

Planning Fire Safety Statement

8 Second Cross Road

Twickenham

TW2 5RF

September 2024

PML Architecture

Introduction

This statement addresses the requirements of London Plan Policy D12 for the purposes of appending to a planning application for the proposed change of use of an existing 2 storey Class E office building at 8 Second Cross Road, Twickenham, TW2 5RF into three residential units with internal alterations.

Policy D12 of the London Plan States:

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
 - b. appropriate for use as an evacuation 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.
3. are constructed in an appropriate way to minimise the risk of fire spread
4. provide suitable and convenient means of escape, and associated evacuation strategy for all building users
5. develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in
6. provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.”

London Plan Policy D12(A)

The requirements of Policy D12(A) are addressed below:

1a. A pumping appliance can be positioned on Second Cross Road in front of the building. It will be within 45m of all parts of the building and will, therefore, comply with Section 13 of B5 of Approved Document B1 - 2019 edition incorporating 2020 and 2022 amendments.

1b. The public road carriageway of Second Cross Road will be an appropriate assembly point from which to evacuate to as it is immediately in front of the building. Means of escape from each of the residential units will comply with Section 2: Means of escape – dwellinghouses of Approved Document B1 - 2019 edition incorporating 2020 and 2022 amendments.

2. The residential units will be fitted with a fire alarm and detection system which will comply with minimum Grade D2 Category LD3 required for a dwellinghouse. They are not considered to be “large dwellinghouses” as they will not have any storeys that exceed 200m².

3. The residential units will be constructed from materials which will comply with requirements B2: Internal fire spread and B3: Internal fire spread (structure) and works will comply with Building regulations Part B. Materials used for all works and party walls associated with this application will also comply.

4. The residential units will comply with Section 2: Means of escape – dwellinghouses of Approved Document B1 - 2019 edition incorporating 2020 and 2022 amendments.

Full evacuation will take place in the event of a fire and when fire alarms are activated.

Escape from the ground floor will be possible via the front doors of the houses onto Second Cross Road. Escape from the upper floors will be via the staircase leading to the final exit to the front of the dwelling, if this is not possible, out of the first floor front windows. These windows will comply with the minimum size requirements in accordance with Approved Document B1. This will be fully compliant with the Building Regulations.

5. See item 4 above.

6. A pumping appliance can be positioned on Second Cross Road. It will be within 45m of all parts of the building and will therefore comply with Section 13 of B5 of Approved Document B1 - 2019 edition incorporating 2020 and 2022 amendments.

Summary

The proposed works will comply with Approved Document Part B of the Building Regulations. The fire safety impacts of the proposals involving the change of use of the building to residential dwellinghouses are not considered a constraint to the granting of planning permission.