

Fire Risk Assessment
Prepared for -

24 Mead Road, Ham, Richmond, Surrey. TW10 7LG

Householder planning application for a single-storey ground floor rear and side extension.



www.rr-design.info



Policy D12 Fire safety

A. In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:

1) IDENTIFY SUITABLY POSITIONED UNOBSTRUCTED OUTSIDE SPACE:

- a) FOR FIRE APPLIANCES TO BE POSITIONED ON - *the house is close to the street and Fire appliances would serve the property from there. The proposed side extension includes a new door onto the front garden with direct access to the street which will serve as an additional means of escape from the ground floor .*
- b) APPROPRIATE FOR USE AS AN EVACUATION ASSEMBLY POINT - *Assembly on the street would be via the front door or via the new door noted above to the street. Note: there is a rear gate at the end of the garden onto Cleves Road as an additional means of escape from the ground floor.*

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

All works will comply with Building Regulations Approved document B with regard to means of escape and fire safety. All gas, electricity installations will be undertaken by a competent person (members of GASsafe, NICEIC, HETAS). The path of egress is outlined on the diagram on the following pages. Fire safety fittings are also noted on the attached diagram. A mains fed interlinked smoke detector system is currently installed and will be extended as required to suit the new extensions . (maintained by the owner occupier as it is a single dwelling).

3) ARE CONSTRUCTED IN AN APPROPRIATE WAY TO MINIMISE THE RISK OF FIRE SPREAD - All the walls and floors will be constructed in accordance with Building Regulations. Standard to provide 30mm fire resistance. Where steel beams are required in the construction these will be encased with single sheet Fireline providing 60mins FR resistance.

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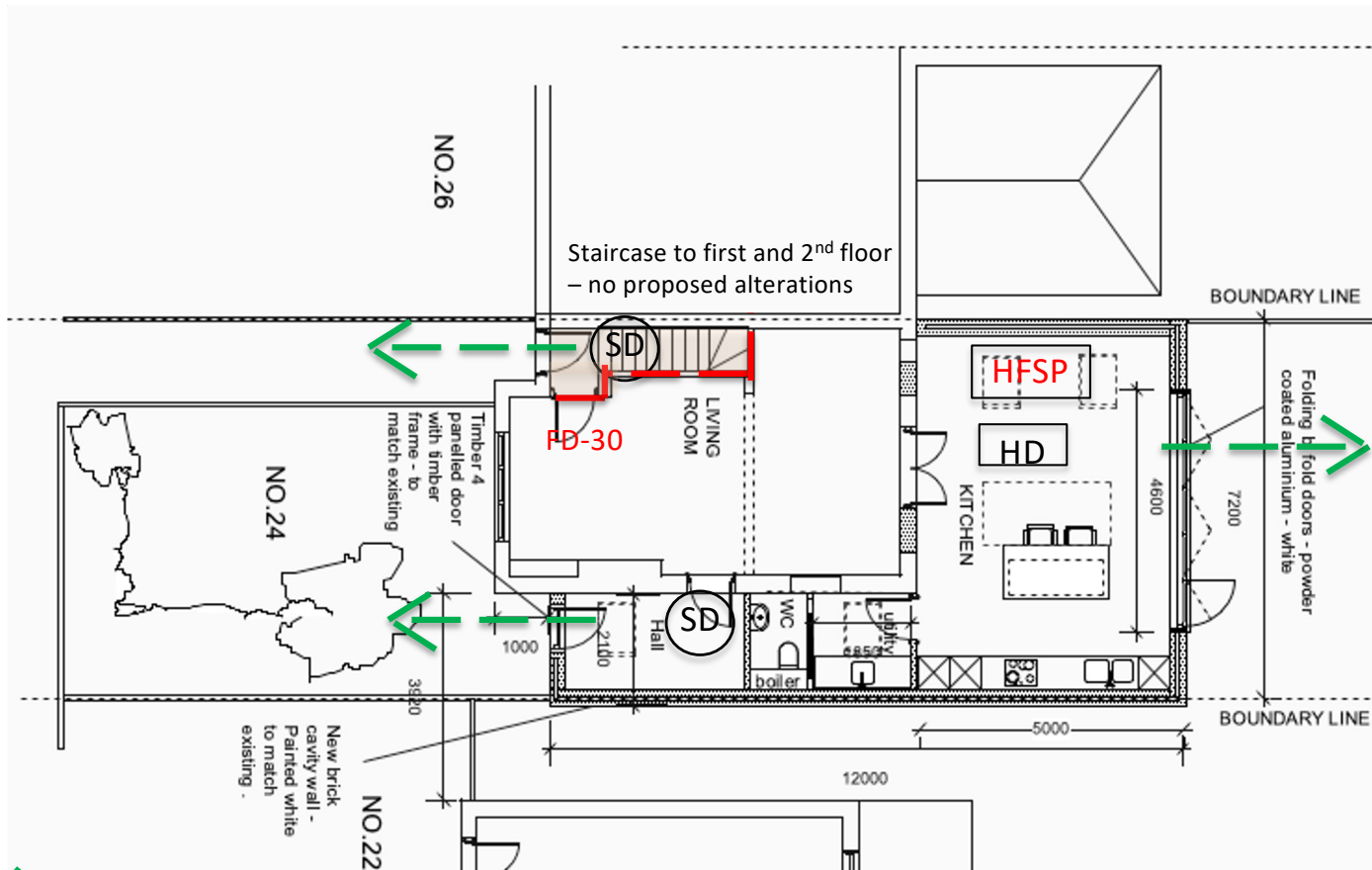


- a) FOR FIRE APPLIANCES TO BE POSITIONED ON - the house is close to the street and Fire appliances would serve the property from there.
- b) APPROPRIATE FOR USE AS AN EVACUATION ASSEMBLY POINT - Assembly on the street

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- 4) PROVIDE SUITABLE AND CONVENIENT MEANS OF ESCAPE, AND ASSOCIATED EVACUATION STRATEGY FOR ALL BUILDING USERS - As above
- 5) DEVELOP A ROBUST STRATEGY FOR EVACUATION WHICH CAN BE PERIODICALLY UPDATED AND PUBLISHED, AND WHICH ALL BUILDING USERS CAN HAVE CONFIDENCE IN 147 THE LONDON PLAN 2021 - CHAPTER 3 DESIGN - not relevant for a small household .
- 6) PROVIDE SUITABLE ACCESS AND EQUIPMENT FOR FIREFIGHTING WHICH IS APPROPRIATE FOR THE SIZE AND USE OF THE DEVELOPMENT. – the applicant has been advised to keep a Home Fire Safety Pack in the house comprising a 2kg dry powder fire extinguisher and a British standard fire blanket (www.fireprotectionshop.co.uk)

Mead Road



Alternative means of escape to rear gate onto Cleves Road. (with unrestricted vehicular access)



Protected means of escape route
In accordance with Part B building regulations - with 30 mins FR cladding to u/s of stairs



30 mins FR wall construction
In accordance with Part B building regulations.

HFSP

Home Fire safety pack comprising 2kg dry powder fire extinguisher and BS hard case fire blanket. www.fireprotectionshop.co.uk

HD

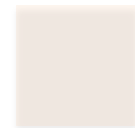
Heat detector

SD

Smoke detector - mains fed interlinked smoke detector system

FD-30

30 mins FR door -
In accordance with Part B building regulations.



30 mins FR floor construction
In accordance with Part B building regulations.