

123 Station Road, Hampton, Richmond-upon-Thames, Greater London, TW12 2AL
Division of maisonette into 2no. flats facilitated by roof extensions

Introduction and scope

The following Fire Safety Strategy (the 'Strategy') details the provisions being made for fire safety in connection with the proposed development. Specifically, the Strategy addresses the primary matters pertaining to fire safety and details the requirements and recommendations that the flats will either meet or exceed with respect to the London Plan Fire Safety D12(A) guidance. To this end, the Strategy draws extensively from the information contained within the London Plan Fire Safety D12(A) guidance and the 'golden thread' approach expressed therein.

All works will be subject to later approval under the Building Regulations.

The Strategy has been authored by Faraday Planning Ltd which has extensive experience and expertise of residential construction and regulations. Our recommended contractors have years of experience and competence with building in accordance to Building Regulations Approved Document B - Fire Safety. Taking into account the limited scope and complexity associated with the proposed development, the appointment of a fire engineer is not deemed necessary nor proportionate.

Subject to planning approval, the Strategy will be employed to ensure that the building is constructed and used in pursuance with the relevant regulations and is fit for purpose upon first occupation of the flats.

Fire Service Access

The application building fronts Station Road which offers suitable access for fire service vehicles and equipment. The communal entrance door would be suitable for use by the fire service, being clearly visible on the principal elevation of the building fronting Station Road. Further, the building is unique in its architectural form, being easily differentiated

from those surrounding. Being readily identifiable by the fire service, access and egress will be readily identifiable. Pumping appliances can be sited on the hard standing immediately to the front of the building. In this way, the flats would be compliant with Building Regulations Approved Document B Volume 1 Requirement B5: Access and facilities for the fire service.

Means of escape

The flats would make use of the existing protected internal stairway, extending to the final exit leading onto the footway of Station Road. This means of egress has been considered from the initial design of the development. The protected stairway shall be confirmed to be of 30-minute fire-resisting construction (REI 30). In addition, each flat will have a mains fed sprinkler system installed in its kitchen, dining area and living area and this will be connected to the fire alarms (as below) and will run into the communal corridors and protected internal stairway. In this way, the flats would be compliant with Building Regulations Approved Document B Volume 1 Requirement B1 Section 3: Means of escape – flats.

The flats would not be served by any lifts and thus the Policy D5 of the London Plan does not apply in this case.

Heat and smoke detection

The flats shall incorporate heat and smoke detection systems, minimum Grade D2 Category LD3 standard, accordant with the relevant recommendations of BS 5839-6. Smoke alarms shall be mains operated and shall conform to BS EN 14604, with tests carried out by the occupiers on a regular basis. Smoke alarms shall be installed in all habitable rooms and a heat alarm shall be installed in each kitchen. In this way, the flats would be compliant with Building Regulations Approved Document B Volume 1 Requirement B1 Section 1: Fire detection and alarm systems.

Internal and external fire spread

The internal construction of the flats shall comply with Building Regulations Approved Document B Volume 1 Requirement B2 and B3 which pertain to internal fire spread. This shall include the protection of loadbearing elements of the building.

To ensure that fire does not contribute to undue fire spread to adjoining properties, the development shall comply with Approved Document B Volume 1 Requirement B4 which pertains to external fire spread.

Fire safety at construction stage

To ensure that fire safety at construction stage is suitably considered, building contractors shall be obligated to comply with the regulations in force at the time of construction, likely to include the Health and Safety Standards and the Construction Design and Management Regulations 2015. Further, contractors will be directed to this Strategy and the London Plan Fire Safety D12(A) guidance, enabling the proper consideration of fire safety matters throughout the course of the development.

Conclusion


The development will be subject to compliance with the Building Regulations which, amongst other things, ensures that suitable provisions are made for fire safety. To this end, the guidance contained within the Building Regulations Approved Document B shall be adopted and this has been enabled by the early consideration of fire safety matters which have been integrated into the early design concepts of the development.

In conclusion, this strategy demonstrates that the proposed development complies with the Building Regulations Approved Document B and the London Plan Fire Safety D12(A) guidance, drawing from the 'golden thread' approach expressed therein.

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