

Fire Safety Strategy Statement for the Proposed Partial Demolition and
Construction of a New Extension at the Rear of 29 Lion Road,
Twickenham TW1 4JF



Prepared by Somorjay & Talliss : Architects

Introduction

This Fire Safety Strategy has been prepared by Somorjay & Talliss Architects, on behalf of Amy McElroy, the owner of 1 Lion Road, Twickenham, in respect of an application for full planning consent in respect of the partial demolition of the ground floor level at the rear of the house and a full width extension, also at the rear.

The Site and Surroundings

29 Lion Road is not a listed building or in a Conservation Area. The site has a frontage onto Lion Road and forms part of a terrace of small scale houses, probably built originally for railway workers.

Fire Safety Strategy

1. Use

The proposed extension would be to rear of the terraced dwellinghouse, where there is currently a conglomeration of service accommodation under bitumen felt covered flat roofs.

2. Layout

The proposed extension is single storey, accessed from the existing main living area at ground floor level and leading to the garden at the rear. There is an unused open yard to a commercial property in separate ownership, beyond the garden.

The existing narrow access and obvious escape route to the south will be increased in width, with the service accommodation being moved to the middle of the plan.

The simple open plan arrangement will make any outbreak of fire very obvious such that safe escape could be readily achieved.

At first floor level, safe escape in emergency could be contrived from the low level window cills.

3. Amount of Development

The proposed increase area is 10 sq.m. That is to say an increase in area of around 10%.

4. Building Regulations

The proposed extension will be built in accordance with current Building Regulations, representing an uplift in fire safety standards relative to the present circumstances. This will be by way of non-combustible construction materials and finishes, as well as enhanced detection in the form of mains wired smoke alarms in all circulation areas and a heat detector in the kitchen.

6. Fire Resistance

Materials

The proposed extension would be finished in white render to match the existing house. The bituminous felt roof would be replaced by non-combustible fibreglass. Windows would be finished externally with non-combustible powder coated metal. The walls be constructed of incombustible rendered concrete blockwork with gypsum plaster plaster on the inside.

Access / Escape Statement

The lower ground floor and newly formed external space will be on the same level with no threshold. This will facilitate ready escape for wheelchair based, ambulant disabled as well as able bodied occupants.

Summary

The new proposal brings positive fire safety gains to the property. This is achieved by the simplicity of the open layout making any hazard immediately apparent, as well as improved exit arrangements to both the front and rear.

All of the proposed materials are non-combustible, save the roof joists, which will be protected from fire by a half hour fire resisting gypsum based ceiling.

The low ceiling heights mean that first floor rooms could be exited via the existing windows, but enhanced detection will provide early warning of fire based hazards emanating on the ground floor.