

The Crown

174 Richmond Road
Twickenham
Surrey TW1 2NH

FIRE SAFETY STATEMENT

May 2022



1.0 SITE CONTEXT

This Fire Safety Statement has been prepared in support of an application for planning consent to carry out minor alterations at:

The Crown
174 Richmond Road,
St Margarets, Twickenham,
Surrey TW1 2NH

It is an existing public house with Grade 2 listed status.

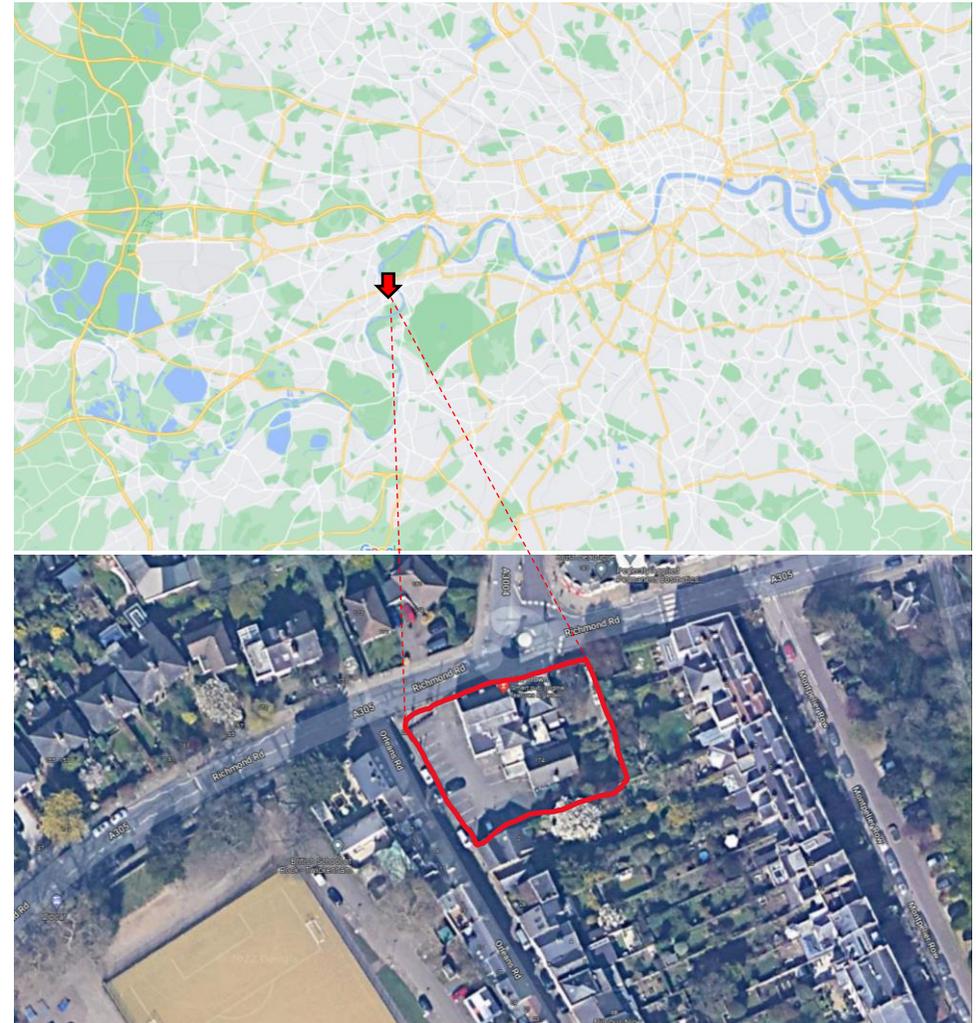
The site sits within Conservation Area CA8.

The Crown is a Georgian three-storey brick building with basement, situated in St. Margarets, Twickenham.

