



FIRE STRATEGY STATEMENT

9 Ferry Road TW1 3DW

Trace Architects have been commissioned to submit a planning proposal for a roof extension with a rear dormer and new rooflights to front and rear

This document forms part of that proposal. This statement is to be read alongside the following submitted documents:

This fire strategy statement forms part of that application and is to be read in conjunction with all submitted details and drawings.

This document has been produced by Trace Architects who are an RIBA Chartered Architectural Practice and ARB registered.

FIRE STRATEGY

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As outlined in the London Plan Policy D12, Householder applications now require a fire strategy to be submitted which complies with the outlines set under Policy D12A. The following text incorporates these items required and the appropriate response regarding this proposal:

1) identify suitably positioned unobstructed outside space:

a) for fire appliances to be positioned on.

As the property is a detached dwelling set on the street, with the front door being no more than 9m from the street, we are proposing that any firefighting vehicles would be parked on the street with close enough access to the house. Any smaller equipment can be placed in the front garden.

b) appropriate for use as an evacuation assembly point

Occupants can be evacuated to the pavement on Ferry Road

2) that the proposal is 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.

The property will benefit from a mains-wired Fire Alarm system with smoke detectors on all levels and heat detectors in kitchen and utility areas. A mist suppression system will further be incorporated into the design which will be submitted to building control for approval before installation.

All new doorways to habitable rooms accessed from the hallway, stairs and landings will be fire rated doors (FD30) and all existing doorways to habitable rooms are to be fitted with new Fire Rated doors and door frames (FD30) with fire rated hinges.

All walls enclosing escape routes (landings, stairwells) to be minimum 30min fire rated. This is achieved by fitting 12.5mm plasterboard to both sides of all partition walls enclosing these spaces.

3) are constructed in an appropriate way to minimise the risk of fire spread

As per above, the entire house will be designed and constructed in line with Building Regulations Approved Document B. All new partition walls will be 30min fire rated with a minimum of 12.5mm plasterboard to both sides. All ceilings will be constructed with 2x12.5mm plasterboard layer to underside. Any internal plant equipment will be housed in FD60 enclosures and any doors will be 60min fire rated with intumescent strips and smoke seals. Any pipework through these linings will have collapsible collars.

4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users

The hallway, landings and corridors are the main means of escape. Any first-floor windows can also be used for escape. All walls and doors enclosing these spaces are to be Fire Rated as previously mentioned and as per building regulation's Approved Document B. A mist suppression system will also be part of the escape strategy.

All internal and external steps and stairs will be designed in-line with Approved Document K.

5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in

The evacuation strategy will be to get out of the Front Entrance door and to the street. This is a single residential dwelling and the owners are aware that no obstruction should be along the escape route and this route is to be kept clear at all times. The means of escape is via main entrance to the house and can also be made via the side alley and side access door.

Fire alarms are to be well maintained and tested in accordance with manufacturers specifications. All fire doors to be well maintained so that they close properly.

6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

Access for firefighting is via the front entrance and elevation facing Ferry Road.

During the works the contractor will be expected to carry out works according to health and safety regulations. Careful consideration will be given with regards to combustible materials and dust and debris on-site.

The mains external tap will remain accessible and working at all times.

A health and safety officer (or principal designer) will be appointed to carry out inspections of the site as per the homeowner's responsibilities.