

PLANNING FIRE SAFETY STRATEGY

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

6 BUCKINGHAM ROAD, RICHMOND, TW10 7EQ

SINGLE-STOREY REAR EXTENSION WITH LOFT CONVERSION AND FRONT PORCH

The proposed work will comply with current building regulations, including fire safety Approved Document B volume 1_2019. The house is 2-storey mid-terraced, and the proposed work will convert it into a 3-storey house.

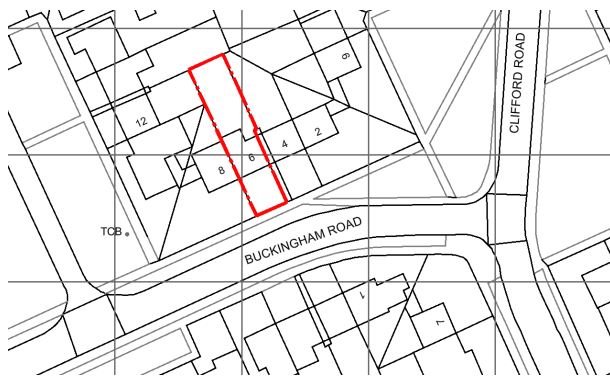
LONDON PLAN POLICY D12

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 Buckingham Road in front of the property. This is a 2-way road and sufficient space around for other vehicles to drive around.

The homeowners can gather outside the house on the pavement.

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:

It is only a two-storey house and the stair is positioned in front of the entrance/exit door.

There is a protected escape route from the first floor. This protection will still be there with the loft conversion to provide a protected enclosure around the stair and escape route.

Active measures:

There will be a new heat detector in the kitchen and new interconnected smoke alarms on upper levels. Fire doors to all habitable rooms.

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/m²K,
Block Walls_ Min U-Value 0.18 W/m²K,
Doors_ FD30,
Windows_ Min U-Value 0.16 W/m²K,
Roof Min_U-Value 0.15 W/m²K.

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.

Side access/exit from garden to street

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 while parked on the road, through the ground level.