

Application: 24/2160/HOT

Proposal: Erection of a Single Storey Rear Extension; Conversion of Existing Garage into Habitable Room; Internal Remodelling Works and Changes to the Fenestrations.

Site: 144 Waverley Avenue, Twickenham, TW2 6DL.

Document: Fire Safety Strategy, London Plan Policy D12(A)

Policy D12 of the published London Plan states:

In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:

1) identify suitably positioned unobstructed outside space:

a) for fire appliances to be positioned on

The Fire Appliances can easily park on Waverly Avenue in front of the application site.

b) appropriate for use as an evacuation assembly point

The occupants can either gather on the pavement at the front of the property or in the Rear Garden which will be over 17.0 metre deep from the proposed facade.

2) are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire, including appropriate fire alarm systems and passive and active fire safety measures

The building works will incorporate Fire Safety features required by the Current Building Regulations. Mains Operated linked Smoke Alarm Detection System to BS EN 14604 and BS 5839-6:2019 to at least a Grade D2 Category LD3 Standard with Battery Back-up will be installed in the Stairwell at Ground Floor and First Floor Levels and an interlinked Heat Detector installed at Ceiling level in Kitchen.

3) are constructed in an appropriate way to minimise the risk of fire spread

The proposed construction will be carried out with robust materials to comply with the current Building Regulations. 30 minutes Fire Resistant Doors to be installed in all habitable rooms at Ground Floor and First Floor level leading from the Staircase. Pipe Services and Ducts passing through the Separating Floors will be surrounded with 25mm Sound absorbent mineral wool and enclosed in a duct of two layers of Gyproc FireLine Board for their full height, having Sealed Joint between the Casing and Ceiling.

4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users

The dwelling has been designed to comply with the requirements of Approved Document B Fire Safety Volume 1 2019 Edition and BS9991:2015 in terms of Means of Escape and as such meet the guidance with regards to the protection of the Escape Routes and Maximum Travel Distances.

5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in

Not relevant as the occupants being single family members will be familiar with house layout.

6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

Due to the height of the building, no specific additional Firefighter access is considered necessary. The firefighters can enter the house from the front while parked on the Waverly Avenue.