

FIRE SAFETY STATEMENT

In support of planning application 21/0647/HOT and listed building consent application 21/0648/LBC at 8 Chalon House, 8 Spring Terrace, Richmond, for the construction of a single storey rear extension, and facade cleaning using the DOFF system.

Introduction

The purpose of this Fire Safety Statement is to give an overview of the relevant fire safety factors that are relevant to this site and to demonstrate that the proposal contained within applications 21/0647/HOT and 21/0648/LBC complies with the local and national planning policy requirements for fire safety. Namely policies Policies D5 and D12 (A) of The London Plan [2021] and section 110.d of the National Planning Policy Framework [2019].

The application site currently contains a four-storey detached dwelling house built in the late 1700's which is currently undergoing refurbishment. The property is Grade II Listed.

This statement Fire Safety Statement has been authored by Michael Jones Architects Ltd, an RIBA chartered architectural practice with extensive experience of residential construction and regulations. Given the low level of complexity and risk associated with this proposal it has not been deemed necessary to appoint an accredited fire engineer at this time.

Means of Escape

The application involves a single storey rear extension to the property. The rear extension will enclose the existing upper and lower ground floor doors and windows currently facing the rear garden. This has the effect of increasing the travel distance from the main house into the rear garden by 5.3m. This is deemed to be acceptable as the house has multiple Part B compliant escape routes leading into the front garden, rear garden, and side passage. Egress from the main house is also possible via the large sash windows at first floor level. Egress from the rear extension is possible via the two large sliding doors into the rear garden, or via the existing french doors back into the main house.

The rear garden is large and extends 16m beyond the proposed rear extension, enabling it to serve as a suitable alternative means of escape and refuge. The rear garden has a side gate into the telephone exchange car park which can be used to leave the property without passing through the side passage in the event of an emergency.

The property does not contain any lifts so the provisions of policy D5 of the London Plan do not apply.

Fire Spread and Control

The existing building is fully detached so fire spread to other nearby structures is unlikely. The solid masonry skin of the building makes external fire spread between different compartments of the building a low risk. The proposed single storey rear extension is clad in glass with a metal roof, meaning that external fire spread from the extension back to the house is unlikely. The rear extension will contain a kitchen and is therefore of increased fire risk, in particular the risk of smoke passing from the kitchen into the central stairwell is a risk that has been given consideration. In response the existing doors between the stair and the kitchen will be refurbished and retained and the extension roof will be set above the top of the doorway to limit the transmission of smoke between the spaces. No internal fire suppression measures are proposed.

Construction

The existing building has a conventional solid masonry wall construction with timber framed roofs and floors. The proposed extension will have a hybrid steel and timber roof structure. No timber cladding, composite cladding panels, or other non-standard materials are proposed.

Fire Service Access

The front of the building faces onto Sheen Road and benefits from a low-height brick wall with iron railings and gates. As indicated on figure 1 at the bottom of this statement, the existing pavement beside the property provides ample space for attending London Fire Brigade apparatus to park within hose and ladder reach of the house in accordance with section 110.d of the National Planning Policy Framework [2019].

The main entrance door would be suitable for use by attending fire services and is clearly visible from the front of the property. Secondary access at ground floor level is also available via the side and rear doors in the event that the main entrance is unusable. Access to the first floor is possible via the central stair or via the large first floor sash windows.

The building is detached and generally unobscured by its surroundings, making it straightforward for attending emergency services to identify means of access and egress. The building has accessible glazed doors and windows on three sides, enabling good visibility into the property for hazard assessment purposes.

Fire Safety Management

The building would be fitted with an interlinked fire alarm system to satisfy Part B of the Building Regulations. As the property is a domestic residence no formal fire safety management procedures are required in the course of its use.

Conclusion

This fire safety statement demonstrates that the proposed single-storey rear extension at Chalon House complies with The London Plan [2021] and section 110.d of the National Planning Policy Framework [2019] with regard to fire safety and will result in an improvement to the fire safety of the property. We invite the planning officer to contact us if they require any additional information about the proposal.

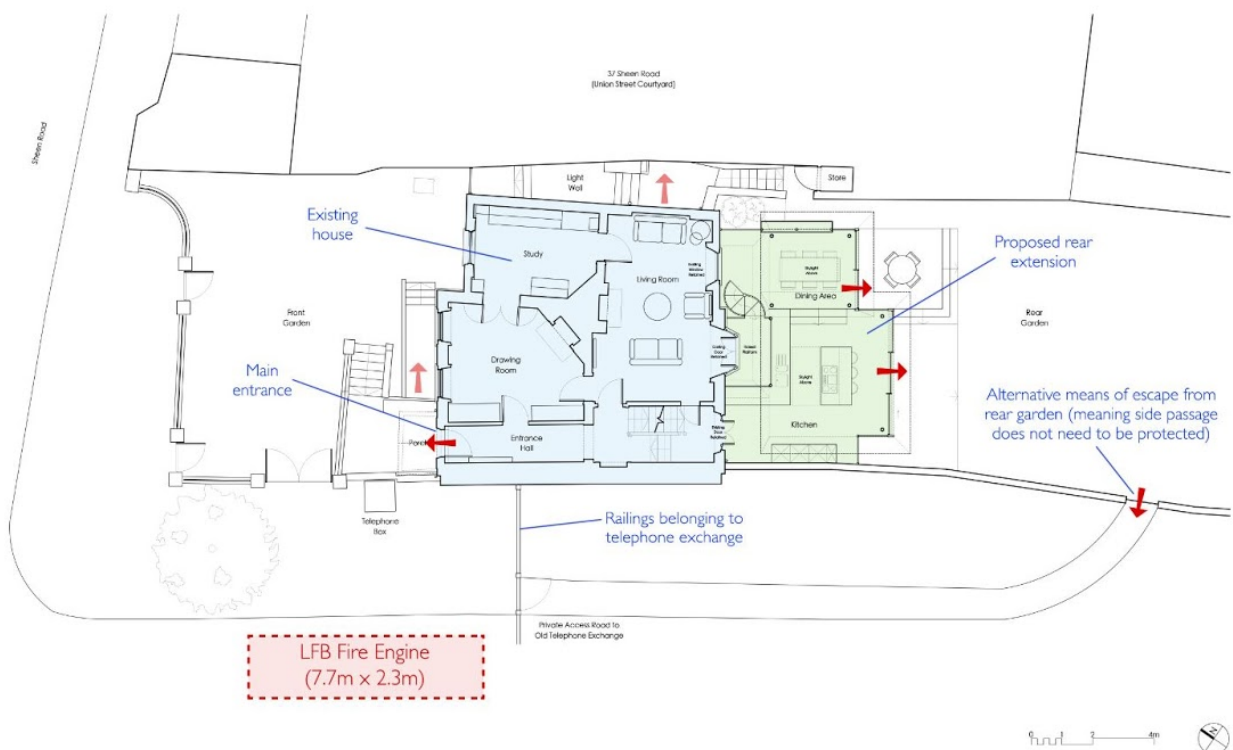


Fig.1 - Proposed Ground Floor Plan Annotated