

Project: 21 Riverdale Gardens, Twickenham

Date: 22.11.24

Revision: -

FIRE SAFETY STATEMENT

Introduction

Policy D12 Compliance Statement.

The property is a single family dwelling in a building accessed on the ground floor.

The front door opens directly onto the public highway and occupiers can assemble on the opposite side of the road.

The property is a detached house, and as such the house access for the fire brigade will remain as existing with no proposed changes. The proposed addition of the Garden House is single storey and so escape can be made directly to the outside from all habitable rooms.

- Due to the scale of the development, there is no designated location for Fire Appliances.
- Regarding appropriate means of escape - effective means of escape has been viewed to be a function of having appropriate detection and warning of the fire; limiting the travel time to escape; and providing protected escape routes.

The proposed development will comply with the Approved Document Part B (Fire Safety) of the Building Regulations 2010.

- It is proposed that new fire alarm and smoke alarm detectors will be installed throughout the property. The proposed strategy will be assessed and signed off by the appointed Building Control Officer at Stroma.

To minimise the risk of the fire spreading throughout the property it is proposed that the main entry hall will become a fire-controlled zone. This will be achieved by the separation and the inclusion of fire doors (FD30) to be placed into all function rooms (bedrooms, living, kitchen, dining) adjacent to the protected stairs. Should a fire door not be possible then a fire engineered solution will need to be proposed to Building control for sign off to ensure Building Control compliance.

Since the main entry hall is a fire-controlled zone and forms a protected escape route, it is proposed FD30 doors or equivalent as per point above. Along with the necessary fire alarms, this would mean that in the event of a fire there is a clear means of escape and a warning system to ensure that the occupants have a clear and protected escape route.

Due to the scale of the development and the size of the dwelling it is important that the users maintain the fire alarm system, and it is suggested that they should be tested once every month to ensure that the alarm system is in good working conditions.

Conclusions

The primary objective of this fire strategy report is to set out the key fire safety challenges for the proposal and identify how the building design achieves an acceptable and compliant level of fire safety. Commensurate with the requirements of the Approved Documents Part B – Fire Safety, and that the design ensures that the functional requirements of the building regulations 2010 are met.

Yours faithfully,

Lee Whiteman

For and on behalf of Whiteman Architects