

Fire Strategy for: -

48 Westbury Road, New Malden KT3 5AX

Version Control	Date	Prepared By: -
1	22 nd October 2023	David Hutchinson Tech IOSH CMAPS MIFSM

Project Details

Client: Mr & Mrs D Chauhan

Address: 48 Westbury Road, New Malden KT3 5AX

Proposed Works: Proposed extensions to the rear and side of a semi-detached house, alterations to entrance.

Designer: Ricardo Pereira.

Principal Contractor: To be appointed

Local Authority: Royal Borough of Kingston upon Thames

Disclaimer:

This report has been prepared by David Hutchinson Tech IOSH, CMAPS, MIFSM Director of DWH Consulting (Kent) Ltd in accordance with the requirements of Building Regulations Approved Document B Part 1, the Fire Safety Policy D12 (A), London Plan Guidance, with all reasonable skill, care and diligence, in accordance with the terms, conditions and scope of works agreed with the Client. This report is not a guarantee of the workmanship of others engaged by the Client. This report is specific to the works described in the drawings and supporting documentation submitted for Planning Approval to the relevant Local Authority and Approved Building Inspector. DWH Consulting (Kent) Ltd accept no responsibility whatsoever to third parties, to whom this report is given or any part thereof, any parties using this report do so at their own risk.

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Introduction

This fire strategy is prepared in support of the proposed Planning Application by Mr & Mrs D Chauhan. Supported by drawings for the proposed scheme: - Existing AD/2306/01, AD/2306/02, AD/2306/04, AD/2306/10, AD/2306/11, AD/2306/12 and AD/2306/15. Proposed AD/2306/21, AD/2306/22, AD/2306/24, AD/2306/30, AD/2306/31, AD/2306/32 and AD/2306/39.

A semi-detached property at the junction of Westbury Road and Eton Avenue. The property to which this strategy applies is a two storey, residential dwelling. The works to the property include a two storey extension to the rear and side elevation to form a new Kitchen / Living/ Dining area, with new roof over. Installation of rooflights into the extension. Side extension for new garage and utility areas. Refurbishment and decoration throughout the accommodation.

Applicable Legislation

The Building Regulations Approved Document B Volume 1

Construction (Design & Management) Regulations 2015

Policy D12 of the London Plan, requiring that development proposals achieve the highest standards of fire safety.

Proposed Works and Site

The works include a two storey extension, of brick / block cavity construction, facing brickwork external skin. There are no openings to any elevation directly facing adjoining properties. To the Rear Elevation new window and doors. The single storey extensions have a mono pitch roof and roof lights.



Location plan with site boundary indicated in red, adjacent properties are located against the site boundary.

External wall construction masonry, brickwork and render.

Means of warning and escape

A Grade D1 mains operated smoke alarms to be installed by a competent and qualified electrical contractor, with a backup battery power supply. Provided on landings plus, the final exit route on the ground floor and the open plan Kitchen / Living / Dining room on the Ground floor.

The smoke / heat detection device to be located adjacent the cooking area.

The house is occupied by a single family, who will be familiar with access and egress arrangements.

Escape from the first floor will be via timber stairs.

Final exit will be through the Ground Floor entrance.

Fire resistance and construction

The construction throughout the ground floor to be walls of plastered masonry or plasterboard achieving a fire rating A2 s1 d0 (limited combustibility). Although the open plan kitchen is an increased fire risk, specification of materials meeting the proposed fire rating, would limit the risk of fire spreading throughout the ground floor.

All partitions and ceilings on first floor are plasterboard clad and achieve a fire rating of minimum 30 minutes EI.

All doors on the ground and first floor to be door sets and linings achieving 30 minutes fire resistance.

Party wall to the adjoining property to be surveyed and additional intumescent materials applied as required.

