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PLANNING FIRE SAFETY STRATEGY

Project: 17 Cole Park Road, Twickenham, TW1 1HP

Ref: P23-021

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Rev:

Introduction

This Fire Strategy has been prepared in support of the Householder application for the extension and alteration of 17 Cole Park Road. The works include a sympathetic conversion of the existing loft space, with the addition of a dormer window to the rear and rooflights to the side elevations. In addition to the roof works there are minor non-material changes proposed to the rear ground floor elevation to better suit the proposed internal arrangement.

As architects we have a suitable fire safety background with the appropriate knowledge, understanding and qualifications commensurate with the size, scope and complexity of the proposed development to author this document. I hereby declare compliance that the fire safety of the proposed development and the fire safety information satisfies the requirements of London Plan Policy D12A.

Space provisions for fire appliances and assembly points

Access and facilities for the fire service will be as existing from Cole Park Road. The existing driveway to the front of the site is positioned within easy access of the primary escape routes as well as access onto the site by fire fighters from the public highway. The owner of the site will ensure that this area remains unobstructed, and this is therefore where fire appliances will be positioned. An evacuation assembly point is located on the footpath along Cole Park Road and adjacent to the building, as well as to the very rear of the garden.

The existing access road to the site remains unchanged. Fire Services access is available from the main road to the front entrance of the house. There is no fire main within the building and an access point for pumping appliance can be provided within 45m of all points inside the dwelling house.

Means of escape and evacuation strategy

The existing primary circulation routes will remain as existing with the main access into and out of the building via the front door. This will serve as the primary escape route in the case of a fire, with secondary routes via the new side access door into the utility and via the existing bifold doors into the garden. The external landings to the escape doors will be level with internal floor levels then stepped down to natural ground level.

Access to the loft space will be via a new staircase from the first floor. The stair width, tread goings, landings and rises will be in accordance with current Building Regulations. The loft space will be compartmentalised from the floor below to a minimum of 60mins fire resistance, with an FD30s door positioned at the top of the new staircase.

The layout of the existing ground floor utility has been increased in size with the existing access door to the garden replaced with a window. The new window will be a fire escape window, with an unobstructed opening of at least 0.33m² and with a minimum dimension of 450mm in height or width. The window will be easily accessible, with a 900mm counter below the window. The existing store room complies with Approved Document B for inner rooms, with a travel distance of 5,678mm to the exit door from the access room with dual means of escape from the building within the access room (utility). The storeroom will not store fuel or other highly flammable substances.

Passive and active safety measures & construction products and materials

With regards to internal fire spread (linings), as per table 4.1 in Part B 'Classification of linings', the surface linings of walls and ceilings will meet classifications C-s3, d2.

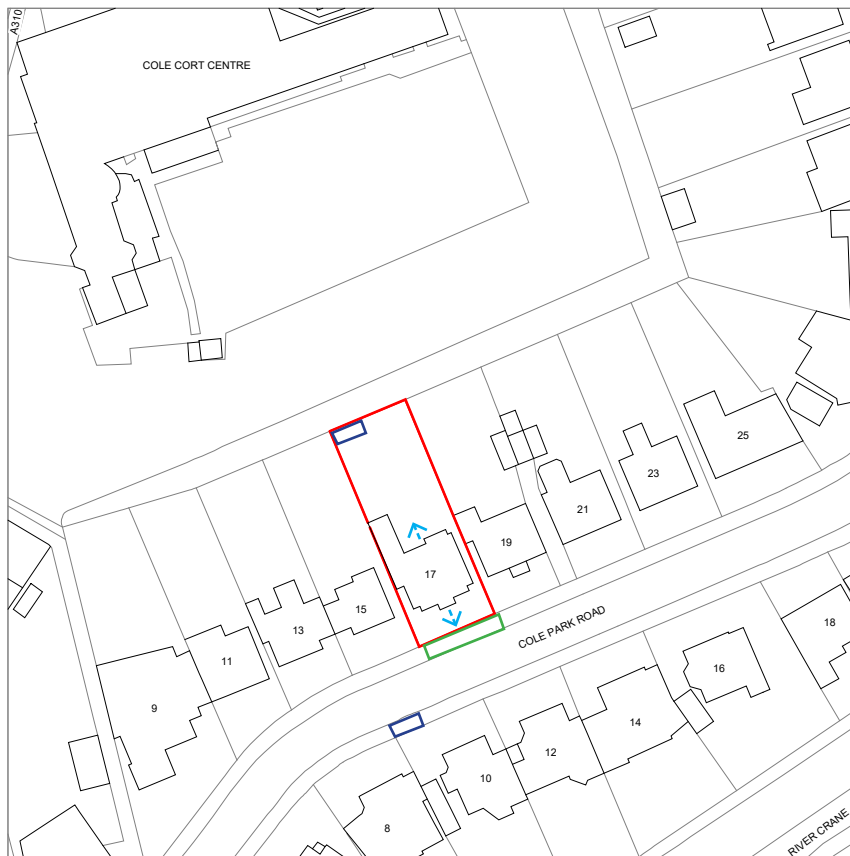
With regards to internal fire spread (structure), as per table B4 in Part B, the minimum period of fire resistance for new elements of structure will be 60 minutes. Any new structural framing proposed will either be intumescent painted or enclosed in fire rated plasterboard system by British Gypsum or equal approved.

As per table 10.1 in Part B 'Reaction to fire performance of external surface of walls', external walls will meet classifications Class B-s3, d2(2) or better.




New partition walls separating the loft space from the first-floor circulation route will have a minimum fire rating of 30 minutes, with an FD30s door installed to the top of new staircase. The new dormer window will be of a timber frame construction with a non-combustible zinc cladding.

The existing doors to the escape route on the ground and first floor will remain as existing due to their historical architectural merit.

New windows will be installed by a certified member of FENSA or the installation approved by an approved inspector. Non-plastic rooflights will meet the relevant classification in Table 4.1 B2 in Part B.



Proposed Fire Strategy Site Plan

-  Primary evacuation from the building
-  Unobstructed area for storage of fire equipment
-  Assembly points