

Fire Safety Strategy

in support of an application for a

Planning Application

@ 34 Taylor Avenue, Kew, Richmond, London, TW9 4ED

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Introduction

This Fire Safety Strategy has been prepared in support of Householder Application for planning consent to extend 34 Taylor Avenue and to demonstrate the proposals comply with the local and national planning policy requirements for fire safety, comprising policies D12 (A) of The London Plan [2021] and section 110.d of the National Planning Policy Framework [2019].

Existing Provision

34 Taylor Avenue, Kew, is a 2-storey, detached, four-bedroom house, built in the 1920's, and of traditional construction.

At the rear there is a substantial back garden, at the front a front garden that has been converted into parking for two cars. There is no vehicular access to the rear.

Fire Brigade access is available to the front of the property either on Taylor Avenue, or in the drive.

Means of escape is currently via a 'protected stairway', although the existing building fabrics resistance to fire is unknown as it precedes all forms of testing and certification, which provides egress directly to the front garden, and is directly accessible from every room.

Fire alarm and detection is currently provided by a battery powered smoke alarm on the landing.

Proposed Provision

The proposed works would include an attic conversion. Therefore, the means of escape via a 'protected stairway', and would continue to provide egress directly to the front garden, directly accessible from every room, except the Ensuite, and the Utility Room which would have an 'escape window'. In order to ensure the stairway is protected:-

- all doors opening onto the protected stairway would be new, or replaced with fire doors, FD30S; and,
- all walls enclosing the protected stairway would either be new, or upgraded to, 30 minute fire rating; and,

- a new fire alarm and detection system would be fitted in accordance with the recommendations of BS 5839-6:2004 to at least a Grade D Category LD3 standard. Fire detection and alarm system to be mains powered with battery back-up with smoke or heat detectors located, as a minimum, on all landings and in the kitchen.

Fire Brigade access would be unaffected.

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