

PARKGATE

36 FIFE ROAD LONDON SW14 8BJ

FIRE SAFETY STATEMENT (D12)

May 2021



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1.0 CONTENTS & INTRODUCTION

The implementation of the London Plan 2021, requires all Householder Planning Permissions to adhere to the London Plan Policy D12, of which this documents demonstrates compliance of application 20/3763/HOT.

This Fire Safety Statement sets out information as required on the following;

CRITERIA 1

Information on space provisions for fire appliances and assembly points

CRITERIA 2

Information on passive and active safety measures.

CRITERIA 3

Information and data on construction products and materials.

CRITERIA 4

Information on means of escape and evacuation strategy.

CRITERIA 6

Information on access and equipment for firefighting.

As stated in London Plan Policy D12, the recommended authoring competency requirement is application justification, of which Onyx London is the client appointed applicant on their behalf.

Onyx London is a Design and Construction company, appointed by the client to complete the planning application process and as Principle Contractor throughout the construction phases.



Photograph Taken from the Front of the Property

GROUND FLOOR

The scheme does not include design proposals at Ground Floor Level, these have been approved as per planning application 20/3763/HOT.

FIRST FLOOR

The proposal extends the rear elevation, to give a Master bedroom and en suite, with access from the existing staircase landing.

SECOND FLOOR

The scheme creates an attic storage space above the first floor extension with dormer and conservation velux windows, with access from the existing second floor bedroom.



2.0 CRITERIA 1

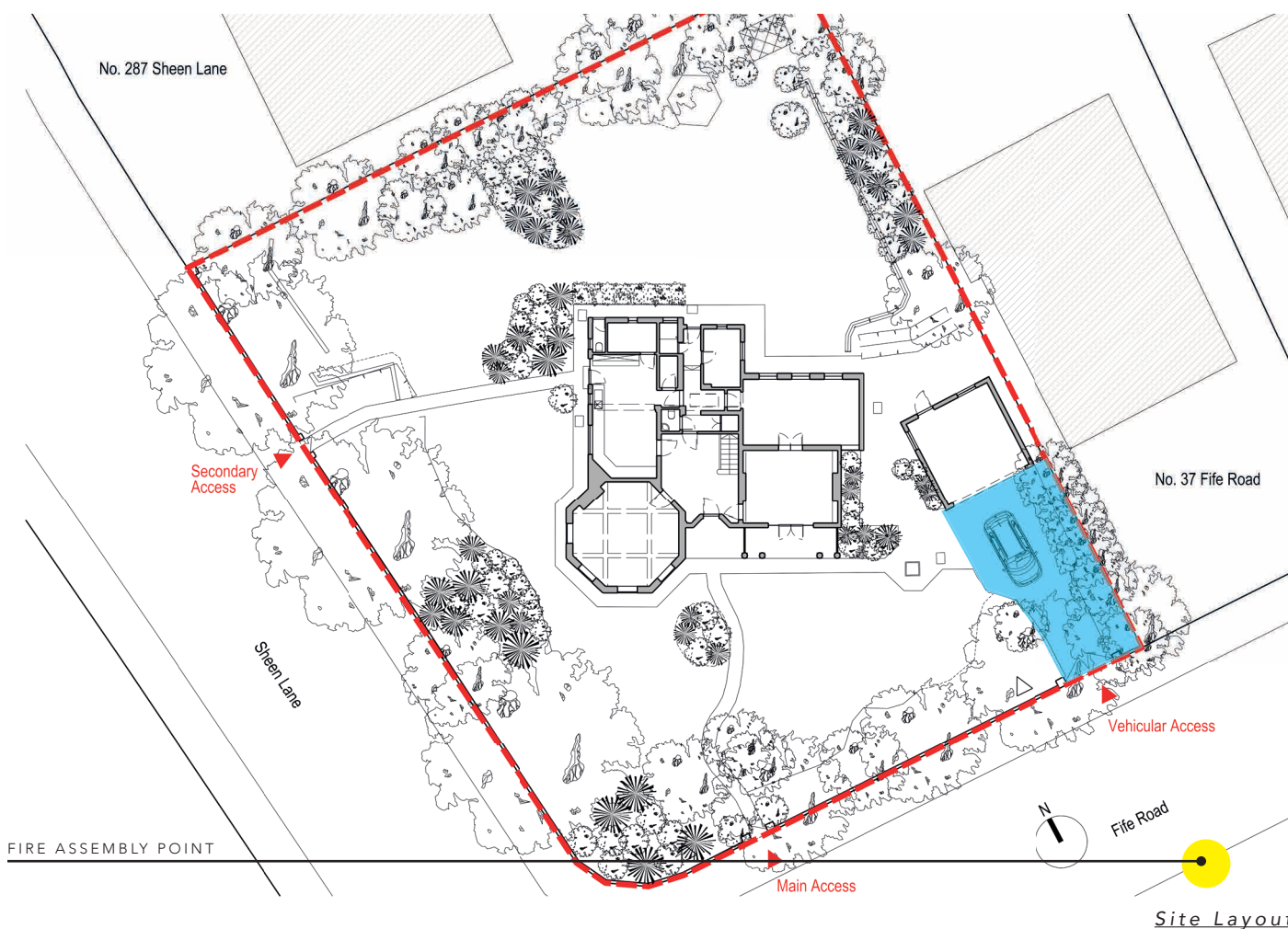
The site plan below indicates the three access points to the dwelling house, a main vehicular access from Fife Road and two secondary pedestrian access points from Fife Road and Sheen Lane.

