

bureau de change

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Fire Safety Statement

Site Address: 43 Sheen Road, Richmond, TW9 1AJ
Application: 21/0317/HOT & 21/0318/LBC

Introduction

The purpose of this Fire Safety Statement is to give an overview of the fire safety factors that are relevant to this site and to demonstrate that the proposal contained within applications 21/0317/HOT & 21/0318/LBC complies with local and national planning policy requirements for fire safety. Namely policy D12 of the London Plan and section 110.d of the National Planning Policy Framework.

The application site currently contains a four storey mid-row Georgian terrace house that is Grade II Listed. This statement has been authored by Bureau de Change Architects, a RIBA chartered architectural practice with extensive experience of residential construction and regulations. Given the low level of complexity associated with this proposal, it has not been deemed necessary to appoint an accredited fire engineer at this time.

Means of Escape

The planning applications propose the replacement of the existing single storey rear extension with a new extension. The rear extension will enclose the existing ground floor French doors and sash window of the host building, as the current extension also does. Egress from the proposed extension to the rear garden is provided via wide French doors. These doors are placed along the existing extension's boundary line, therefore having no impact on the travel distance from the main house to the rear garden.

The rear garden is large and extends just over 24m beyond the proposed rear extension, enabling it to serve as a suitable means of escape and refuge.

The property does not contain any lifts.

Fire Spread and Control

The solid masonry party walls and skin of the host building makes external fire spread between neighbouring buildings and between compartments of the building, respectively, a low risk. The proposed single storey rear extension is clad in non-combustible ceramic with a lead 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 response, the existing doors between the kitchen and the host building's hallway and stairwell will be

maintained to prevent the spread of smoke. Heat and carbon monoxide detectors will also be provided in the kitchen, and dampers will be used to prevent the spread of smoke through any new ductwork.

Construction

The existing building has a conventional Georgian solid masonry wall construction with timber framed roofs and floors. The proposed extension will be a hybrid of masonry cavity walls and a timber roof structure, built as per Building Regulations. 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 front drive open to the pavement and street. The existing pavement in front of the property provides ample space for attending London Fire Brigade apparatus to park within hose and ladder reach of the house. Refer Figure 1 below.

The ground floor front entrance door is suitable for use by attending fire services and is clearly visible from the street. Secondary access at lower ground floor is available via a door in the front lightwell in the event that the main entrance is unusable. Access to upper floors is available via an internal staircase or via large sash windows on the front façade.

Fire Safety Management

The house is fitted with fire alarms on every floor which are currently mains operated. The property is a private domestic residence, and as such 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 extension to replace an existing single storey extension at 43 Sheen Road complies with the London Plan and section 110.d of the National Planning Policy Framework with regard to fire safety.

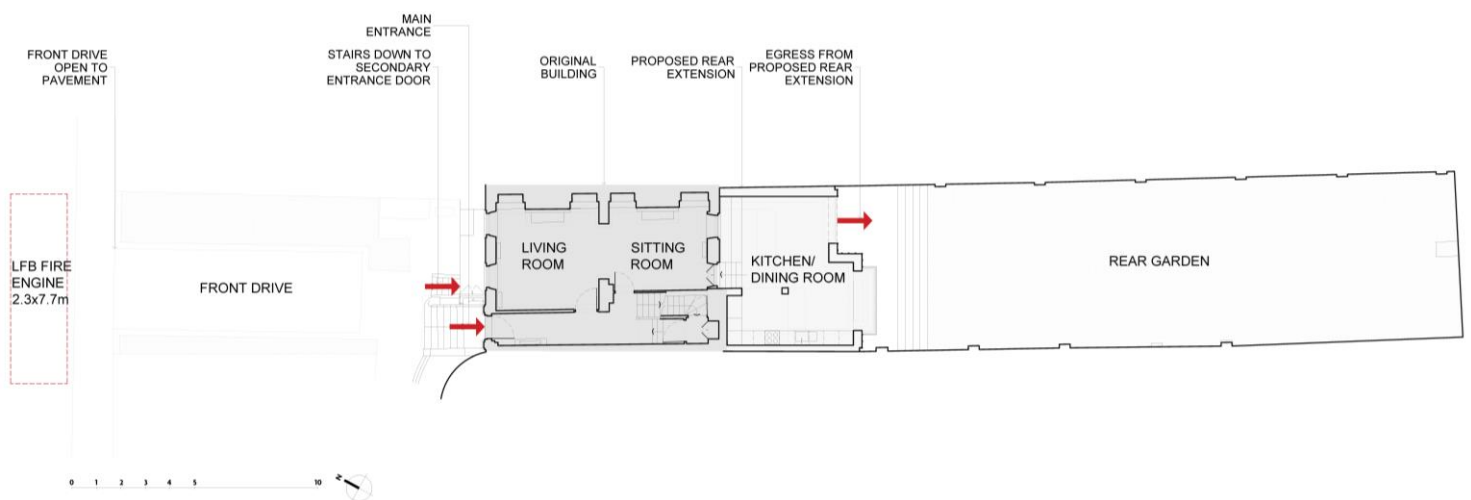


Figure 1. Ground Floor Egress Plan