

**PROJECT:
14 WEST HALL ROAD, RICHMOND TW9 4EE**

**DATE:
11.05.21**

Fire Safety Statement

Introduction:

This Design and Access statement is submitted as part of a planning application for the proposed replacement and enlargement of an existing single storey GF rear extension of a semi- detached house.

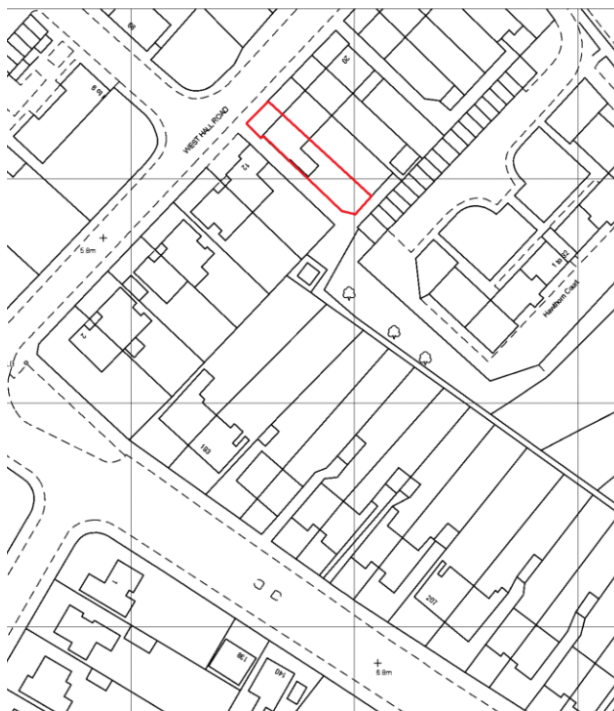
1. Suitably positioned unobstructed outside space.

1.a. For fire appliances to be positioned

West Hall Road is a cul- de- sac off the South Circular Road. The Road is very quiet and has ample space for a fire engine to park in front of the house

The property is located almost opposite a junction which makes it easier for large vehicles to turn.

The property also benefits from a side alley with direct access to the rear garden through a side gate.



1.b. Asssembly point.

The best assembly point would be the side alley with access either from the front garden or from the rear garden. Any person within the property would be able to go out either through the front door or to the rear garden and through the side gate to the front/ side side alley.

2. Means of warning

All habitable rooms and landings already have mains operated smoke alarms. The new kitchen and dining area will also have a mains operated smoke alarm with a battery backup.

Heat alarms will be mains operated and fitted in all rooms with heat producing appliances. Both will have a standby power supply (battery)

3. Reduce fire spread

The house is a semi- detached property. The shared wall is a full brick 215mm thick min.wall and the attic space has been converted and we assume the separating wall with the adjoining neighbor is a 30min. fire resistant wall.

All structural elements will be fire protected to achieve FR30.

All internal partitions will be designed so they are 30min Fire resistant

As the dwelling has a second floor extension, all doors to habitable rooms will be FR20 and the stairwell will have a fire resisting construction (REI30).

4. Fire escape

All habitable rooms will have an opening leading directly to a hall leading to a final exit or an escape window or door.

All habitable rooms on the second floor above ground level will have a direct access to a protected stairway (min REI 30)

5. Means of evacuation

The extended ground floor area will have a door opening directly on to the entrance hall.

To the rear, the extended ground floor will open to the garden, which will have a side gate opening directly on to the side alley.

The first and second floor habitable rooms all have direct doors to the protected stairwell, which leads on to the front entrance hall.