In the event of a fire, the vehicular access of Fife Road, is the point of entry for the fire brigade to the property. Fire and rescue service pumping appliances can be sited on the hard standing, indicated in blue on the below Site Plan. These designated access point and appliance areas are to be implemented for both the construction and occupation phases of the development. This area falls within the boundary of the property, indicated with a red dashed line, allowing the suitable space to remain under the control of the development and clear of obstruction.

As part of the Site Fire Management Plan and Risk Assessment, the Principal

Contractor must carry out, and keep up to date, a risk assessment and implement appropriate measures to minimise the risk to life and property from fire. The Principal Contractor should ensure the construction work must not interfere with existing escape routes from the building and the designated area for fire appliances as indicated in blue on the Site Plan. Following completion of the project and occupation, the landowner must continue to implement these procedures.

In the event of a fire, a fire assembly point, indicated in yellow has been identified for both the construction and occupation phases of the development. The assembly point is located opposite the site on Fife Road, to allow a safe distance from the property in case of a fire.





3.0 CRITERIA 2

DESIGN PHASE

Passive and active fire safety measures have been incorporated into the design of the development, these include the following;

- *The FD30 fire door has a greater robustness of construction than a FD20 door. It is therefore considered that the FD30 fire door is more likely to contain fire for longer periods than a FD20 fire door. On this basis, the upgraded specification of all fire doors is considered to provide a benefit in terms of reduced likelihood of fire spread*
- *Smoke seals applied to door linings are intended to reduce the likelihood of large volumes of smoke entering the escape route*
- *Elements of structure such as structural frames, beams, columns are to be applied with a fire protection coating to achieve 60 minutes*
- *Fire Plasterboard to all walls within the main hallway and Staircase, to protect the means of escape*
- *Cavity barriers will be provided -at the edges of cavities, including around openings such as window and door openings.*
- *Layout has been designed to allow the master bedroom to have direct access to the Hallway and Staircase for means of escape*
- *Smoke Detection and Heat Detection installed in adherence to current Fire Safety Regulation*
- *Dampers installed to ductwork*
- *Low Smoke Electrical Cables installed*
- *Occupant Use Fire Extinguishers*



4.0 CRITERIA 3

CONSTRUCTION PHASE

During the construction works, a Site Fire Management Plan and Risk Assessment will be implemented, which is attached in Appendix A. This document sets out the Site Procedures and active fire safety measures, which will be implemented throughout the construction works.

Furthermore, a Fire Action sign is clearly visible in the Site Office and Site Canteen, shown below, which sets out how to raise the alarm, location of the fire assembly point and details on the site address.

FIRE ACTION
FOR
Parkgate, 36 Fife Road

RAISE THE ALARM

IF YOU DISCOVER A FIRE RAISE THE ALARM BY A SHOUT OF FIRE! FIRE! AND SOUND THE AIR-HORN THEN VACATE THE SITE BY THE MOST APPROPRIATE EXIT AND PROCEED TO THE FIRE ASSEMBLY POINT –

OPPOSITE THE SITE ON FIFE ROAD

ATTACK THE FIRE WITH AVAILABLE EQUIPMENT IF YOU FEEL SAFE TO DO SO.