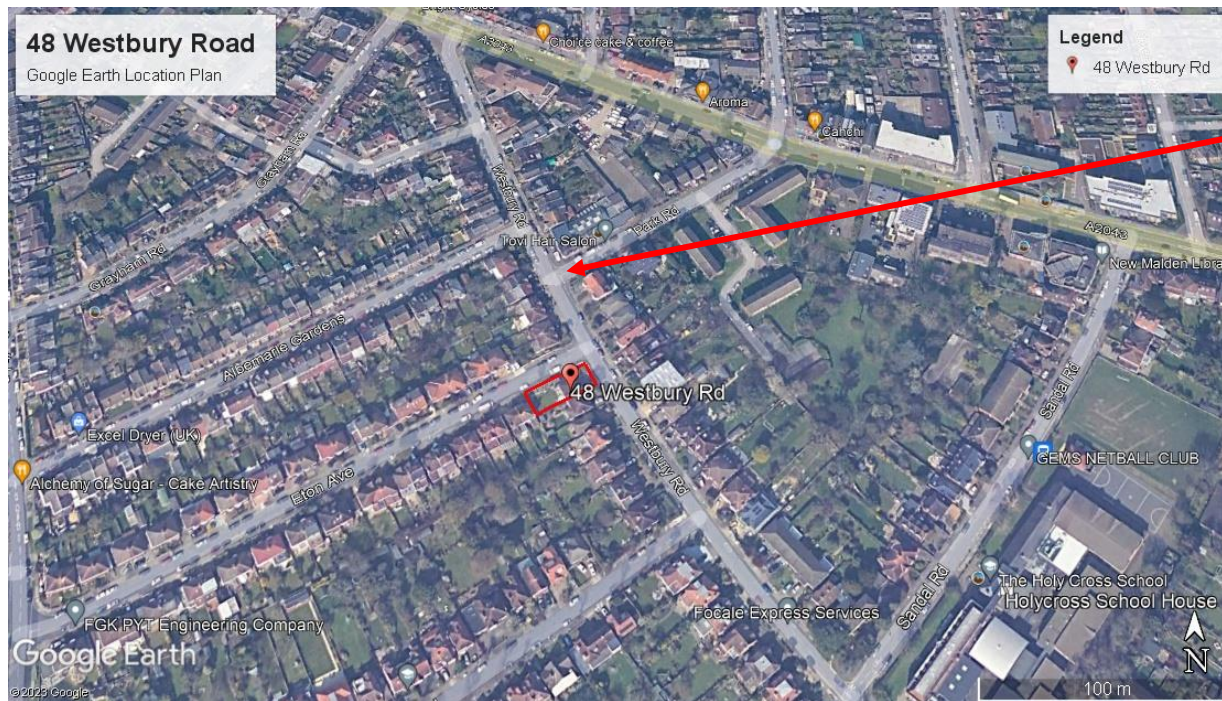
Access for fire fighting

The site is on the west side of Westbury Road at the junction with Eton Road, approximately 200 metres from the A2043. The nearest LFB fire station is New Malden (H40) Fire Station, 180 Burlington Rd, New Malden KT3 4RW approximately 1 mile from 48 Westbury Road.

Parking is permitted on Westbury Road. Parking restrictions apply at the junction of Westbury Road and Eton Avenue. Fire Brigade access is possible to the front and side of 48 Westbury Road.

A fire hydrant point is available in the road at the junction of Westbury Road and Park Road approximately 45 metres from 48 Westbury Road.

Google Earth Image Westbury Road.



Fire hydrant at the junction of Westbury Road and Park Road.

Site identified in **Red**

Summary

- All construction in accordance with Approved Document B Volume 1.
- External and party wall construction provide 60 minutes fire resistance to adjoining property, passive protection provided where required.
- Grade D1 mains powered fire detection and fire alarm installed, detection provided to the Ground Floor Corridor, Kitchen / Dining / Living Room and upper floor landing.
- Doors leading to a landing on the upper floors are minimum 30 minutes fire resisting.
- An early warning of a fire in the (higher risk) Kitchen area of the open plan layout on the Ground Floor, would be achieved by locating heat / smoke detection devices, nearer the kitchen area.
- Materials with no or limited contribution to fire spread through the ground floor will limit the potential for fire or smoke spreading and compromising the means of escape.
- The measures proposed will provide suitable warning of a fire to allow sufficient time to achieve an escape from the dwelling for the occupants.

Photographs



Front Elevation, parking restrictions apply adjacent junction with Eton Avenue.



Rear Elevation.



Fire hydrant at junction of Westbury Road and Park Road.