

PLANNING FIRE STRATEGY STATEMENT

12 MANORGATE ROAD KINGSTON UPON THAMES KT2 7AL

14.11.23

This document has been prepared with reference to the London Plan; Fire Safety Policy D12(A)

The application is for a minor development. The existing building is a three-storey detached single family dwelling. Work is proposed to construct a part single, part two storey rear and side extension.

It therefore does not require a registered fire engineer in its preparation.

This Fire Strategy Statement has been structured to respond to the six sub-sections of the planning condition and uses the same numbering protocol.

1. *“Suitably positioned outside space for fire appliances/an evacuation assembly point.”*
Positions for fire appliances are not required on site.
They would access the house via Manorgate Road at the front of the property. The distance from the back edge of pavement to the furthest part of the house to the rear, including extension, is c. 23.5m.
An evacuation assembly point is not required in this case. Occupants would exit the house via the front door onto the road. The rear garden, is very large (c. 24m in depth) so is also deemed to be a place of safety (as it is deeper than the extended house will be in height).
2. *“Appropriate fire alarm systems”.*
The house will be fitted with mains powered (with battery back-up) smoke alarms, and heat detectors, designed to conform to Building Regulation B2 part 1.23.
3. *“Passive and active fire safety measures”.*
The existing building is of robust, traditional, construction with all walls and ceilings finished with plaster, and external walls of brickwork and render finished masonry, with a plain tiled roof. It is not at any greater risk than any other three-storey single family dwelling. Also refer to items 2 and 4.
4. *“Appropriate construction details to minimise the risk of fire spread”.*
All new building elements and finishes will be plaster boarded with a minimum fire resistance of 30 minutes. Doors in the newly formed rooms, and all existing doors will be replaced with FD30 rated doors.
The project will also received building Regulations approval from the Council.
5. *“Provision of suitable and convenient means of escape/an evacuation strategy”.*
An evacuation strategy is not required for a three-storey house. All habitable rooms do, or will, possess escape windows.
6. *“Provision of suitable access and equipment for firefighting which is appropriate for the size and use of the development. The Fire Strategy shall include a statement of competence”.*
No emergency access or fire safety equipment is required for a three-storey single family dwelling. Fire fighters would tackle any fire from the road. The house does not possess a lift so policy D5(B)(5) is not applicable.

This Planning Fire Safety Strategy has been prepared by Tim Brennan.

I have been a registered Architect for 39 years and until last year was a Partner in my own Central London commercial residential practice. I have worked on projects varying from single family dwellings to multi-phase developments containing 950 residential units. I am well versed in all aspects of fire safety in residential buildings.

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