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Architect your Home Putney
Apsley House 176 Upper Richmond Road London SW15 2SH

Fire Safety Strategy (Planning Stage), London Plan 2021 Policy D12

In support of a planning application for side extension and garage conversion at
50 Woodstock Gardens, Hayes UB4 8BB. July 2022

Overview:

The works proposed consist of side extension to an existing single storey house, taking in an existing garage which will be converted to a bedroom.

The only other work proposed is relocation of a window.

These have no impact, positive or negative, on the fire safety of this existing dwelling.

The fire safety measures will meet or exceed the requirements of Building Regulations Approved Document B, Volume 1 Dwellings, 2019 with 2020 amendments.

This is *not* a large dwelling house as defined in clause 1.5.

The highest floor is 0.2m above ground and the overall height of the building is 4.9m

The author is the Principal Designer for these works under the Construction (Design and Management) Regulations 2015 (CDM2015)

The numbered section headings correspond with requirements i-vi of policy D12.

1. Construction methods and products and materials used. See also 3.

Regulation B3 (part 5) and Table B4 only require fire resistance of 30 minutes for the wall separating this house from no.52, either as a compartment wall or external wall.

This wall is a 230mm solid brick wall with no openings.

The house is an existing building constructed in rendered brick with a timber framed concrete tile roof. The roof framing is protected by plasterboard ceilings to at least 30 mins FR. None of this is immediately combustible.

External walls above ground are cement rendered brickwork, class A1 or A2-s1 allowing no surface spread of flame.

Internal linings are plasterboard, skimmed and painted to better than Classification C-s3, d2. (house)

The main roof is covered in concrete tiles (BS 476-3 Class AA).

New flat roofs will be EPDM, also to Class AA.

The underside of the roofs are protected by plasterboard ceilings to achieve a fire resistance well exceeding 60 minutes. Any steel beams will be enclosed in the same construction.

2. Means of escape for all users and evacuation strategy. See Part 3 for Alarms

The original bedroom has an escape window, and access to the front door across the hall.

The new living room and bedroom both have doors direct to the garden and thus to the street.

The Dining Room has one exit via the hall and front door, and an alternative via the living room.

Because this is a single family dwelling, the evacuation strategy is that on hearing the alarm all occupants should leave at once and call the Fire Service once safely outside.

The assembly point is on the public pavement outside nos.37-43 opposite.

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3. Passive and active fire safety measures.

Passive = fire compartments, doors etc. Active = Alarms, emergency lights etc.

Passive:

See Part 1 for fire resisting construction

Compartmentation (from no.52) is provided by a full height 230mm brick wall separating the houses. The new internal door will be FR30, and that from the dining room to hall replaced as FR30 protecting escape from the two bedrooms.

Active:

Approved Document B, Volume 1 Dwellings, clause 1.8 only requires an alarm system where a new room is built above the ground storey or without a final exit if at ground level. Both new rooms are on the ground floor and will have doors direct to the front garden.

The existing fire detection and alarm system will be tested and assessed and where required upgraded and extended to BS 5839-6 Grade D2 Category LD3 or better with interlinked mains smoke alarms plus a heat alarm in the kitchen providing a system sufficient had this been a new build.

4. Access and facilities for the fire and rescue service.

See drawings 656/09 (Location Plan) and 656/26 (Proposed Site and Floor plans).

Fire appliances can access and stop on the public street directly in front of the house.

Ongoing management and maintenance of the public highway and any hydrants within these is a matter for the highways and fire authorities.

Access to the house is through the front door or either of two other glazed doors facing directly onto the street. If the house is occupied at the time of any fire doors will be opened by the occupants on exiting. All rooms are within 15m of the highway.

5. Site Access for the fire and rescue service.

Fire appliances can freely access and stop on the public street directly in front of the house.

All parts of the building and site are within a standard hose length from there.

6. Future development of the asset and the 'Golden Thread' of information.

No further development is currently anticipated.

An updated version of this Fire Plan will be included in the Health and Safety File to be handed to the owner occupier on completion of the works as required by the Construction (Design and Management) Regulations 2015. The Owner is required by those regulations to share this with anyone undertaking future maintenance or alterations and to pass it to future occupiers.

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