

# **Fire Safety Strategy**

**31 Clarence Road  
Teddington  
TW11 0BN**

**2205-05**

**Prepared for Mr & Mrs Day**

**By**



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## **Introduction**

This fire safety strategy accompanies the planning application for a single storey side and rear extension to 31 Clarence Road. No new work is being carried out. The object of this application is to regularise the as built work. The original planning consent allowed for two velux windows to the front roof slope, but three were installed during construction of the roof extension. The new window will not have any material impact on how the property is accessed and escaped in the case of a fire. As it is not changing the use of the property, it will not have any impact to the fire safety plan of the dwelling, therefore a fire engineer is not required to provide this information. This statement has been written by a planning consultant, who is familiar with the requirements of Approved Document Part B. The statement sets out responses to criteria 1, 2, 3, 4 and 6 of the Fire Safety D12(A) London Plan Guidance. The Guidance states that these are the Criteria to be met for a planning application.

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

The proposals will not change how fire appliances will access the site. Fire appliances access the property from the Clarence Road and will park in the road outside the property.

### **Criteria 2 - Information on passive and active safety measures**

Passive and active safety measures will avoid the risk to life or risk of injury in the event of a fire.

#### **Passive measures:**

The window does not affect the internal layout of the property, and existing escape routes to the road are maintained.

#### **Active measures:**

The active fire safety measure will remain as existing – fire detection and alarm. The existing rooms will retain access to the main staircase which is protected.

### **Criteria 3 – Information and data on construction materials and products**

The proposed window is of matching style to match the other two windows. These are all conservation grade.

#### **Criteria 4 – Information on means of escape and evacuation strategy**

The means of escape from the property will not change as a result of the proposed window. The existing house layout remains the same. All rooms will have FD20 doors and the staircase will be 30 mins fire rated, with smoke detectors on all levels.

#### **Criteria 6 – Information on access and equipment for firefighting**

Access for a pumping appliance is possible within 25m from all points inside the dwellinghouse. As described in criteria 1, the appliance would park on the public highway of Clarence road, and access would be made to the dwellinghouse from this point. The appliance if parked up in front of the house on Clarence Road would be just 25m from the furthest point of the ground floor. The furthest point of the upper floors are also within 30m. The fire tender vehicle can then continue driving as Clarence Road has two entrances. As a result, the proposal does not affect the access of firefighting equipment.