

To be read in conjunction with:
 160_001_PL01 Location & Roof Plans; 160_010_PL01 Existing Floor Plans; 160_011_PL01 Existing Elevations and Sections;
 160_100_PL01 Proposed Floor Plans; 160_200_PL01 Proposed Elevations and Sections; 160_201_PL01 Street view - Precedents;

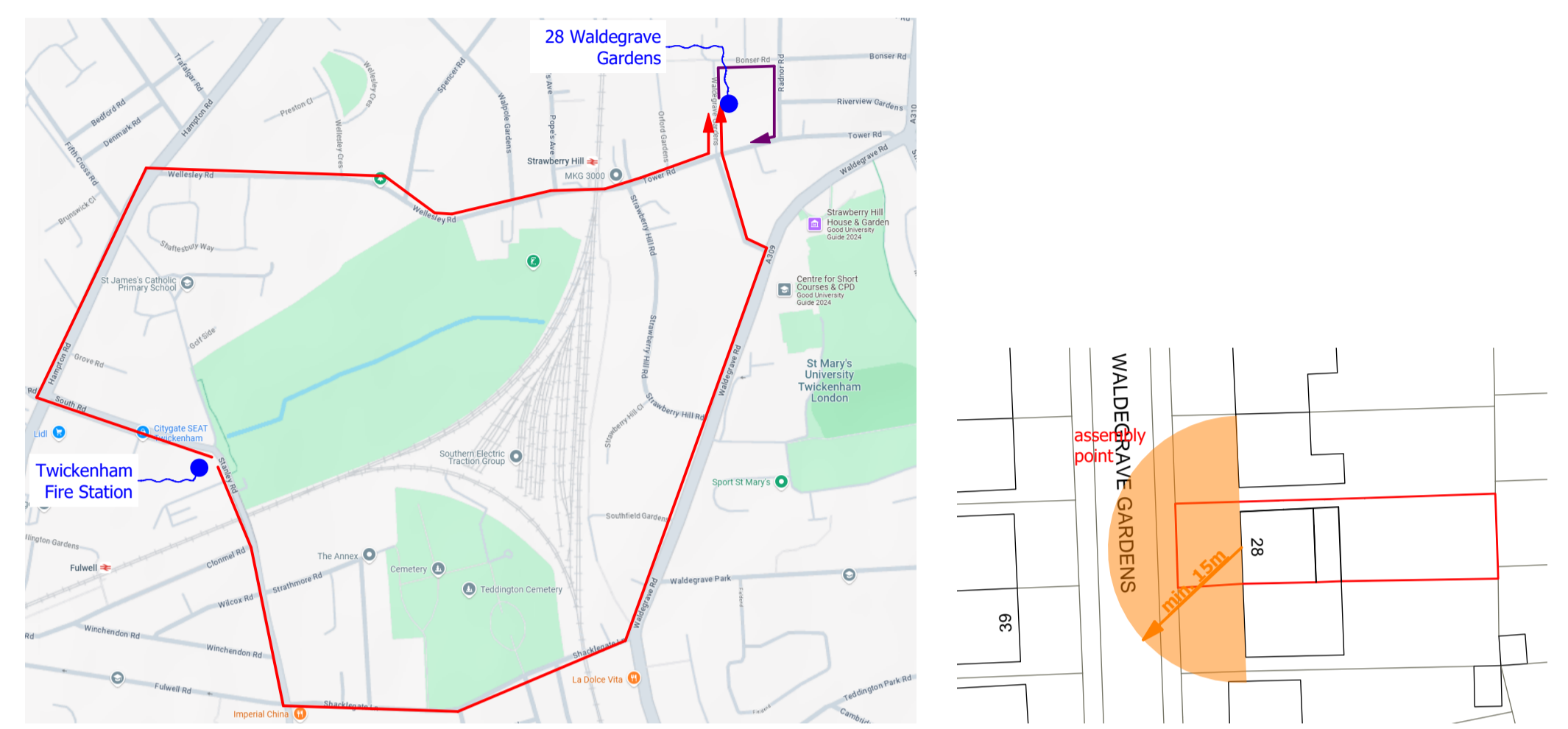
1.1 PETER GAL ARB
 Peter Gal is an Architect with over 10 years experience of designing for fire safety on residential houses.

1.2 DECLARATION OF COMPLIANCE
 The proposal will not have a material impact on how the property is accessed and escaped in the case of a fire. As a dwelling house, the property is treated as one compartment and provides fire separation along the external walls. As this is just a GF /FF property, it is considered that a registered fire engineer is not required to provide this information. This fire safety information is provided to satisfy the requirements of London Plan Policy D12A: A1, A2, A3, A4, & A6. The relevant design codes are stated under each heading as follows:

A1: SPACE PROVISIONS FOR FIRE APPLIANCES & ASSEMBLY POINTS

Relevant Design Code: AD B5 Section11 : Vehicle Access Table8 para 11.4

The proposal will not affect fire appliances access to the site. The access to the property for pump and high reach appliances will be via Tower Road and Waldegrave Gardens. Appliances will stop in the road outside the property. The proposal will not change how the site would be evacuated. In the case of fire, either during the construction or occupation phases of the development, the evacuation assembly point would be on the pavement in Waldegrave Gardens minimum 15m away from the property.



A2: PASSIVE AND ACTIVE SAFETY MEASURES

Passive measures:
 RELEVANT CODE/STANDARD: AD B Vol1 Appendix A , table A1:
 The external walls are one hour fire resisting. The ceiling between ground and first floors, and the walls and doors in staircase enclosure will be half hour fire resisting.

