

Green Cu3ed Architectural Solutions Ltd.
The Boathouse Design Studio,
27 Ferry Road, Teddington, TW11 9NN

Planning Fire Safety Strategy:

at 77 Lion Road TW1 4HT

1. Introduction:

This Fire Safety Strategy has been prepared by Green Cu3ed in support of this Planning Application, to extend the domestic dwelling. The author has over 40 years' experience in construction with technical qualifications relating to Building Construction.

The location of the site is shown in figure 1.



Figure 1: Location Plan-site marked in red.

2. Background:

The Applicant is the freeholder of the property. They wish to extend the existing dwelling and carry out a partial refurbishment

3. Site Description:

No 77 Lion Road is a two-storey end of terrace house an irregular shaped rear garden.

4. Fire Safety Policy Criteria as per the London Plan D12(A)

1(a) Fire Appliances and Means of Access

Refer to drawing below for the location of the Fire Engine - for means of access for fire brigade. The Fire Engine will be parked on Albert Road and will be less than 45m from the proposed works.

1(b) Evacuation and Assembly point

Refer to drawing below for location of fire assembly point. All occupying the house will escape out of the front door onto the pavement / road.

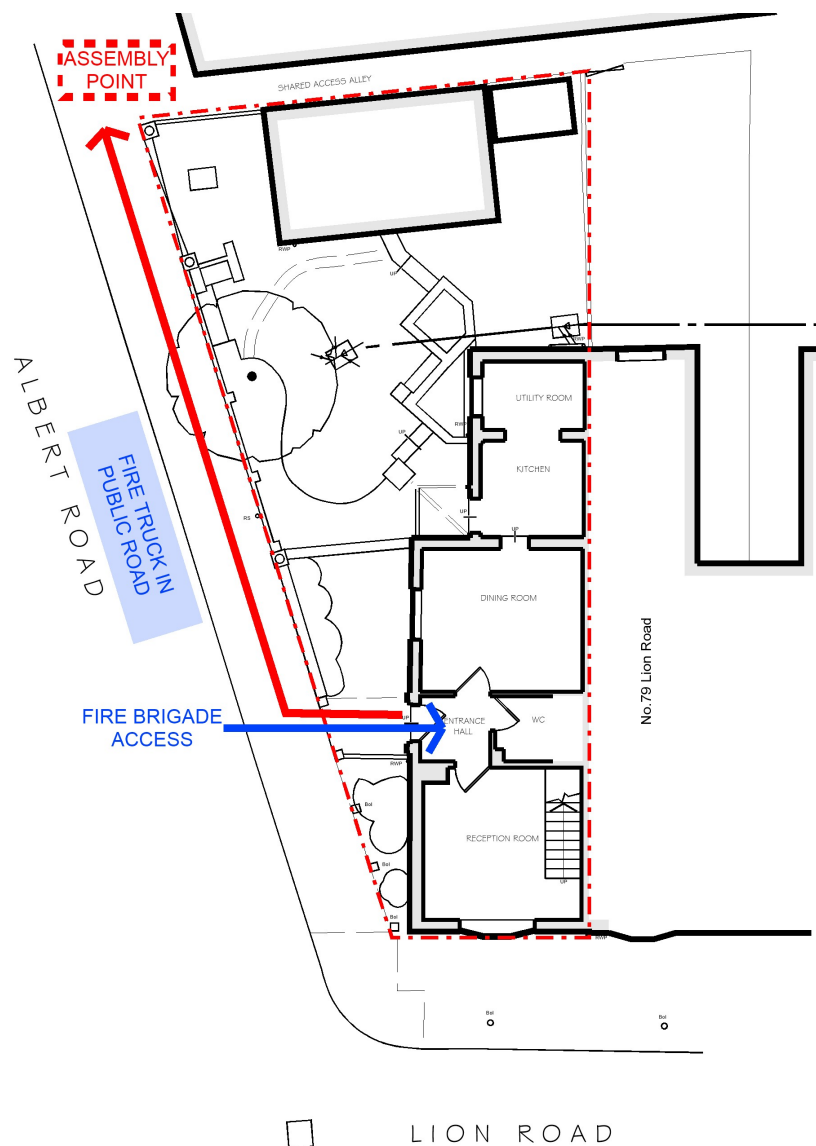


Figure 2 : Fire Escape and Fire Truck Location

2) Appropriate features to reduce risk to life

All works undertaken will be to the approval of Building Control, complying with means of escape for a single stair multi occupancy building.

Mains powered smoke and heat detectors with alarms to be installed in common areas and rooms of high risk (Kitchen) and principal habitable rooms.

All compliant with BS5839:2019 Cat LD2 system with Grade D1 alarm system.

Owner / occupiers are expected to test the alarms once a month.

Owner / occupiers are advised to keep a Home Fire Safety Pack in the house - comprising of 2kg Dry Powder fire extinguisher and a British Standard hard case fire blanket (both available from www.fireprotectionshop.co.uk).

3) Appropriate features to reduce risk of fire spread

The single stair is to be designed as a single fire rated compartment wall with FD20 fire doors. Final exit door to fresh air from the fire compartment.

The current escape from the first floor via the main stair is through a habitable room to a fresh air exit. It is recommended to have fireproof furnishings and no storage of flammable goods within the habitable room. With a complete fire detection system and large escape first floor windows (all bedrooms have a large sash opening) to mitigate the current existing issue. The creation of a flat roof to the rear and egress via new windows will also mitigate escape issues.

Additionally the proposals are to replace the current glazed door to the Kitchen area (often the source of a fire) with a FD30S fire door.

All compliant with Building Regulations B1 Fire Safety in dwellings.

All new walls will be constructed of plasterboard face partitions or masonry with internal finishes compliant with Building Regulations surface spread of flame.

(4) & (5) Means of escape / evacuation strategy

Means of escape from all floor levels will be via the common single staircase and out through the front door onto the pavement (assembly point).

There are no lifts proposed.

(6) Emergency access and equipment provided for fire brigade

Refer to figure 2 above for fire brigade route into the building.

There is no specific fire equipment provided for the emergency services.