

# John Rich Architects

## Planning Fire Safety Strategy Statement

36 Ham Street  
Richmond  
TW10 7HT



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## Introduction

This statement has been prepared by John Rich RIBA registered Architect at John Rich Architects, a RIBA Chartered Practice. In-line with policy as set out in the London Plan Guidance policy D12(A) March 2021.

## Proposal

The design proposal for 36 Ham Street is to retain architectural quality and unity through extending the ground floor side extension with a small link to the existing garage maintaining the architectural integrity of the existing building.

## Heritage Status

Building of Townscape Merit 83/02320/BTM and Conservation area CA23 Ham House

## Criteria 1 – Information on space provisions for Fire Appliances and Assembly Points

### Fire Appliances

- Fire and Rescue service pumping appliances are to be sited in the road in Ham Street to the front of the property. See Fire Strategy Plan.

### Assembly Points

- A large evacuation assembly point is not necessary for this site. The house is a single family dwelling with a typical occupation of 2-6 persons, the assembly point for this site is to be at the front of the house. During construction, the number of people working on the site, including the occupants of the house is unlikely to be more than 10 people, therefore the same assembly point can be utilised. See Fire Strategy Plan

## Criteria 2 – Information on passive and Active Safety measures

### Passive Safety Measures

- The proposal is to extend the existing ground floor extension. The main areas of the house are to be unchanged by these proposals. Therefore within the main house there is little scope to incorporate further passive safety measures.
- The proposed extension is single storey with no existing or proposed accommodation above. The proposed windows and doors within the project will be to the current and applicable fire- resistant standard and FENSA certified.
- New Internal doors onto hallways are to be 30mins Fire doors.
- New internal partitions to be designed built to current regulation standards.

## Active Safety measures

- Smoke and Heat Detectors – Existing Smoke Detectors and heat Detectors are in the present property. These are to be checked to see if they comply with current standard. If applicable these will be upgraded to be mains operated linked smoke alarm detection system to BS EN 14604 and BS 5839-6:2019 to at least a Grade D category LD3 standard and to be mains powered with battery backup. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

## Criteria 3 – Information and data on construction products and materials

Full details of the construction materials to be used cannot be fully described at this stage of the project, as many different construction materials are available for use on this project and a main contractor has not been appointed. However, we will request a materials information register displaying the fire safety properties of the construction materials used within the project will be provided by the main contractor and from suppliers of directly supplied items at the conclusion of the project.

Generally, in regards to the materials used in the construction of the project. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking. At this stage a brief description of the proposed materials to be used within the project include:

### Externally

- A green sedum roof is proposed to the ground floor extension roof, to specialist specification. Roof structure to be SW Timber joists.
- Green walls to the new external walls to the extension, facing onto the internal courtyard/garden.
- New glazed doors and Windows to the internal courtyard/garden to be FENSA standard or equivalent standard.
- New Roof-lights to existing roofs to be FENSA standard or equivalent standard.

### Internally

- New Internal walls made up of softwood treated timbers studs with min 10kg/m<sup>3</sup> density acoustic soundproof quilt in all voids. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.
- New ceilings to be 12.5mm foil backed plasterboard and skim
- New Internal doors onto hallways are to be 30mins Fire doors

## **Criteria 4 – information on means of escape and evacuation strategy**

The main means of escape for the building remains unchanged by this proposal.

Means of escape will be to the external doors marked on the plan. (See Fire Strategy plan) These include:

### Ground Floor

- Front Door to Ham Street – via Hallway
- Existing Door to Courtyard – from Living Area
- Existing Door to Courtyard, and Proposed Door to Courtyard – from Hallway
- Proposed New Door to Courtyard - from Studio

### Upper Floors

- To stairway via landings to Ground Floor hallway – to Front Door to Ham Street.

No layout changes are proposed to the upper floors of the property, the number of ground floor external doors, routes of escape are not reduced with this scheme.

## **Criteria 6 – Information on access and equipment for fire-fighting**

As the property is an existing house, the access for fire appliances and fire-fighting equipment is unchanged by this proposal. Access to the property is via the public road – Ham Street. (See Fire Strategy Plan)