

# PLANNING FIRE SAFETY STRATEGY

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

6 BUCKINGHAM ROAD, RICHMOND, TW10 7EQ

## SINGLE-STOREY REAR EXTENSION

The work to the rear extension 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 is to demolish the existing lean-to and replace with a 4.5m deep single-storey 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 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

#### Active measures:

There will be a new heat detector in the kitchen and fire door. The upper level one will be checked and replaced if necessary to be inter-connecting.

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.

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.