CALL THE FIRE SERVICE

CALL THE FIRE BRIGADE FROM A MOBILE PHONE AND STATE CLEARLY –

THIS IS A CONSTRUCTION SITE AT

36 Fife Road, East Sheen, London SW14 8BJ

WE HAVE A FIRE.

ON HEARING THE FIRE ALARM

PROCEED TO THE ASSEMBLY POINT –

OPPOSITE THE SITE ON FIFE ROAD

DO NOT STOP TO COLLECT PERSONAL ITEMS

FOLLOW INSTRUCTIONS FROM THE EMERGENCY SERVICES

DO NOT RE-ENTER THE SITE UNTIL TOLD IT IS SAFE TO DO SO

During the construction phase, temporary smoke detection has been installed to the property.

Water and CO2 extinguishers are positioned on each floor level at fire points adjacent to each exit from the work area.

The existing property is a Building of Townscape Merit, thus the exterior materials will reference the palette of materials evident in the existing property and conservation area, which is of traditional construction.

EXTERNAL WALLS

The proposed first floor rear extension will be of white render construction.

PITCHED ROOF

The proposed dormer will be constructed in Double Pantile Roof Tiles, to match existing with Lead trimmings.

5.0 CRITERIA 4

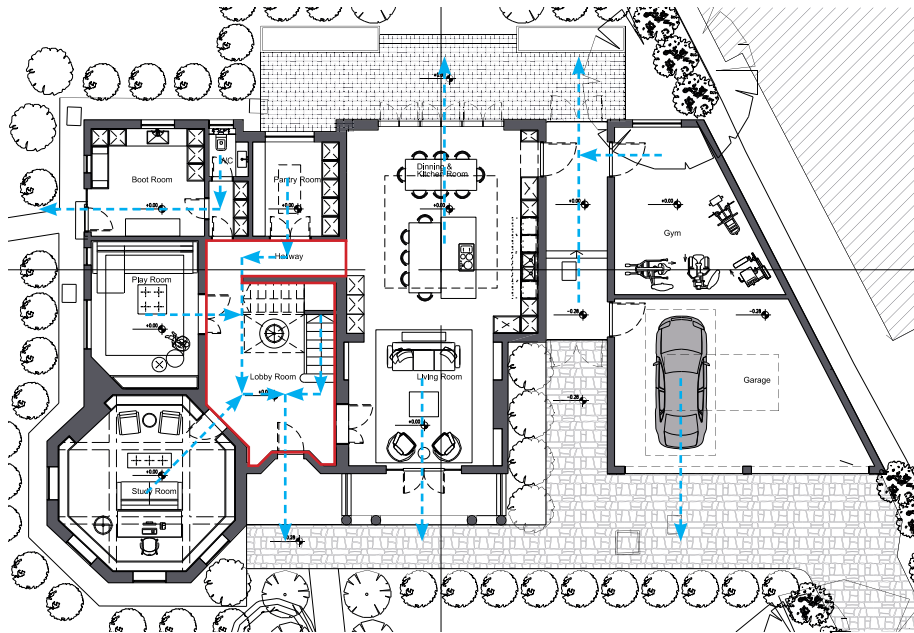
The means of escape for all building users has been considered and planned from the initial design of the development.

The following page shows the Ground to Second Floor layouts, with blue arrows indicating the means of escape. The property benefits from being detached and set in generous grounds allowing for six separate escape routes to the external on the Ground Floor.