Active measures:
 RELEVANT CODE/STANDARD: AD B1 Section 1
 The dwelling will have a mains operated smoke alarm system with a smoke detector at each landing level of the staircase, a detector in the Reception room and also a heat detector in the kitchen.

A3: CONSTRUCTION PRODUCTS & MATERIALS RELEVANT CODE/STANDARD

The alterations to the existing building will be carried out in materials (Class 1) that generally match the existing building and in compliance with latest Building Regs. Approved Documents (AD) - incorporating 2020 amendments - for use in England:

The existing external walls are brickwork and comply with AD B4 Section 10: Construction of external Walls. Any alterations will also be carried out in matching brickwork and blockwork (rendered).

Intermediate floors and any roof work will be carried out with structural timber and will comply with AD B3: walls and ceilings and AD B4: Section 10 : Roof coverings.

Internal partitions will be plasterboard faced timber studs, those around stairs will have fire resisting doors and frames as stated under A2 above.

A4: MEANS OF ESCAPE AND EVACUATION SYSTEM

The proposal is not affecting the means of escape. All habitable rooms would be accessed from stairs / hallway, but Ground and First Floor rooms have doors and windows - to provide more fire exits. The hallway would be kept clear of any obstructions all the time. The stair leading to a final exit onto Waldegrave Gardens via main door.

RELEVANT CODE/STANDARD: Means of Escape: Building Regulations Approved Document B1 : Section2:

- Escape from ground storey: the means of escape will comply with B1 Section 2 Clause 2.1a: escape via. Entrance Hall and Clause 2.1b: escape via. a window/door.
- Escape from first floor: this is an upper floor not more than 4.5m above ground.: the means of escape will comply with AD B1 Section 2.2b: escape via. Entrance Hall and Clause 2.2a: escape via. a window.

A5: ROBUST STRATEGY FOR EVACUATION

In line with the Fire Safety Policy 12D(A) Pre-consultation Draft March 2021 Table A1.1 Planning Applications and Information Requirements for D12(A), criteria 5 is not applicable for household planning application.

A6: ACCESS AND EQUIPMENT FOR FIREFIGHTING

RELEVANT CODE/STANDARD : Part B of Schedule1 to the Building Regulations requirement B5.

As a small residential property with development comprising of a small extension, no firefighting equipment is proposed within the proposed curtilage, and access for a pumping appliance is within the limiting 45m of all points within the dwelling house. As stated under A1, the appliances allowed for are pump and high reach appliances and these will stand in Waldegrave Gardens if attending a fire.

CONCLUSION:

The proposed extensions will not obstruct or alter the existing escape routes or access to the property from Waldegrave Gardens. It will be designed and constructed in accordance with the building regulations. This statement provides sufficient explanation on how fire safety will be achieved in the proposal and that it complies with Fire Safety Policy 12D (A).

DO NOT SCALE FROM THIS DRAWING
 (Construction Stage)
 Figured dimensions only are to be taken from this drawing. All dimensions are to be checked on site before any work is put in hand.
 If in doubt, ask.
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 Any discrepancies to be highlighted to 4H Architecture prior to procurement and in good time.
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1 PROPOSED GROUND FLOOR PLAN

- Heat detector with sounder
- Smoke detector with sounder (required)
- CO detector with sounder (for boiler)
- FD30 30 minutes fire element
- Protected Entrance Hall Escape Route
- Protected Stair Escape Route

- Primary Egress Points
- Secondary Egress Points
- Tertiary Egress Points

4 Legend / Notes

2 PROPOSED FIRST FLOOR PLAN

- Doors:**
All new doors are Fire doors
- Walls:**
All new walls around fire protected zone have 30 minutes fire rated build ups
- Ceilings:**
Plasterboard to new parts provide min30 minutes fire rating
- Steel elements:**
Specification to provide min 30min. fire rating (60min. preferred)
- Windows:**
Windows meet the requirement for means of escape.

3 FIRE SAFETY STRATEGY

FIRE INTEGRITY - GENERALLY - Fire separation walls and partitions are to continue to underside of main structure/horizontal fire separation members to ensure continuous compartmentalisation. Generally all passive fire protection means from Envirograf or similar.
 All metal structure to be protected with fire liner to min 30min or 1h (two layers as per British Gypsum system) - Building Control to confirm.
 Where boxing out not possible, intumescent paint to be applied (Envirograf 83 or similar approved).
 All penetrations through ceilings to be fully fire sealed to retain fire integrity of the structure. Provide fire hoods to all recessed light fitting such as Envirograf Product 31 FT/AC or similar approved. Note that the above specification applies unless the lighting designer designates a specific product for their design. Refer to the lighting design and specification. The final suitability of installation is to be assessed by the qualified electrician/installer.
 Where a HVAC system elements are located within an adjoining area that comprises a separate fire zone, integrity of the fire separation between the areas is to be maintained by the means of full fire lining and/or partitioning. Voids incorporating FCU (e.g. ceiling plenums) are to be fully fire lined providing full fire protection to the underside of the floor structure above, including joists. Use of fibrous insulation materials within HVAC installation is prohibited. Refer generic details.
 All penetrations through fire separating walls and partitions to be fully sealed and fire dampers to be provided in accordance with building regulations. Gaps around ducts to be fully filled with fire expanding foam.
 All risers to receive fire separation between floors (voids and runs). Refer M&E specification for further details on fire dampers.
 All sockets and recesses in walls to be protected with Fire and Sound Trap (FTS) from Envirograf or similar approved.
 Fire-rated joinery (such as FCU boxing out in adjoining room) to receive fire and smoke seals from Envirograf or Lorient.

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PL01	Planning	17.12.2024

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160_28 Waldegrave Gardens

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client
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Fire Strategy Plan

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