



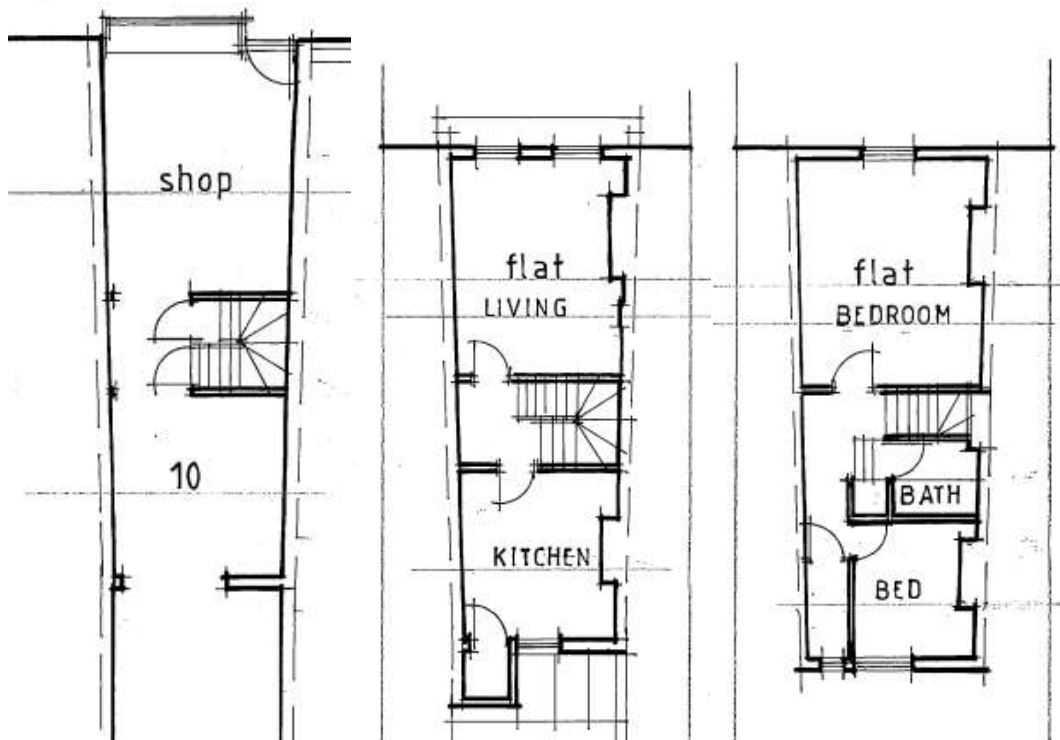
PLANNING FIRE SAFETY STRATEGY 10 KING STREET, RICHMOND, TW9 1ND.

1. PROPOSED SCHEME.

It should be noted that the existing use of the property is mixed retail and residential, with a shop and its associated stores area on ground and basement floors and a flat on the upper two floors.

It is intended to extend and improve the existing dwelling in terms of standard of accommodation and means of escape in case of fire. No new dwelling is proposed.

The existing staircase to the upper floors flat is accessed only through the book shop. It therefore provides the flat with no protected means of escape in case of fire.



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

Planning approval is sought for creating a protective means of escape from the flat by reconfiguring the stairs and providing a fire lobby between the shop and the flat entrance.

It is also intended to enlarge the existing flat with rear extensions at both first and second floor levels.

2 GENERAL.

The primary objective of this statement is to provide high level advice at this early stage on how an acceptable level of life safety may be achieved commensurate with the Functional Requirements of the Building Regulations 2010 for means of egress (B1), internal fire spread structure (B3), external fire spread (B4) and firefighting access (B5) only.

This Planning Fire Safety Strategy is preliminary outlining key considerations at RIBA Stage 2 as required for planning application purposes and follows the policies of the Planning Policy D12 (Fire Safety).

The works will be subject to inspection and approval by building control. sockets and door widths.

3. PRIMARY LEGISLATION.

The Building Regulations 2010 is the Statutory Instrument which seeks to ensure that the policies set out in the Act are implemented. The Functional Requirements of the Building Regulations 2010 may be met in one of two ways; compliance with an accepted design guidance (i.e. British Standards or Approved Documents), or through a fire engineered approach.

In this instance the primary design guidance used has been BS 9991 (residential).

Where deviations from the prescriptive recommendations are proposed these have been identified these will be assessed as part of a fire engineered approach. All fire engineered solutions will be justified by following the general methodology proposed within BS 7974.

4. FIRE ALARM AND DETECTION SYSTEMS.

The new residential unit shall be provided with an automatic fire alarm and detection system as follows: The open plan apartments are recommended to have a BS 5839-6 Grade D1 Category LD1 fire detection and alarm system.

5. INTERNAL LININGS.

All new internal linings and ceilings will be formed from materials with limited combustibility, predominantly comprising of gypsum-based plasterboard products over metal stud walls.

6. FIRE RESISTANCE.

All new elements of structure shall achieve no less than 60 minutes fire resistance.

7. EXTERNAL FIRE SPREAD.

Section A 3) of the Planning Policy D12 requires that the buildings are constructed in a way to minimise the risk of fire spread. The following sections detail how this is to be achieved:

8. SURFACE SPREAD OF FLAME

All external surfaces of walls of all areas of the building are to achieve a European Class A2-s3, d2 or better for surface spread of flame.

9. COMBUSTIBILITY.

The construction materials used in the external wall construction will achieve a Class A2-s1, d0 or better.

10. CAVITY BARRIERS (NEW EXTERNAL WALLS).

Cavity barriers should be provided to close the edge of cavities including around openings (inclusive of windows, doors, service or any other penetration). Cavity barriers should also be provided at the junction between an external cavity wall and every compartment wall/floor. Cavity barriers should achieve a minimum -/30/15 rating and should not be confused with fire stopping which may require a higher fire rating.

Cavity barriers must also be provided to subdivide any extensive cavities as follows:
So that the cavity has no dimension (not diagonal) exceeding 20m where the cavity has internal surfaces which achieve a Class C-s3, d2 or better surface spread of flames. Or, So that the cavity has no dimension (not diagonal) exceeding 10m.