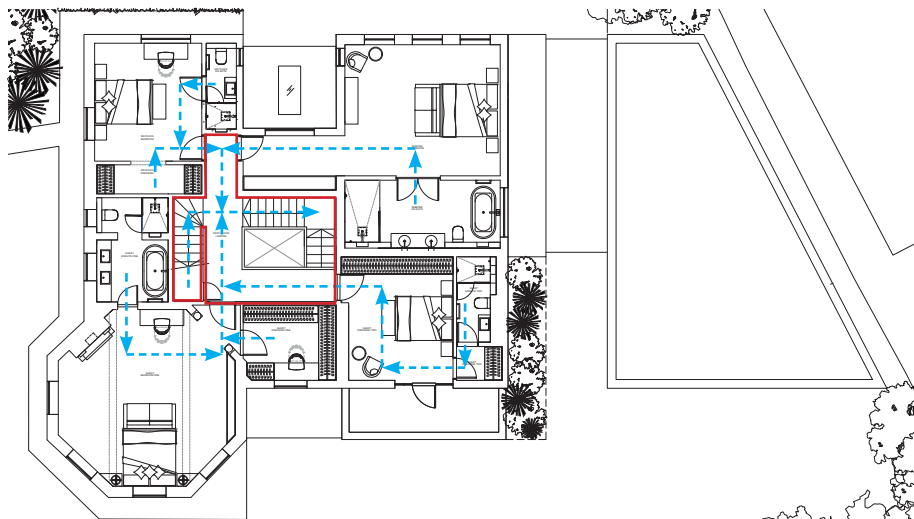
Indicated on the plans in red, is the protected staircase and means of escape, which will benefit from the installation of Fire plasterboard to all walls.



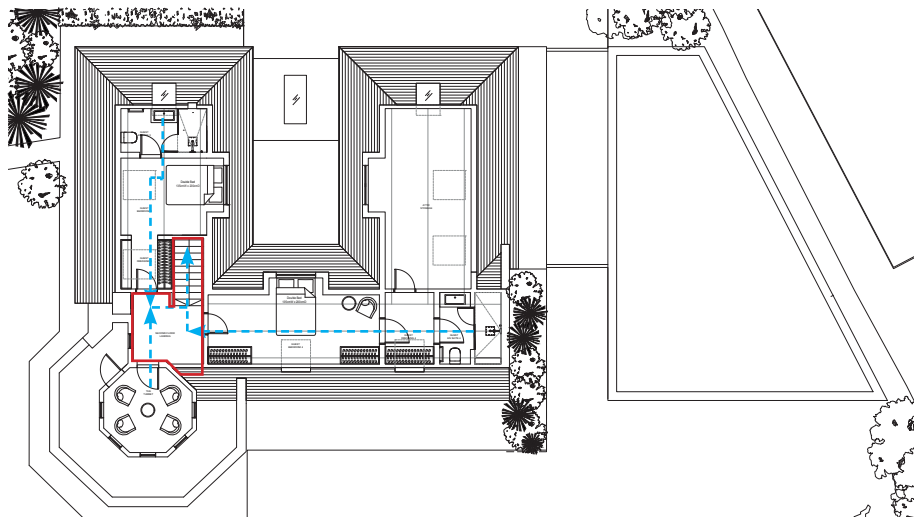
KEY
Escape Route
Fire Plasterboard



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan



6.0 CRITERIA 6

The Fire Service access to the dwellings shall be via Fife Road. In accordance with ADB all areas of the dwelling can be reached within 45m as required under standard guidance.

Fire service vehicle access is to be via the existing highways infrastructure and it is not proposed to undertake any works to these roads.

As there is no compartment with an area exceeding 280m² it is not required to provide additional hydrants.

7.0 CONCLUSION

Under the Building Regulations a building owner is required to provide an adequate level of life safety to the building by providing suitable means of escape, means of warning occupants of a fire, limiting internal fire spread, protecting adjacent property from fire, and facilitating fire service operations. This can be achieved by the adoption of standard guidance as documented within Approved Document B (ADB). As the accommodation is considered to be a dwelling the guidance document that has been considered is:

Section B5 of Approved Document B (ADB) Parts 1 and 2

The design of the building, in general meets the prescriptive requirements of ADB. The prescriptive requirements have been stated within this report and will be adhered to.

This report is to be submitted to the appointed Building Control for a full review of the scheme and their comments incorporated, for subsequent approval.

As the project is domestic and the fire service access to the scheme is fully compliant there is no requirement to consult the Fire Service.



