

Fire Safety Strategy

30 Chase Gardens, Twickenham

1 Introduction

This document has been written to support the planning application for the garden room, rear and loft extensions at 30 Chase Gardens, Twickenham. The primary objective of this statement is to provide high level advice at this early stage on how an acceptable level of life safety may be achieved commensurate with the Functional Requirements of the Building Regulations 2010 for means of egress (B1), internal fire spread structure (B3), external fire spread (B4) and firefighting access (B5) only.

This fire strategy statement is preliminary outlining key considerations at RIBA Stage 2 as required for planning application purposes and follows the policies of the Planning Policy D12 (Fire Safety).

The proposed works involve relocating an existing garage to the rear of the garden

2 Legislation

The Building Regulations 2010 is the Statutory Instrument which seeks to ensure that the policies set out in the Act are implemented. The Functional Requirements of the Building Regulations 2010 may be met in one of two ways; compliance with an accepted design guidance (i.e. British Standards or Approved Documents), or through a fire engineered approach.

In this instance the primary design guidance used has been BS 9991 (residential).

3 Site and surroundings

The properties immediately surrounding are of a similar type. The garage is single storey building with multiple ground floor exit points

4 Means of Egress

The primary means of egress will be provided via the existing doors. This arrangement will not change as result of the works.

5 Active Fire Safety Systems

Sections A 2 of the Planning Policy D12 requires that appropriate active fire safety systems are in place to reduce the risk to life. Fire Alarm and Detection Systems. All floors to have BS 5839-6 Grade D1 Category LD1 fire detection and alarm system fitted in accordance with BS 5839.

6 Passive Fire Safety Systems

Section A 2) of the Planning Po

licy D12 requires all buildings are designed to reduce the risk to life safety including appropriate passive fire safety systems. The following sections detail the passive systems which will be in place to achieve this:

1. All new internal linings and ceilings will be formed from materials with limited

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combustibility, predominantly comprising of gypsum-based plasterboard products over metal stud walls.

2. All new primary elements of structure to have no less than 60 min fire resistance.

3. The existing roof is to be checked for asbestos by an Asbestos specialist and replaced as necessary with non hazardous and non combustible materials.

7 External Fire Spread

Section A 3) of the Planning Policy D12 requires that the buildings are constructed in a way to minimise the risk of fire spread. The following sections detail how this is to be achieved.

Fire Spread between Buildings / Boundaries. The following measures should be undertaken: All external walls on the boundary or within 1m of the boundary will require 60 min fire resistance.

All insulation used will be the non-combustible mineral wool-based product. Cavity barriers will be installed around all openings and spaces out throughout.

8 Access and Facilities for the Fire Service

Planning Policy D12 requires that suitable outside space and access routes are provided for the fire service. This is demonstrated as being achieved as follows: The development is provided with vehicle access via Chase Gardens

9 Fire Safety Management

The ongoing maintenance of the building shall fall under the control of the Regulatory Reform (Fire Safety) Order 2005 and JSP 426. So as to allow for any future fire safety management to be co-ordinated with design of the building this section is provided to identify:

The minimal standard of Fire Safety Management upon which this Fire Strategy has been developed. And, Specific Fire Safety Management requirements which are made as part of the Fire Strategy which must be adopted as part of the Fire Safety Management Plan to maintain the building in a condition consistent with the Fire Strategy.

Management Level

This fire strategy has been developed on the basis that the Fire Safety Management of the building will achieve at least the standard required to comply with the Regulatory Reform (Fire Safety) Order 2005.

Fire Assembly Point

A suitable fire assembly point should be agreed and included as part of the Fire Safety Management Plan for the building.