

17 CAMAC ROAD TWICKENHAM TW2 6NY

Proposed single-storey rear infill extension to existing two-storey plus loft, mid-terrace, single-family dwelling house

#### PLANNING FIRE SAFETY STRATEGY STATEMENT

As required by the London Plan Guidance – Fire Safety Policy D12(A).

The requirements of the document are set out in italics, the responses are in plain text.

30 August 2024

#### PROJECT SCOPE

The proposal is for a single-storey rear infill extension to an existing two-storey plus loft, mid-terrace, single-family dwelling house to provide additional living space. The total floor area of the extension is 2.97m<sup>2</sup> and the site area is 62.9m<sup>2</sup>. The property has a frontage on to Camac Road which is an adopted highway.

Planning Application reference not known at this time : Application type – Lawful Development Certificate application.

#### LEVEL OF COMPETENCE OF THE AUTHOR

As required by Section 2.3 of the London Plan Guidance.

Response : This strategy has been prepared by a chartered architect whose name appears on the register of architects maintained by the Architects Registration Board, who is a member of the Royal Institute of British Architects and who has more than 40 years experience post qualification in designing buildings of many types.

Graham Pratt Dip Arch, ARB, RIBA

#### POLICY CRITERIA FOR LONDON PLAN POLICY D12(A)

As required by Section 3.1.1 of the London Plan Guidance.

#### CRITERIA 1

*“Identify suitably positioned unobstructed outside space for:*

*a. fire appliances to be positioned on”*

Response : The fire and rescue service pumping appliances would be sited on the public highway of Camac Road at the frontage of the application property. Access is available at ground level via the existing ground floor entrance and protected hallway from this position to the proposed Ground Floor Extension. The

Extension is within 45m of the appliance position as required by Item 13.1 of Section 13 of Requirement B5 of Building Regulations Approved Document B, Volume 1, current edition. Drawing 931-FSS indicates the designated appliance position relative to the proposed Ground Floor Extension.

*"b. appropriate for use as an evacuation assembly point"*

Response : The public highway in front of the property is to form the evacuation assembly point as indicated on drawing 931-FSS. This space is adequate for the number of occupants.

## CRITERIA 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"*

Response : The proposed Ground Floor Extension comprises an extension to an existing space on the ground floor with direct access to the protected hallway and main entrance and then to the public highway. The space also has direct access to the rear garden. Any outbreak of fire would be immediately obvious to all occupants of the proposed spaces. The escape route comprises a clear direct path to the designated assembly point as indicated on drawing 931-FSS via the protected ground floor hallway to the property and then direct to the designated assembly point on the public highway in front of the property without passing through any room. The building will be designed in compliance with Section 1 of the Building Regulations Approved Document B, Volume 1, current edition.

## CRITERIA 3

*"Are constructed in an appropriate way to minimise the risk of fire spread"*

Response : The proposed Ground Floor Extension will be designed with all elements of structure achieving minimum 30-minute fire resistance in compliance with Section B3 of Approved Document B, Volume 1.

The external finishes will comply with Section B4 of the Building Regulations Approved Document B, Volume 1.

## CRITERIA 4

*"Provide suitable and convenient means of escape, and associated evacuation strategy for all building users"*

Response : The escape route comprises a clear direct path to the designated assembly point as indicated on drawing 931-FSS via the protected ground floor hallway to the property and then direct to the designated assembly point on the public highway in front of the property without passing through any room. The escape provisions will comply with Section 2 of the Building Regulations Approved Document B, Volume 1.

#### CRITERIA 5

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

Response : Not applicable to a Householder planning application as set out in Appendix 1, Planning Applications and Information Requirements for D12(A), Table A1.1.

#### CRITERIA 6

*“Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development”*

Response : Access for the emergency services is direct, clear and at ground level. The proposed Ground floor Extension is at ground floor level with access from Camac Road via the protected ground floor hallway to the property without passing through any room. Access for firefighting is also available at ground level from the rear garden via the rear gardens to the adjoining properties.

There are fire hydrants in the public highway nearby.

The access and facilities for the fire service will comply with Section B5 of Approved Document B, Volume 1.

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