PLANNING FIRE SAFETY STRATEGY

TW10 ARCHITECTS RIBA MEMBER, RIBA CHARTERED PRACTICE AND & ARB MEMBER

18 HAVERFIELD GARDENS, KEW, TW9 3DD

PROPOSED INTERNAL LAYOUT & FENESTRATION AMENDMENTS TO EXISTING EXTENSION WITH NEW ROOFLIGHTS.

The work to the rear extension will comply with current building regulations, including fire safety Approved Document B volume 1_2019. The house is 3-storey mid terraced, and the proposed works are only fenestration amendments to the facade with minor internal amendment to the existing rear extension

LONDON PLAN POLICY D12

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:
1.a For fire appliances to be positioned on:
1.b Appropriate for use as an evacuation assembly point

The fire appliance can park on Haverfield Gardens in front of the property. This is a 2-way road but may cause potential blocking of residential traffic. However, there are many residential roads around the property for other residents.

The homeowners can gather outside the house on the pavement. There is an existing rear alley to the rear and a side passage for potential exit too.

The fire appliance parking position and emergency gathering will be the same during construction stage.

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:

Passive Measures:
There is an existing clear protected escape route from the upper level to the exit door.
The proposed open plan layout to the rear makes it easier to identify the exist points and helps with evacuation direction and speed.

Active measures:
There will be a new heat detector in the kitchen and one to the ground floor hall. The upper level ones will be checked but they are exempt to this proposal as the loft is existing and external to this project's scope of works.

The door to the kitchen will be 30 minute fire resistant.

Fire compartmentation to the first floor will be a minimum 30 minutes' standard.
All structure will be 1h fire resistant

During construction, exits will have exit lights and there will be fire extinguishers on site following CDM2015 Health & Safety regulations.

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 building Regulations.

Floor_ Min U-Value 0.18 W/m 2K,
Block Walls_ Min U-Value 0.18 W/m 2K,
Doors_ FD30,
Windows_ Min U-Value 0.16 W/m 2K,
Roof Min_U-Value 0.15 W/m 2K.

During construction, the site should be kept clean to reduce the risk of fire.

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

Protected escape route to stairs from upper levels to front of house.

During construction additional to emergency lighting, the escape routes should be kept clear to avoid the risk from falling.

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 single family will be familiar with house layout.

During construction, the contractor will have an emergency plan, following CDM2015 Health & Safety regulations.

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

The firefighters can enter the house from the front or side passage, while parked on the road, through the ground level.