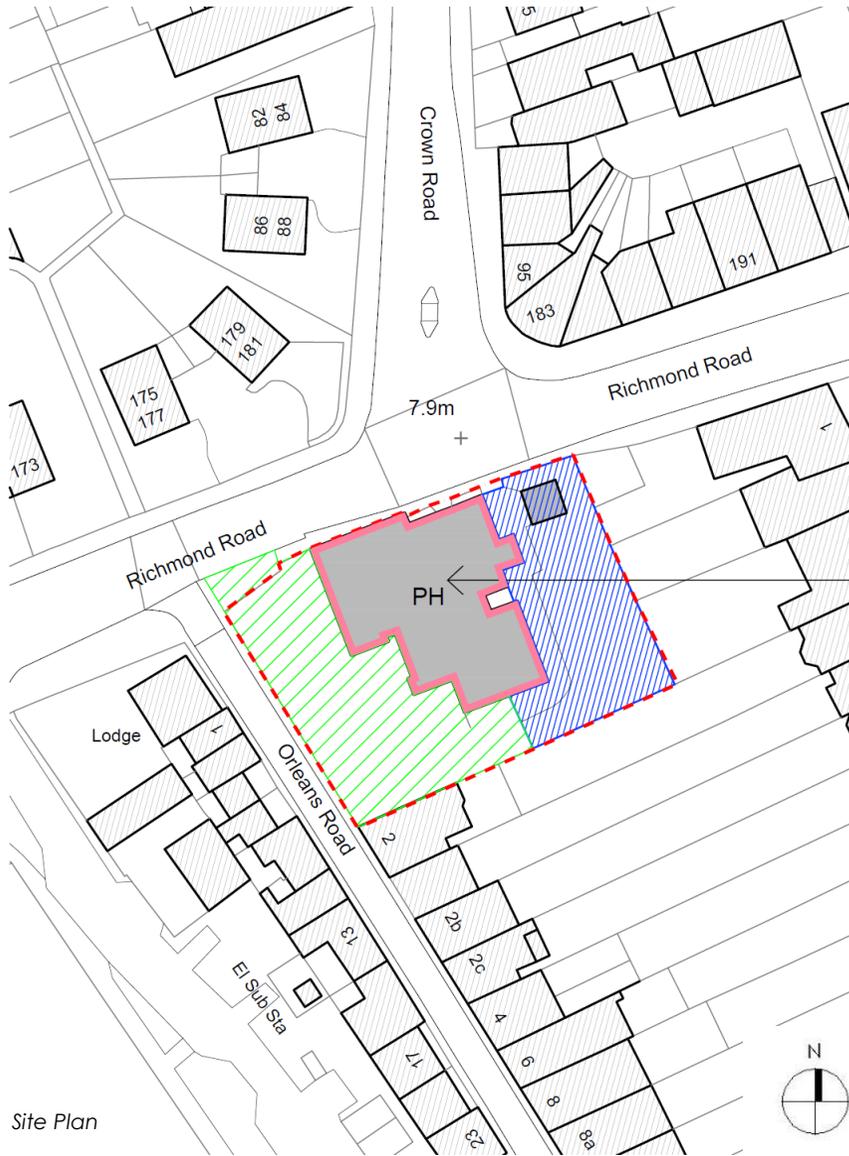
The pub is located on a busy road leading towards the M4 motorway and just a mile from Twickenham Rugby Stadium. It sits adjacent Marble Hill Park (to the south) with the Thames river just a short walk away.

There is a car park to the western side of the building and an established walled garden to its eastern side. Brick walls and shrub planting form the boundaries.

The proposed works are mainly cosmetic and are relevant only to the trade areas at ground floor level.



1.0 SITE CONTEXT



The Crown

-  Site Ownership
-  Development Site Demise
-  Pub Garden Areas
-  Pub Car Park

The proposed works do not constitute new development. They are a cosmetic 'refresh' of an existing listed building.

An application of listed building consent was required because of its grade 2 listed status.

A summary of the works is as follows:

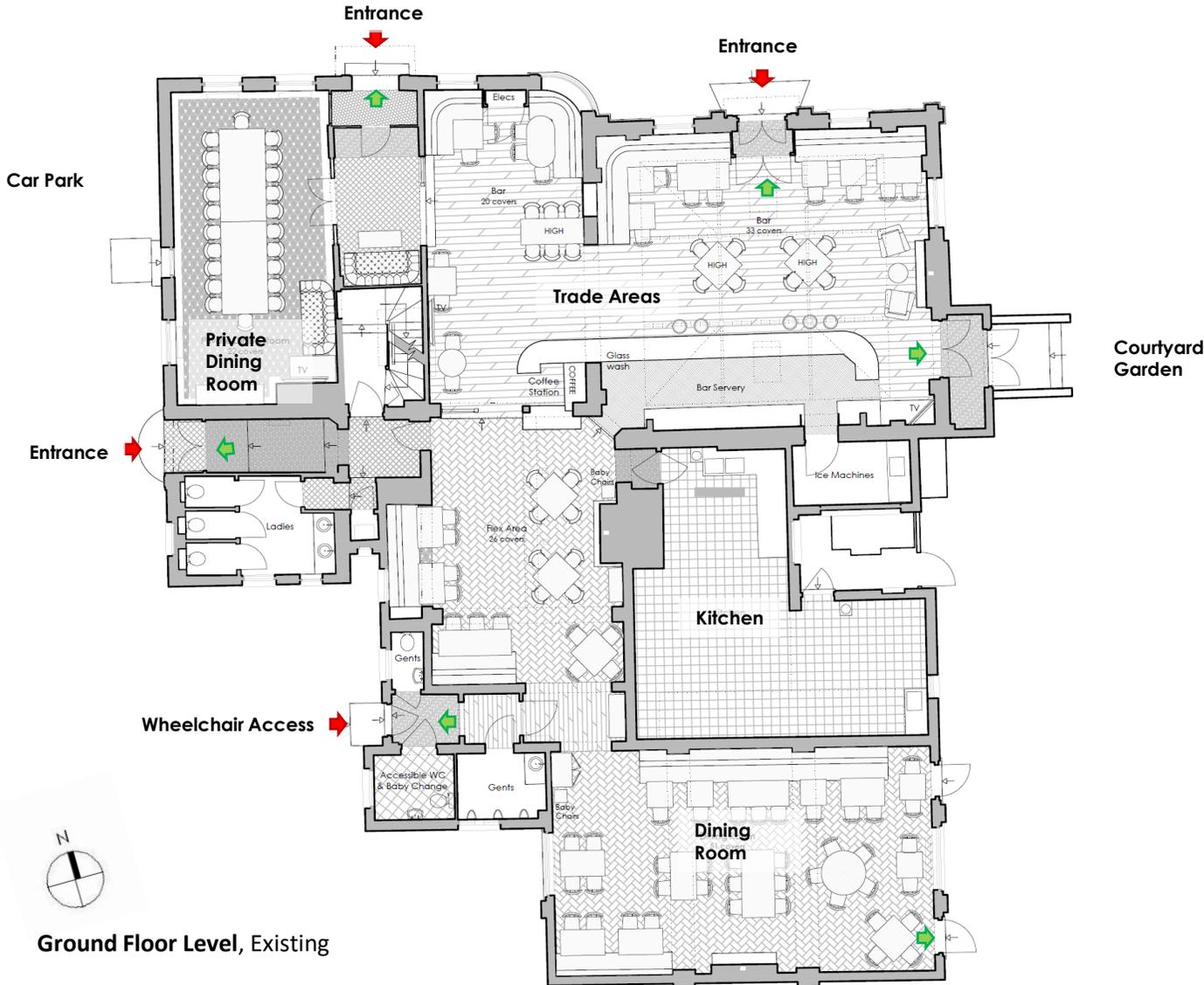
- Alteration to height of door threshold in wheelchair entrance
- Re-building of radiator casings behind fixed seating to improve heat output into Dining Room
- Localised repairs to floors and walls as required
- Reupholstery of fixed seating
- Replacement carpet to floor of Dining Room
- Replacement of terracotta tiled floor with new vinyl finish in Kitchen
- Installation of 2 new light fittings
- Modifications to bar back fitting
- Repairs to coffee station
- Redecoration throughout trade areas and customer WCs
- New signage externally
- Redecoration of elements of external areas

This document has been compiled by the designer for the project.

This is not a new-build project and we therefore do not believe the whole D12(A) fire safety policies apply.

Site Plan

2.0 EXISTING TRADE AREAS



Ground Floor Level, Existing

The site is an existing 3-storey Georgian brick building. The development site relates only to the ground floor trade areas and kitchen.

Access and egress doors are indicated on the adjacent plan.

There are 6 ways out of the building (green arrows) and escape routes are short. All lead to the car park or garden from where customers can reach the pavement and safety.

The premises is fitted with fire and smoke alarms which are not affected by the proposals.

3.0 FIRE SAFETY STRATEGY



The Crown

-  Site Ownership
-  Development Site Demise
-  Pub Garden Areas
-  Pub Car Park
-  Fire Brigade Access

