

Planning Fire Safety Strategy

The proposed works relate to Construction of a rear extension at the first-floor level of a detached house at no 28A Runnymede Road TW2 7HF. This Planning Fire Safety Strategy should be read in conjunction with the submitted planning drawings.

As required in the Policy D12 of the London Plan, please see below the breakdown of the Fire Safety Strategy for the proposed development.

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1. The property is a London detached house. As such the house access for the fire brigade will be no different than it currently is.
 - a. Due to the scale of the development, there is no designated location for Fire Appliances.
 - b. Regarding appropriate evacuation. There are two location one to the front and one to the rear in the event of a fire. To the rear there is clear escape via neighbours' gardens.
2. The proposed development will need to comply with Building Control regarding Fire Regulations.
 - a. As such new fire alarms and smoke alarms will be reassess and repositioned throughout the property. This will be checked and signed off by the appointed Building Control Officer.
3. To minimise the risk of the fire spreading throughout the property it is crucial that the hall becomes a fire control zone. This will be mainly done by ensuring that fire doors (FD30) are in place into all function rooms (bedrooms, living, kitchen, dining). Should a fire door not be possible then a fire engineered solution will need to be proposed to Building control for sign of to ensure Building Control compliance.
4. Since the hall is a fire-controlled zone. With FD30 doors or equivalent as per point 3 above. Along with the necessary fire alarms, this would mean that in the event of a fire there is a clear means of escape and a warning system to ensure that the occupant can escape if a fire were breaking out.
5. Due to the scale of the development and the size of the house it is important that the user maintains their fire alarms and it is suggested that they should be tested 1 every month minimum to ensure that the alarm system works.
6. Due to the size of the property, there is suitable access for equipment for the fire fighting.