

FIRE SAFETY STATEMENT

PROPOSED BASEMENT STOREY BELOW FOOTPRINT OF EXISTING DWELLING

**30 RANELAGH AVENUE
BARNES
LONDON
SW13 0BN**

Introduction

Policy D12(A) of The London Plan 2021 requires that developments achieve the highest standards of fire safety and that, where possible, features are to be incorporated to reduce the risk to life and the risk of serious injury in the event of a fire.

Proposal

The design rationale behind this scheme is to create additional leisure space within the property comprising a t.v. media/playroom, gym and study area.

The property was built in the late 1800's as a purpose family dwelling set over 3 floors and is well constructed with solid brickwork walls and timber intermediate floors.

Safety Measures

The property benefits from a fire detection system that is mains operated, battery backed up and interlinked throughout all floors. Any new habitable rooms will be fitted with the latest multi sensor detection interlinked within the property.

Due to the open plan nature of the ground floor, new fire curtains and/or misting systems will be installed to ensure compliance with the Building Regulations Part B (means of escape).

In addition to the primary means of escape via the main internal staircase, secondary means of escape will be provided to all main basement rooms using escape ladders within the external lightwells

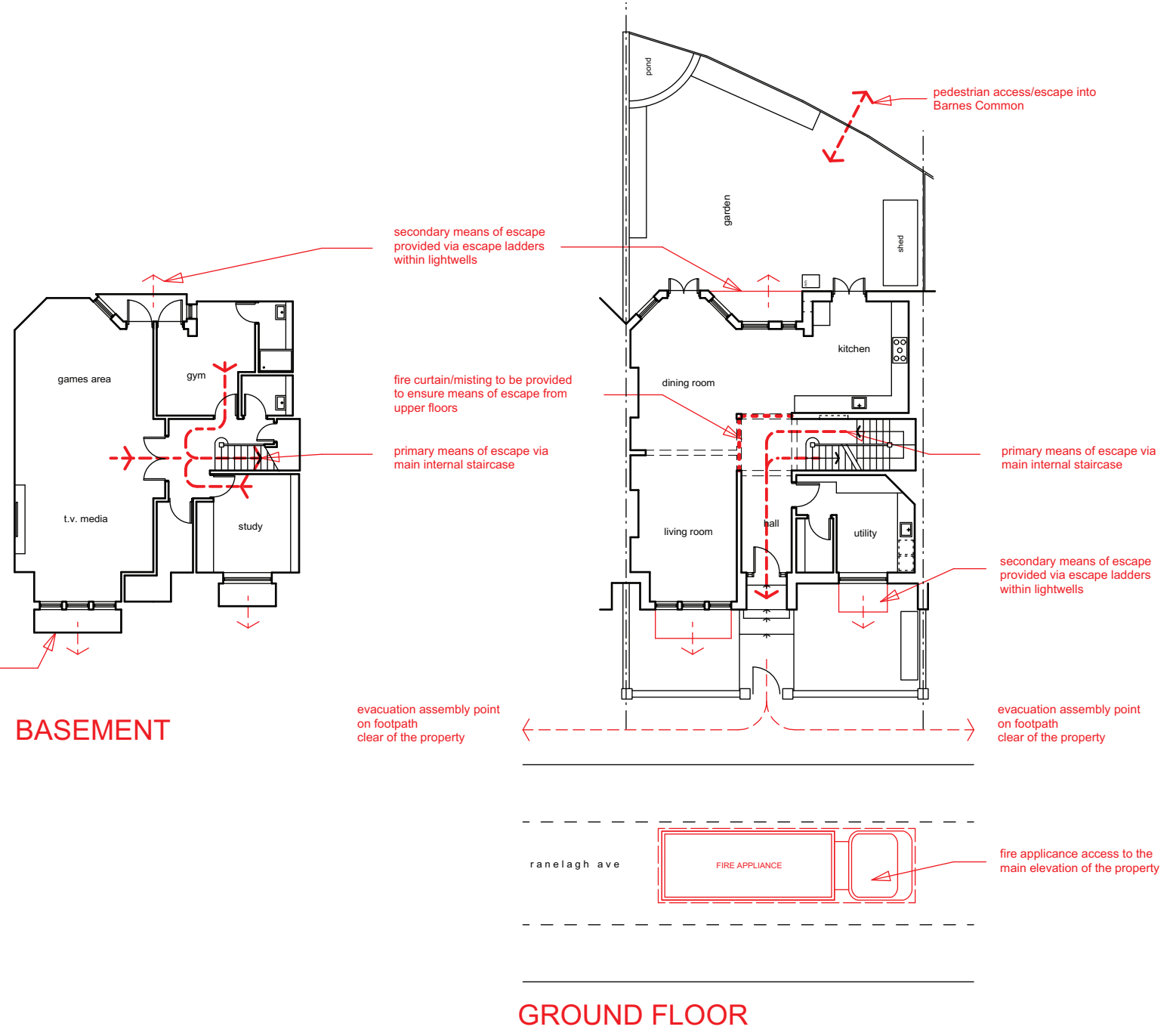
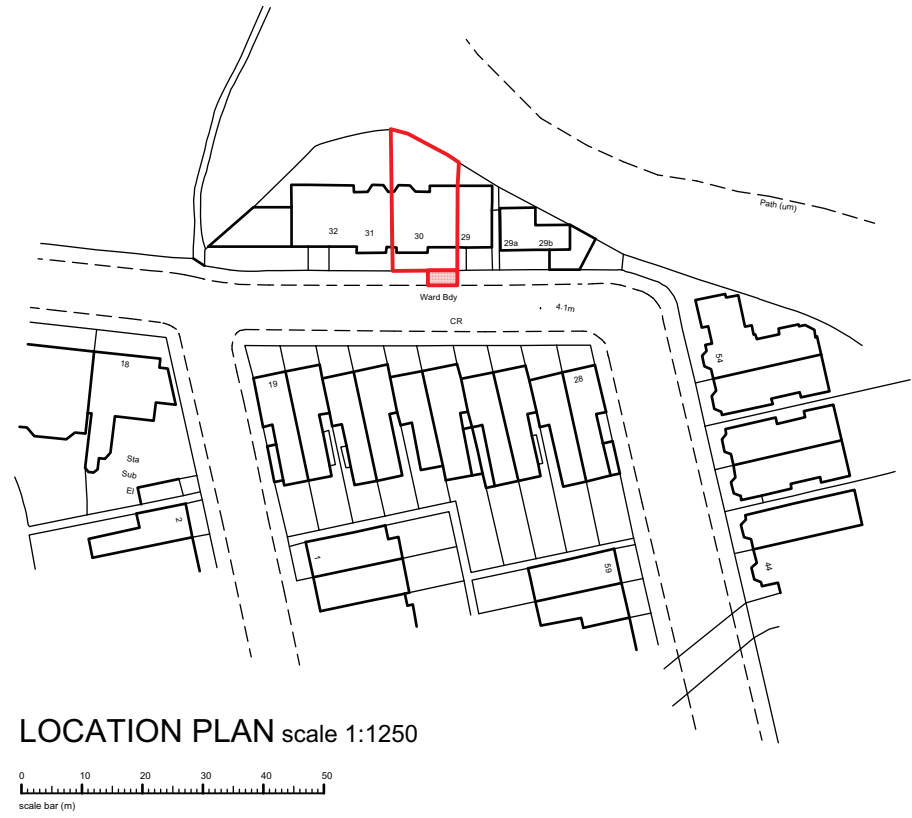
Means of Escape Routes & Assembly

Policy D12 requires that suitable area be identified as an evacuation assembly point. Refer to the attached site plan for details of the fire escape routes within the property and the evacuation assembly point.

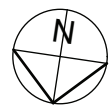
Access for Emergency Services

The property forms part of a terrace which will only allow access for firefighting appliances to the front facade of the building. Pedestrian access to the rear of the property is available via Barnes Common.

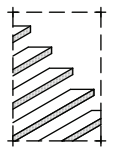
Prepared by:
The Basement Design Studio
November 2021



FIRE STRATEGY PLANS



1:100 @ A3

<p>client: Kate Rothschild</p>	<p>project: 30 Ranelagh Avenue Barnes London SW13 0BN</p>	<p>scale: 1:100 @ A3</p> <p>date: Nov 2021</p> <p>drawn: MW</p>	<p>drawing title: FIRE STRATEGY</p> <p>drawing no: 21-022-FIRE</p>	 <p>the basement design studio</p> <p>Suite 17, Maple Court, Grove Park, White Waltham. SL6 3LW tel: 01628 826066 www.basementdesignstudio.co.uk</p>
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