

# 11 Ullswater - SW13 9PL

## Fire Strategy Statement



In support of Planning Application to: **London Borough of Richmond upon Thames**

0180-CSE-REP-003-S3-P01

2024 July

## Fire Strategy Statement

### **Statement of compliance with Policy D12(A) of the London Plan for a two-storey extension of a detached property located in 11 Ullswater Road, SW13 9PL**

Policy D12(A) of the London Plan mandates that all development proposals achieve the highest standards of fire safety to ensure the safety of building users. This includes identifying suitable, unobstructed outside space for fire appliances and evacuation assembly points. For smaller developments like this, a summary of the fire safety provisions is outlined below:

#### **1. Means of Escape:**

- Existing escape routes from the original dwelling will be maintained and unobstructed.
- New escape routes will be provided from the extension, complying with Approved Document B (ADB) of the Building Regulations. This includes:
  - Protected escape routes from both floors of the extension to a place of safety.
  - Keep the current and provide minimum clear widths and headroom for escape stairs and corridors.
  - Keep and provide adequate fire-resistant doors to protect escape routes.
- Adequate signage will be provided to indicate escape routes.
- Evacuation strategy will be developed that takes into account the changes to the property and the associated risks. The new evacuation strategy will be implemented before works commence in line with the Building Regulations and Fire Evacuation guidelines.

#### **2. Fire Detection and Alarm System:**

- Current fire detection and alarm system will be kept or improved throughout the property, including the existing dwelling and the new extension, in accordance with BS 5839-6.
- Smoke alarms will be kept in circulation areas on each floor, including landings and hallways.
- The alarm system will be interconnected to provide an audible warning throughout the property.

#### **3. Firefighting Provisions:**

- A minimum of one 9-liter water fire extinguisher will be provided on each floor of the property.
- Fire extinguishers will be readily accessible and clearly marked.

#### **4. Structural Fire Protection:**

- The new extension will be constructed with materials and structural elements that provide adequate fire resistance, meeting the requirements of Approved Document B (ADB) of the Building Regulations.

#### **5. Compartmentation:**

- The new extension will be designed to prevent the spread of fire and smoke between compartments, in accordance with Approved Document B (ADB) of the Building Regulations.
- Fire-resistant doors will be installed to maintain compartmentation.

#### **6. Other Fire Safety Measures:**

- Electrical installations will comply with BS 7671 (IET Wiring Regulations) to minimize fire risks.
- Flammable materials will be stored safely and away from potential ignition sources.
- A fire risk assessment will be conducted upon completion of the project to identify and address any potential fire hazards.

This Fire Statement is prepared to demonstrate that the proposed two-storey extension to the detached property in Richmond will comply with the relevant fire safety requirements of the Building Regulations and provide a safe environment for occupants.

Date: 08 of July 2024