

FIRE STRATEGY STATEMENT

ADDRESS 27 Princes Road Teddington TW11 0RL

PROPOSAL: Right side dormer to facilitate mezzanine level bedroom. Private family home.

Under the Town and Country Planning Development Management Procedure order 11(3)(c) Local Authorities should only apply requirements in Local Validation Checklists so far as the documents it requests "are reasonable having regard, in particular, to the nature and scale of the proposed development; and are about a matter which it is reasonable to think will be a material consideration in the determination of the application".

As the application is regarding a single dwelling family house the information provided below is proportionate to the scale and nature of the development.

Policy D12 Fire safety

A 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:

a) FOR FIRE APPLIANCES TO BE POSITIONED ON – the house is close to the street and Fire appliances would serve the property from there.

b) APPROPRIATE FOR USE AS AN EVACUATION ASSEMBLY POINT – There is external access from the rear garden to the front private space which would be the assembly point.

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

All ground and 1st floor habitable rooms have openable windows to allow escape in the event of fire. 2nd floor escape would be down the stairs and the landings and hallways which will all have FD30 doors from habitable rooms to ensure a safe route. There will be smoke alarms (one per floor) and Heat detector in the kitchen hard wired to the mains. All gas, electricity installations and any live appliances – e.g wood burners – will be undertaken by a competent person (members of GASsafe, NICEIC, HETAS).

3) ARE CONSTRUCTED IN AN APPROPRIATE WAY TO MINIMISE THE RISK OF FIRE SPREAD – All the walls and floors will be plasterboarded as normal in accordance with Building Regulations. Standard 12.5mm plasterboard each side of walls provides 30mm fire resistance. Where steel beams are required in the construction these will be encased with 2 x 12.5mm or single sheet Fireline providing 60mins resistance.

4) PROVIDE SUITABLE AND CONVENIENT MEANS OF ESCAPE, AND ASSOCIATED EVACUATION STRATEGY FOR ALL BUILDING USERS - As above

5) DEVELOP A ROBUST STRATEGY FOR EVACUATION WHICH CAN BE PERIODICALLY UPDATED AND PUBLISHED, AND WHICH ALL BUILDING USERS CAN HAVE CONFIDENCE IN 147 THE LONDON PLAN 2021 – CHAPTER 3 DESIGN -- not relevant – family members will agree this as common sense.

6) PROVIDE SUITABLE ACCESS AND EQUIPMENT FOR FIREFIGHTING WHICH IS APPROPRIATE FOR THE SIZE AND USE OF THE DEVELOPMENT. – not relevant – family home.

3.12.3 Applicants should demonstrate on a site plan that space has been identified for the appropriate positioning of fire appliances. These spaces should be kept clear of obstructions and conflicting uses which could result in the space not being available for its intended use in the future. 3.12.4 Applicants should also show on a site plan appropriate evacuation assembly points. These spaces should be positioned to ensure the safety of people using them in an evacuation.

See Fire safety 2024-08/12a Fire safety