APPENDIX A

Parkgate, 36 Fife Road

East Sheen, London SW14 8BJ

Site Fire Risk Management Plan



27 November 2020

Information compiled in association with



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Project description

Requirements

Fire hazards and control measures

- Electrical equipment
- Plant
- Hot works
- Flammable liquids and LPG
- Electricity and gas supplies
- Arson
- Waste material

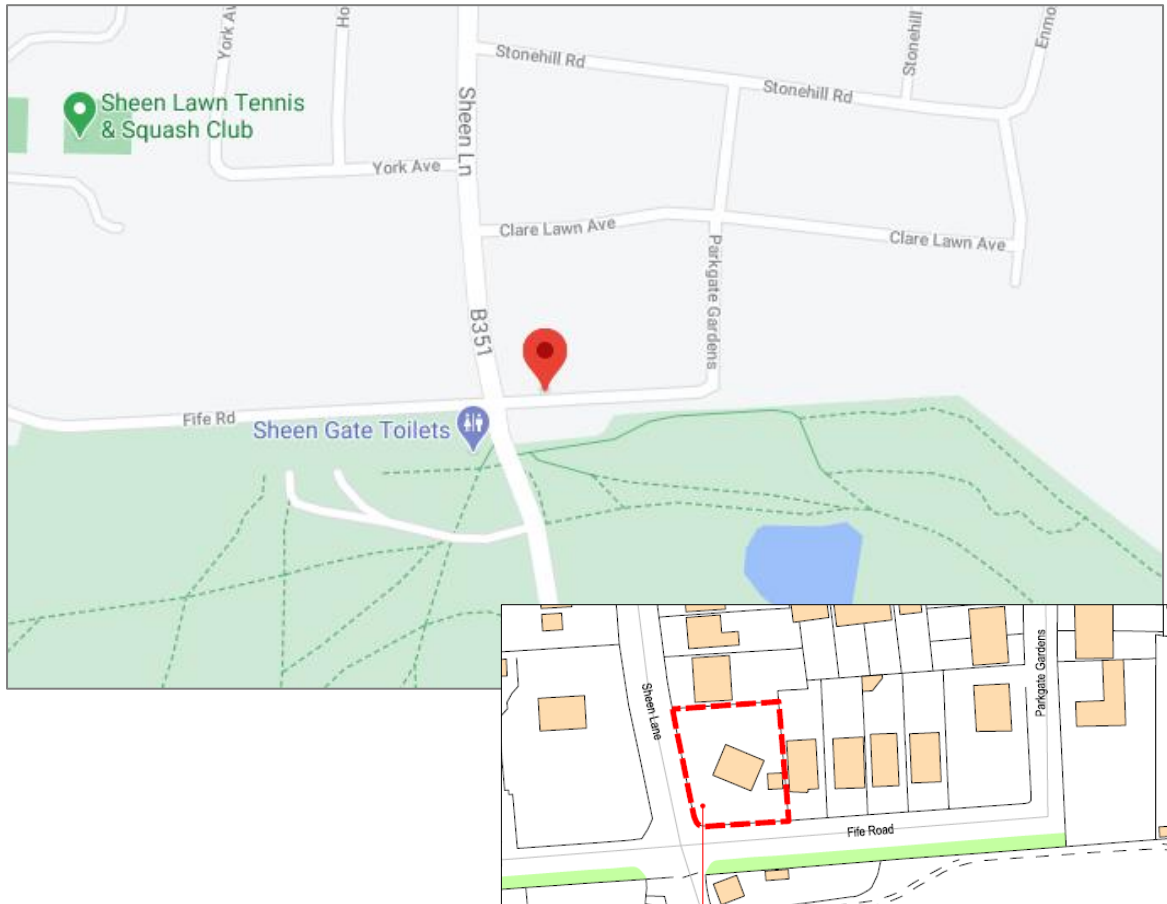
General fire precautions

- Smoke detection
- Portable fire extinguishers
- Fire Marshall
- Means of raising an alarm
- Means of escape
- Water sources
- Nearest Fire Station
- Site induction
- Smoking policy

Project description

Existing site

Parkgate, 36 Fife Road, is a detached property built in 1935 and situated adjacent to the Sheen Gate to Richmond Park in the London Borough of Richmond upon Thames.



The Project is a thorough refurbishment including -

- ground and first floor rear extension
- garage extension, including glazed link corridor
- dormers to existing roof space
- replacement:
 - electrics
 - plumbing
 - kitchen and bathrooms

Requirements

The Regulatory Reform (Fire Safety) Order 2005 (FSO) requires –

The 'responsible person' (the Principal Contractor) must carry out, and keep up to date, a risk assessment and implement appropriate measures to minimise the risk to life and property from fire.

