



# Beaver Tech

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### Planning Fire Safety Strategy

At

5 Holly Lane,  
Hampton Hill,  
Hampton  
TW12 1QF

- Client: Mr & Mrs Le Good
- Date: August 2024
- Our Project number: P 2469
- Project description:

**Proposed construction of a single storey rear wrap-around extension.**

- Prepared by: Chris Forster (Architectural & Surveying Consultant)

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### **1.0 Introduction:**

- 1.1 This Fire Safety Strategy Is prepared to comply with Policy D12 of the London Plan (2021).
- 1.2 The existing property is a two-storey mid-terraced residential dwelling. In addition, the property has a loft conversion with the formation of two rear facing dormer extensions.
- 1.3 The proposed development relates to proposed construction of a single storey rear wrap-around extension.

### **2.0 Construction Products & Materials Relevant Codes/Standard**

- 2.1 The alterations to the existing building will be carried out in materials (Class 1) that generally match the existing building and in compliance with latest Building Regs. Approved Documents - incorporating 2020 amendments - for use in England:
- 2.2 The existing external walls are brickwork and comply with AD B4 Section 8: Construction of external Walls. Any alterations will also be carried out in matching brickwork.
- 2.3 Intermediate floors and any roof work will be carried out with structural timber and will comply with AD B3: walls and ceilings and AD B4: Section 10: Roof coverings.
- 2.4 Internal partitions will be plasterboard faced timber studs, those around stairs will have fire resisting doors and frames.

### **3.0 Means of Escape and Evacuation System**

- 3.1 The mean 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 will be through the rear doors into the rear garden.
- 3.2 RELEVANT CODE/STANDARD: Means of Escape: Building Regulations Approved Document B1: Section2:
- 3.3 Escape from ground storey: the means of escape will comply with B1 Section 2 Clause 2.1a: escape via. Hall and Clause 2.1b: escape via a door.

### **4.0 Robust Strategy for Evacuation:**

- 4.1 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.

### **5.0 Access and Equipment for Firefighting:**

- 5.1 As a residential property with development comprising of a small extension, no firefighting equipment is proposed within the proposed curtilage, and access for a pumping appliance is within the limiting 45m of all points within the dwelling house. As stated, under A1, the appliances allowed for are pump and high reach appliances and these will stand in Holly Lane if attending a fire.
- 5.2 The mean 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 will be through the rear doors into the rear garden.
- 5.3 The assembly point will be on the public highway to the front of the property and the location of fire appliances will be confirmed once the building works will end. See above the mean of escape.

**6.0 Conclusion:**

- 6.1 The proposed development would not obstruct or alter the existing escape routes or access to the property from Holly Lane. It will be designed and constructed in accordance with the building regulations Approved Document B. The above statement provides sufficient explanation on how fire safety will be achieved in the proposal and that it complies with Fire Safety Policy 12D (A).