

FIRE SAFETY STRATEGY

35 Oldfield Road, Hampton TW12 2AJ

This statement has been prepared to demonstrate compliance with Policy D12 of the London Plan 2021. The statement has been prepared by Place Architecture and Design, a chartered architectural practice that has been working in the residential design sector since 2013.

Compliance with each of the criteria listed in Policy D12 (A) is set out below:

- 1) identify suitably positioned unobstructed outside space: a) for fire appliances to be positioned on b) appropriate for use as an evacuation assembly point.

The application site is on Oldfield Road. The property does not have a driveway.

There is not space within the application site itself for the fire appliance, however in the event of an emergency the fire appliance would stop on Oldfield Road outside of the property and gain access from this point.

The proposal in this application is to construct a single storey side extension. Suitable access routes to and from the proposals are shown on the accompanying fire strategy plan.

An appropriate assembly point for the property is identified on the plan as the pavement in front of the property (or at a suitable distance along the pavement).



Image showing the front of the property. The fire appliance would need to stop on Oldfield Road outside of the property.

- 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.

A mains interlinked smoke detection/heat detection system will be used.

During construction, necessary fire extinguishers will be available.

- 3) are constructed in an appropriate way to minimise the risk of fire spread

Appropriate rated building materials will be used in the construction to meet current building regulations guidance.

4) provide suitable and convenient means of escape and associated evacuation strategy for all building users

The existing escape route in this property is via the front door. This will still be the case for the extended property. The property also has an undercroft with an easement for access to neighbouring houses. A side gate can be introduced in the fencing at the rear of the new extension for secondary escape to the front of the property.

5) develop a robust strategy for evacuation that can be periodically updated and published, and which all building users can have confidence in.

The fire strategy plan will form part of the health and safety file for the project.

6) provide suitable access and equipment for firefighting that is appropriate for the size and use of the development.

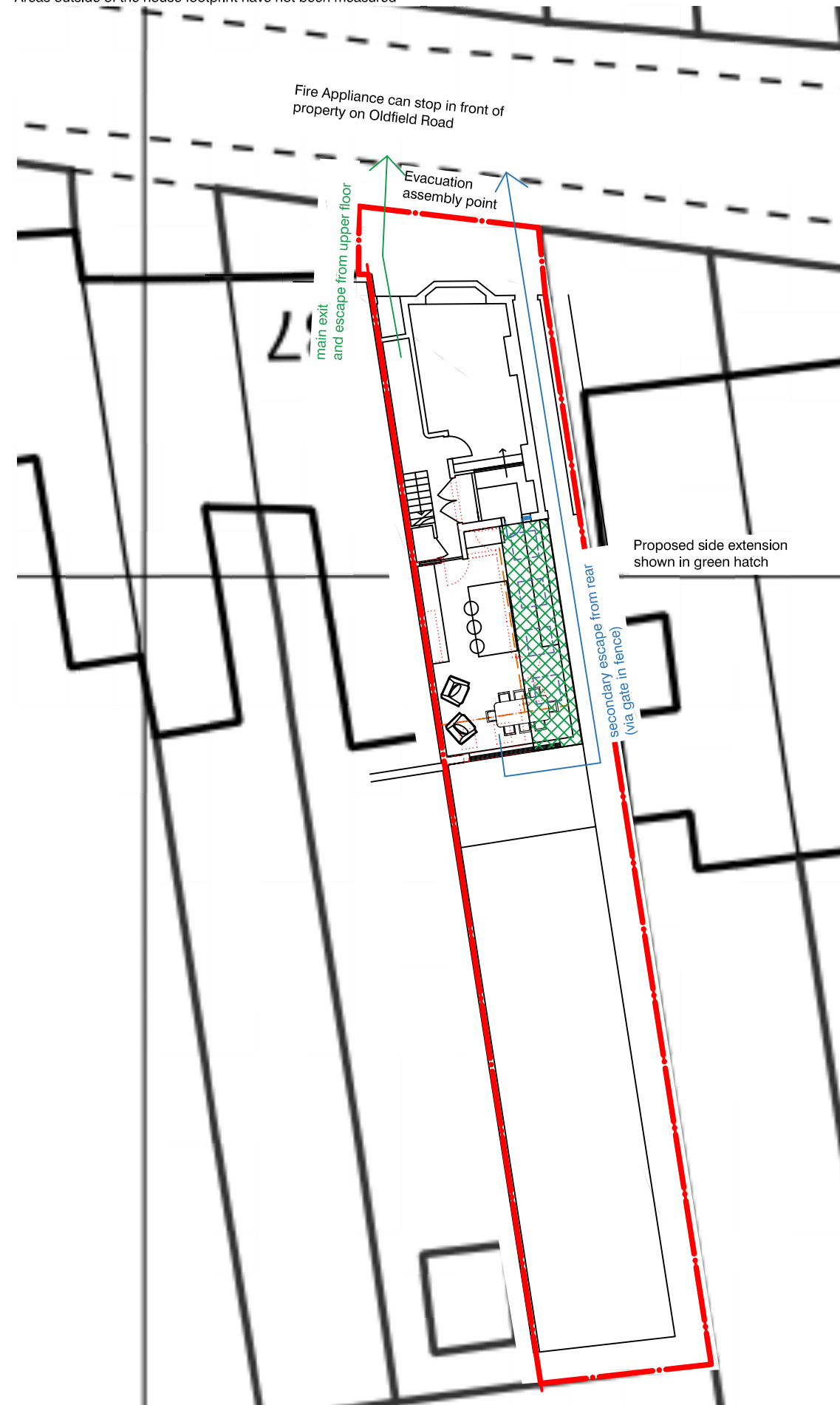
During construction, necessary fire extinguishers will be available.

Suitable access is identified on the accompanying plan which is appropriate for the nature of the existing property.

Conclusion:

New works will use appropriately rated building materials and a mains interlinked detection system will be used. Means of escape will follow the same principle as the existing escape route.

NOTE:
 These block plans use data from the OS Site Location Plan
 The plan for 35 Oldfield Road has been overlaid
 Areas outside of the house footprint have not been measured



Proposed Site Block Plan
 1:200@A3



NOTES:

1. Dimensions are in millimetres unless stated otherwise
2. Levels are in meters AOD unless stated otherwise
3. Dimensions govern. Do not scale off the drawing
4. All dimensions to be verified on site before proceeding
5. All discrepancies on this drawing to be notified in writing to the Architect.

REVISIONS:

00: 21.11.24 First Issued

PLANNING

PROJECT
 35 Oldfield Road
 Hampton
 TW12 2AJ

Mr R Martin

DRAWING

FIRE STRATEGY PLAN

SCALE	PAPER SIZE	DATE	DRAWN BY
1:200	A3	NOV24	SH

DRAWING N°	REVISION
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