

London Borough of Richmond upon Thames
Civic Centre
44 York Street
Twickenham
TW1 3BZ

3rd May 2024

Fire Safety Strategy Statement

Re: Planning Fire Safety Strategy - Accompanying Planning Application For Proposed Ground Floor Rear Extension 34 St. Margarets Rd, Twickenham TW1 2LW

The following statement outlines the necessary fire safety measures that the proposed development incorporates, in accordance with the Mayor's London Plan Policy D12. The document is produced by Unagru Ltd, a RIBA and ARB chartered practice. The proposal is a minor development and consists of an existing terraced dwelling, located on a flat site, with proposal for a ground floor rear extension. The following is the Planning Fire Safety Strategy for the dwelling in line with Policy D12 (A) of the London Plan.

In line with the requirements and the Building Regulations and the Fire Regulatory Order, the dwelling has a passive fire protection system and all habitable rooms and rooms off the corridor / landing will have a 30 minute fire door (FD30). This applies to the kitchen as well. The separating walls between rooms are also in compliance with Building Regulations Approved Document B.

The dwelling has an Active fire protection system, which is an interlinked mains-operated smoke detector on each landing level with a battery backup. As the property borders two streets, access is from the front and rear of the premises. As per the site and block plans submitted, there is also a large rear garden that can be used as an assembly point if required.

There is also sufficient room at the front of the premises for firefighting equipment.

The above points are summarised under the following criteria:

Criteria 1 - Information on space provisions for fire appliances and assembly points:

The proposed development does not change the ability of the fire and rescue services to attend the site and position fire appliances. The existing access routes from St Margarets Road (via the front of the property) remain the same. Entry and exit to the property are obtained through the existing main entrance at the front and the rear access via the side garden and from Rosslyn Road. The new proposal allows for the retention of the secondary means of escape to the rear garden, as is the case with the existing one. In the event of a fire, residents can evacuate the property to the main escape route. The proposed assembly point will be the large rear garden.

Criteria 2 Information on passive and active fire safety measures designed to reduce the risk to life and the risk of serious injury in the event of a fire:

Passive measures include the proposal of FD30 rated fire doors to all habitable room affected by our proposal, off the hallway enclosure. The internal layout of the proposal contributes to the prevention of fire spread. Active measures include the proposal of a heat detector to the kitchen,

linked via mains to smoke detectors proposed for all hallways. Heat and smoke detectors will conform to the current BS and BS EN in accordance with Approved Document B.

Criteria 3 Information on construction products and materials to minimise the risk of fire spread:

Building materials will be in accordance with Part B of the Building Regulations and construction methods will be carried out using suitable fire control measures. The proposed construction methods do not impact the fire safety of neighbouring buildings. Fire-rated plasterboard will be used where applicable to prevent the spread of fire to them.

Criteria 4 Information on means of escape and evacuation strategy:

The primary means of escape from the upper floor is via the existing staircase enclosure and the property's front entrance. The additional secondary escape from the upper floor is via the existing staircase and rear door. The existing staircase and hallway enclosure remain fire protected in accordance with Approved Document B of the Building Regulation. The secondary means of escape from the first floor is via the first-floor room windows. All habitable rooms of the staircase enclosure are to have FD30 Fire-Rated doors.

Criteria 6 Information on access and equipment for fire fighting:

Fire and rescue services will gain emergency access to the property from the existing front door. This applies during both the temporary construction phase and permanent occupation phase. Access to an adequate fire fighting water supply will be obtained from existing facilities.

I trust that this is sufficient for you in recommending the planning approval, subject to the usual conditions. Should you have any queries, please do not hesitate to contact me at the above.

Yours faithfully,

Mr Ferrao

For & on behalf of Unagru Architecture Urbanism