The Principal Contractor should identify sources of fuel and ignition and establish general fire precautions including, means of escape, method of emergency warnings and provision of appropriate fire-fighting apparatus.

The construction work must not interfere with existing escape routes from the building, or any fire separation, alarms, dry risers, or sprinkler systems.

Fire hazards and control measures

Electrical equipment

All electrical equipment is regularly inspected by a competent person and subject to PAT where appropriate. Operatives carry out a visual check prior to first use each shift.

Any defective equipment is quarantined prior to repair or disposal.

Plant

Any engine plant or equipment will be positioned in the open air.

Hot works

All hot works will be carried out under a hot work permit system. This will include any work which may produce a spark, heat or flame and will require all hot works to cease at least one hour before the site closes with a final check for smoke or flame before leaving site.

Flammable liquids and LPG

Flammable liquids and LPG will be held in quantities not exceeding 50 Litres in a metal cage external to the building.

Electricity and gas supplies

Any interaction with the existing electricity and gas supply will be carried out by trained and certified contractors. All temporary electrical installations to be installed and tested by a qualified and competent person.

Arson

The site will be kept secure to prevent any unauthorised entrance. Measures will be taken to prevent access to the external scaffolding. The scaffolding will be alarmed.

Waste material

Waste material will not be allowed to accumulate with clearance from site at least daily. All waste will be placed in rubbish skips located at least 10m away from the site and removed regularly. Any combustible waste will be placed in metal bins with closing lids.

General Fire Precautions

Smoke detection

It is likely that any fire will be quickly detected by the people present. Smoke detection therefore is not deemed to be necessary.

Portable fire extinguishers

Water and CO² extinguishers are positioned on each floor level at fire points adjacent to each exit from the work area. Additionally, a water and CO² extinguisher will be positioned in any area where hot work is being carried out.

Fire Marshall

The Site Manager (**Richard Sadler**) is the Fire Marshal and will carry out daily fire safety inspections.

Means of raising an alarm

A wireless alarm system is in place. Call points are installed at each fire point.

Means of escape

A fire at the site is unlikely to cut off the means of escape as exits are visible and the distances to be travelled are relatively small.

Water sources

The building and site have mains water supplies. There are an appropriate number of hydrants in the vicinity.

Nearest Fire Station

Richmond Fire Station is in Lower Richmond Road, approximately 1.9 miles from the site.

Site induction

All operatives will receive Site Induction including Fire and Emergency procedures and records will be held.

Smoking policy

The site, site office and welfare facilities will be no smoking areas. An external area has been designated for smoking.

FIRE RISK ASSESSMENT

DISTRIBUTION – I have read, understand and where necessary had explained to me, this Fire Risk Assessment and will, at all times, and as far as is practicable, follow the identified Controls Required.

Name	Job Title	Sign	Date
Richard Sadler	Director/Site Manager		
Elizabeth Cook	Director		

FIRE RISK ASSESSMENT

<u>FIRE HAZARD/ CONSIDERATION</u>	<u>WHO MIGHT BE HARMED</u>	<u>CONTROLS REQUIRED</u>
<p>Sources of fuel:</p> <p>Timber and other flammable building materials</p> <p>Chemicals</p> <p>LPG</p> <p>Waste materials</p> <p>Sources of ignition:</p> <p>Hot work</p> <p>Disc cutting</p> <p>Faulty electrics</p> <p>Arson</p> <p>Smoking</p>	<p>People on site - Average number of operatives on site expected to be c16 but may be higher with sub-contractor presence (at least 10 other contractors to be used over the course of the Project)</p> <p>Visitors</p> <p>Those in neighbouring properties – surrounding properties will be in normal occupation and use throughout the project.</p>	<p>General site fire precaution measures as identified on p.5 and p.6 of this Site Fire Management Plan will be in place at all times</p>

FIRE RISK ASSESSMENT

<u>FURTHER ACTIONS</u>	<u>COMPLETED</u>	<u>RESIDUAL RISK</u>
Tool Box Talks to be held. Information signs to be posted at site. Operatives to be reminded of arrangements at daily site briefing.		Medium / Tolerable



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