PLANNING FIRE SAFETY STRATEGY

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

200 ASHBURNHAM ROAD, HAM, RICHMOND TW10 7NL

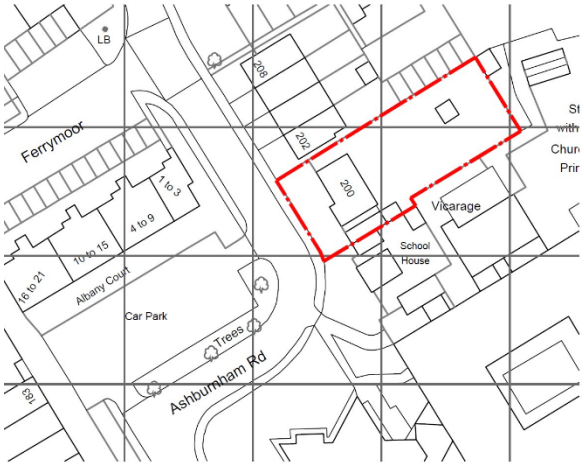
PROPOSED PARTIAL FIRST FLOOR REAR EXTENSION

The proposed family dwelling will comply with current building regulations, including fire safety Approved Document B volume 1_2019. The house is 2-storey detached, and the proposed work is a 3m deep first floor rear extension with a flat roof.

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 Ashburnham Road in front of the property. It will not cause any potential blocking of residential traffic as it is 2-way.

The homeowners can gather outside the house on the pavement. The garden will be 25m deep from the proposed rear façade. There is an existing 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 a clear protected escape route from the upper level to the exit door.
A larger first floor bedroom makes moving around the room easier.
The approved 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 heat detector and one smoke alarm per level following BS5839 Part 6, Grade D2, LD1.
All doors to habitable rooms will be 30 minute fire resistant
Fire compartmentation between floors 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.