

Fire Strategy
34 Albion Road
Twickenham
TW2

25 November 2024
 Ref FS-HPA-KL

Introduction. This strategy relates to Householder Planning Application in relation to 2 storey/single storey extensions, combined area of 42.85 Msq. All floors are below 4.5M height (Diagram 2.1)

Policy requirements. Fire Safety Policy 12A Criteria 1-5 is required to be addressed – extract below. The property and Fire Requirements to be met are those set out in Approved Document B, 2019 edition incorporating 2020 and 2022 amendments.

Fire Safety D12(A) London Plan Guidance

Application Type	Policy D12 (A)	Policy D12 (B)	Expected Policy Information Requirements	Recommended Authoring Competency Requirements
(major development)				Statements D12(B) ⁷
Reserved Matters (where it relates the Fire Statement or any matters that relate to fire safety eg layout, access, materials)	Yes	Yes	See London Plan Guidance Fire Statements D12(B) In line with the Golden Thread principle Fire Statement should be updated.	See London Plan Guidance Fire Statements D12(B)
Householder planning permission	Yes	n/a	Information on space provisions for fire appliances and assembly points (criteria 1). Information on passive and active safety measures (criteria 2). Information and data on construction products and materials (criteria 3). Information on means of escape and evacuation strategy (criteria 4). Information on access and equipment for firefighting (criteria 6).	Applicant justification
Listed building consent			Information on space provisions for fire appliances and assembly points (criteria 1).	Applicant justification

⁷ Given that an Outline Fire Statement will be less detailed than a Fire Statement for a full planning or reserved matters application, the author of an Outline Fire Statement does not need to meet the competency criteria set out in London Plan Guidance Fire Statements D12(B). However, for continuity and maintenance of the 'golden thread' approach, it is advisable that a competent person is involved from the first stages in the design of the development.

Location Plan



Criteria 1

Fire Access. This is provided via the adopted carriageway. This provides access from the property boundary to the Front door of 7M – and to the CL of the road 12M. ADB Section B5 provides guidance. B5(2) can be met by provision of external access enabling fire appliances to be used near the building (Intent a) Dwelling houses should have access for a pumping appliance within 45M – *Criteria has been met.* Dwelling houses should have suitable doors giving access to the interior of the building of 750mm wide – *Criteria has been met.*

The above meets ADB B5 criteria.

Criteria 2

Passive/Active Systems.

Passive- construction of the building is masonry construction/plasterboard linings – therefore A2 classification.

Active – A fire alarm is provided Grade D2 Cat LD3 as BS5839-6. There is no “special fire risk” to be considered.

The above meets ADB B1 criteria

Criteria 3

Products.

External walls are masonry construction/plaster boards linings – therefore A2 classification

Steel Beams where used are to be provided with Fire Resistant boarding to achieve REI 30

Floor construction (new build) to be underlined with Plasterboard to achieve REI30

Roof Construction (new build) to be underlined with Plasterboard to achieve REI30

The above meets and exceeds ADB B3 requirements

Criteria 4

Means of Escape

Ground Floor – all habitable rooms have access to the hallway and external escape doors (Escape doors provided to Hallway-Kitchen-Garden room.

First Floor. Each Habitable room is provided with an escape window (providing 450 x 450mm clear width) and the cill below 1100mm from FFL)

See Diagram 2.1 ADB

The above meets ADB B1 requirements

Criteria 6

Access equipment for Fire Brigade

Front door is provided with access from the carriageway via the driveway – min 750mm wide

The above meets ADB B5 requirements.

Competence

This Fire Strategy has been compiled by Mr K Leahy, Chartered member MCIAT Registration No. 010417



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