



Proposed Works:

Single-storey rear and side extension to single family dwelling

Property Address

18 Boileau Road, London, SW13 9BL

Introduction

This PFSS document has been prepared to accompany a Householder Planning Application submitted to the London Borough of Richmond-upon-Thames, for a single storey rear and side extension to a semi-detached family house. The proposal will adhere to the fire safety requirements outlined in the London Plan, Policy D12 (A): Fire Safety and the associated London Plan Fire Safety Guidance, in particular Clauses A1- A6, which apply to all developments. The aim is to demonstrate compliance with fire safety considerations at the planning stage and to ensure that fire safety principles are integral to the design of the extension.

The subject building is a semi-detached, 4 bedroom single dwelling house built in the 1930's of traditional brick and timber construction. The property was extended into the loft space by previous owners. The loft space consists of one bedroom with an ensuite bathroom and complies with Building Regulations Approved Document B, Volume 1- Dwellings. The current homeowners, the applicants, have previously completed some initial refurbishment works to the 1st floor and existing loft conversion and have replaced old single glazed windows with new double glazed UPVC windows at front and rear. They now propose to construct a single storey extension at the side and rear of the property, with the addition of a fence and side gate to the north boundary of the property between no. 18 and no. 20 Boileau Road, The proposal will not impact how the property, or any adjacent property is accessed and escaped in case of fire.

All works will be subject to compliance with current Building Regulations and an application will be made for Full Plans Approval prior to commencement of construction.

(A1) Space Provisions For Fire Appliances And Assembly Points

The property is located on Boileau Road which is a quiet residential street in the Barnes area of the London Borough of Richmond upon Thames. The street frontage offers access for fire brigade vehicles. The proposed side extension leaves a side access area to the rear of the adjoining property of 1.1m width.

The assembly point will be across the road for residents evacuated through the front entrance and at a distance appropriate for the domestic setting.

(A2) Fire Alarm systems, Passive And Active Safety Measures

Passive Fire Safety Measures:

The new extension will include fire-resistant materials that comply with Building Regulations. For example:

- The walls, roof, rooflight, doors all new load bearing structures will provide at least 30 minutes of fire resistance.
- Fire-stopping measures will be incorporated at any junctions between existing and new structures
- Internal finishes will use materials that comply with European Classification A2-s1,d0 or Class 1 for surface spread of flame.

Active Fire Safety Measures:

- Existing smoke detectors on each floor will be checked and if necessary replaced to meet Building Regulations requirements and BS 5839-6.
- This system will be extended to cover the new extension.
- A heat detector alarm will be installed in the kitchen area of the new extension.
- All alarms will be mains powered with battery back-up.
- No active suppression systems such as sprinklers are proposed, as they are not a mandatory requirement for single-storey domestic extensions under current guidance. The property does not exceed 3 storeys and the top storey is less than 7.5 meters above ground level.

(A3) Construction Products And Materials

Internal construction will be compliant with Building Regulations Approved Document B Part 1 Section 5 including appropriate fire rated protection of load bearing elements of structure and the Party Wall between properties. External construction will be compliant with Building Regulations Approved Document B Part 1 Section B4. The extension walls will be of brick and block cavity construction and no cladding panels or other non-standard

materials are proposed. The section of roof-light below the first floor window will be fire rated to 30mins.

(A4) Means Of Escape

The ground floor means of escape route is via the front entrance hall, new rear doors or new front facing, side extension door. First and second floor means of escape is via the protected stairwell towards the existing front door. The side extension does not block side access from the rear of the adjoining property no. 20.

(A5) Evacuation Strategy

The applicant/homeowner is advised to implement a evacuation strategy in line with the London Fire Brigade advice on escape from houses as set out on the LFB website and by use of the LFB 'Home Fire Safety Checker' (HFSC).

<https://www.london-fire.gov.uk/safety/the-home/escape-plan/escape-plan-houses-and-converted-flats/>

(A6) Access And Equipment For Firefighting

Construction Phase Fire Safety:

- Appropriate pre-construction information will be provided by the Principle Designer in line with the requirements of the CDM 2015 Regulations and The Building Safety Act 2022.
- During construction, the Principle Contractor, who will be appointed by the applicant/homeowner will be responsible for adhering to fire safety standards and managing flammable materials appropriately and in compliance with the HSE guidelines.
- The Principle Contractor will be responsible for providing temporary fire extinguishers which should be available on-site throughout the construction period.
- The Principle Contractor will be responsible for ensuring that all tradespeople and visitors during the construction phase complete a site induction which includes fire safety procedures and that all site staff complete regular training to ensure they maintain appropriate skills, knowledge and experience in relation to fire safety on construction sites
- The Principle Contractor will be responsible for ensuring that access to the property and to the rear of the adjoining property is not blocked for the use of firefighting equipment.

Maintenance of Fire Safety Systems:

- After completion, the homeowner will be responsible for regular maintenance of fire detection systems and ensuring that escape routes remain unobstructed.
- The homeowner is advised that smoke and heat alarms should be tested monthly, and any issues promptly addressed. The homeowner is also advised that fire blankets and fire extinguishers suitable for domestic use should be available and accessible to all occupants including visitors.

Conclusion:

This Planning Fire Safety Strategy demonstrates compliance with Policy D12A of the London Plan and associated guidance. The proposed design ensures that fire safety measures are integrated, considering construction, means of escape, fire detection, and firefighting access to minimise risk to occupants and adjoining properties.