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Fire Safety Strategy

Re: Householder Planning Application for an Outbuilding within the rear garden of 20 Chudleigh Road, Twickenham, TW2 7QR

1. Introduction

This Fire Safety Strategy (FSS) outlines the measures and considerations taken to ensure the highest standards of fire safety for the proposed outbuilding. The strategy aligns with Policy D12(A) of the London Plan 2021, which mandates that all developments achieve the highest standards of fire safety. This fire safety strategy statement is to confirm that the proposal has been designed to comply with all current fire measures as required under the building regulations (which will be fully checked and approved before commencement and inspected for compliance during construction).

2. Objectives

The primary objectives of this Fire Safety Strategy are to:

- Ensure the safety of occupants and users.
- Protect the property and its contents.
- Provide suitable access and equipment for firefighting.

3. Means of Escape

The outbuilding will include at least one external door that opens directly to the outside, providing a clear and unobstructed means of escape.

Windows will be installed to serve as secondary means of escape from the office area, ensuring that all occupants can evacuate safely in the event of a fire. Garage has a roller door and a separate access door.

4. Fire Detection and Alarm Systems

Smoke detectors will be installed throughout the outbuilding and interconnected with the main house's fire alarm system. This ensures that any fire incident in the outbuilding will trigger the alarm in the main house, alerting all occupants.

Heat detectors will be placed in areas such as the garage, where there is a higher risk of fire.

5. Firefighting Equipment

Fire extinguishers will be strategically placed within the outbuilding, with clear signage indicating their location and proper usage.

A fire blanket will be installed in the home office area to quickly address any small fires that may occur.

6. Construction Materials

Building materials will be in accordance with Part B of the Building Regulations and construction methods will be carried out using suitable fire control measures. Fire-rated plasterboard will be used where applicable to prevent the spread of fire to them.

The roof will be made from non-combustible materials to reduce the risk of fire spreading from or to the building.

7. Access for Fire Services

The site layout ensures that fire service vehicles can access the outbuilding via Russell Road. The proposal does not change the ability of the fire and rescue services to attend the site.

A clear route will be maintained to ensure that fire services can reach the outbuilding without obstruction.

8. Conclusion

The proposed outbuilding will comply with all relevant fire safety regulations and standards. The design and implementation of the fire safety measures will ensure the safety of the occupants and minimize the risk of fire-related incidents. As a private occupancy single dwelling any evacuation strategy and firefighting equipment will be the responsibility of the house owner.

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