sufficiently explains how fire safety has been considered in the planning proposal and that it complies with Fire Safety Policy 12D (A)

Below layout shows means of escape and evacuation strategy.



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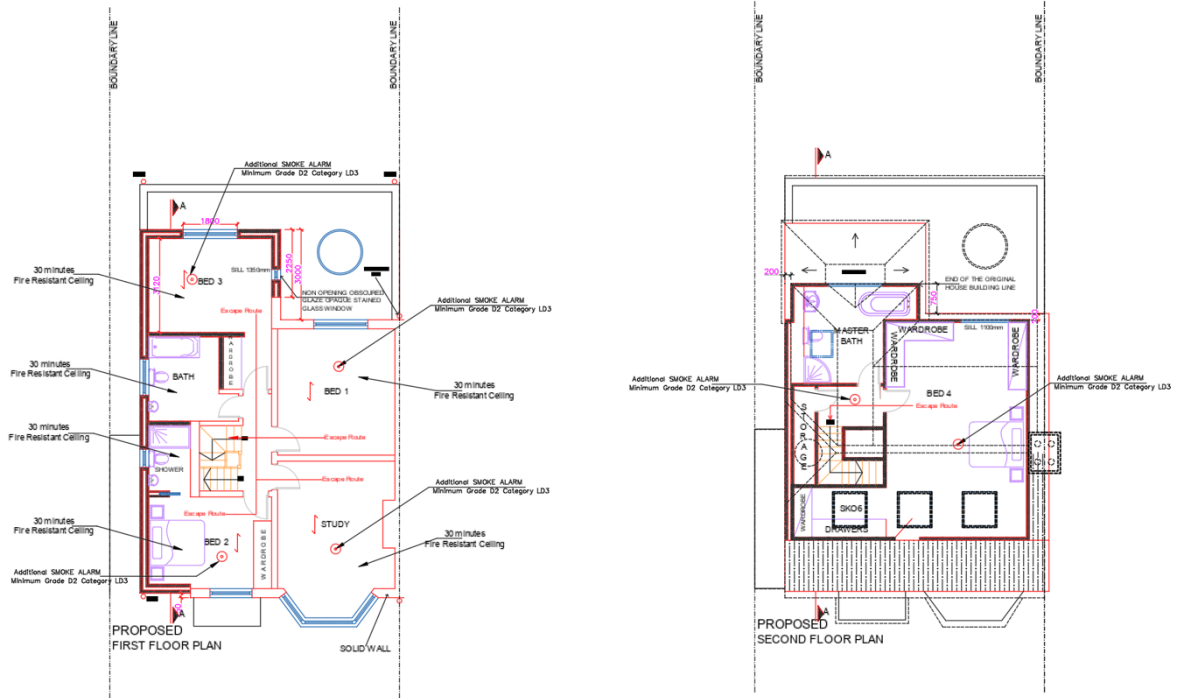
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No. 22 Park Drive Site Plan



Existing front Elevation



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Existing Rear Elevation