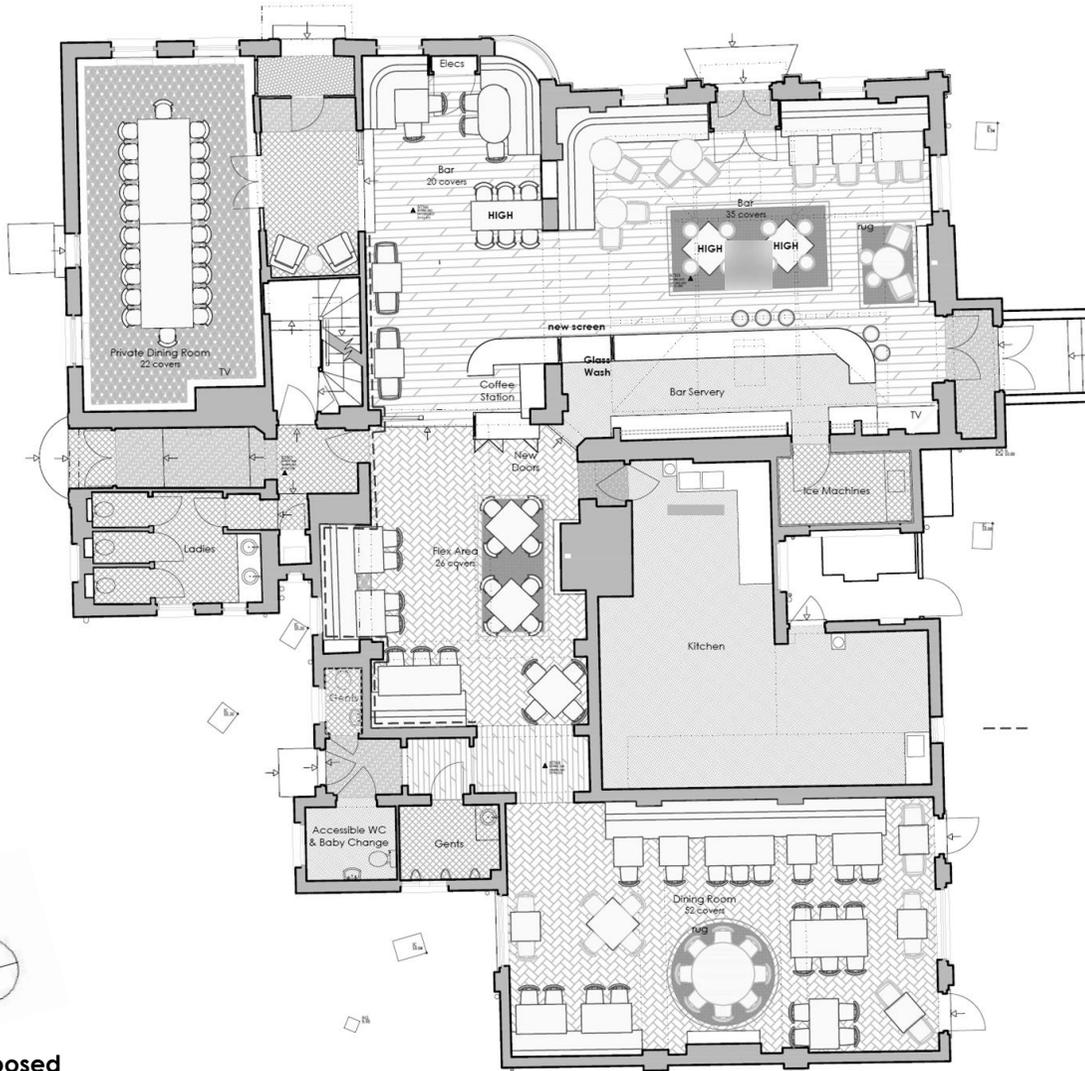
The existing situation is such that a fire engine can pull into the car park, onto the road immediately in front of the premises or even into Queens Road which runs along side the car park.

The car park wall is low and would not prevent fire hose reels from reaching the pub.

The images below show the low wall surrounding the car park (top) and the entrance way into the car park (bottom).



3.0 FIRE SAFETY STRATEGY



Proposed
Ground Floor Layout Plan

The adjacent plan shows the proposed layout. When compared to the existing plan, it is clear that the layout changes relate solely to the arrangement of loose furniture. No alterations to means of escape or internal circulation will occur.

The occupancy numbers will not change. The cover numbers also remain the same with these proposals.

The existing smoke detection and sounders will be retained. No modifications are required.

A lift is not being installed.

Fire extinguishers are located in appropriate positions. These will be retained.

The applicant carries out regular checks of all fire safety measures.

3.0 FIRE SAFETY STRATEGY



Means of Warning

Existing smoke heads and sounders provide early warning in the event of fire.

The open plan nature of the trade space provides for immediate response should a fire break out in one area.

Means of Escape

There are several means of escape from the premises. Please refer to the plan on page 4.

All final exit doors have illuminated running man signs installed above.

The longest travel distance is measured from the far corner of the Dining Room to the exit doors by the Gents WCs. This distance is 17.2m approximately.

Although not marked as fire exits, there are also 2 single leaf doors from the Dining Room to the garden area which might also be utilised in the event of escape.

All final exit doors have a minimum clear opening of 750mm. In fact, 3 of the 6 exit doors are double-leaf doors.

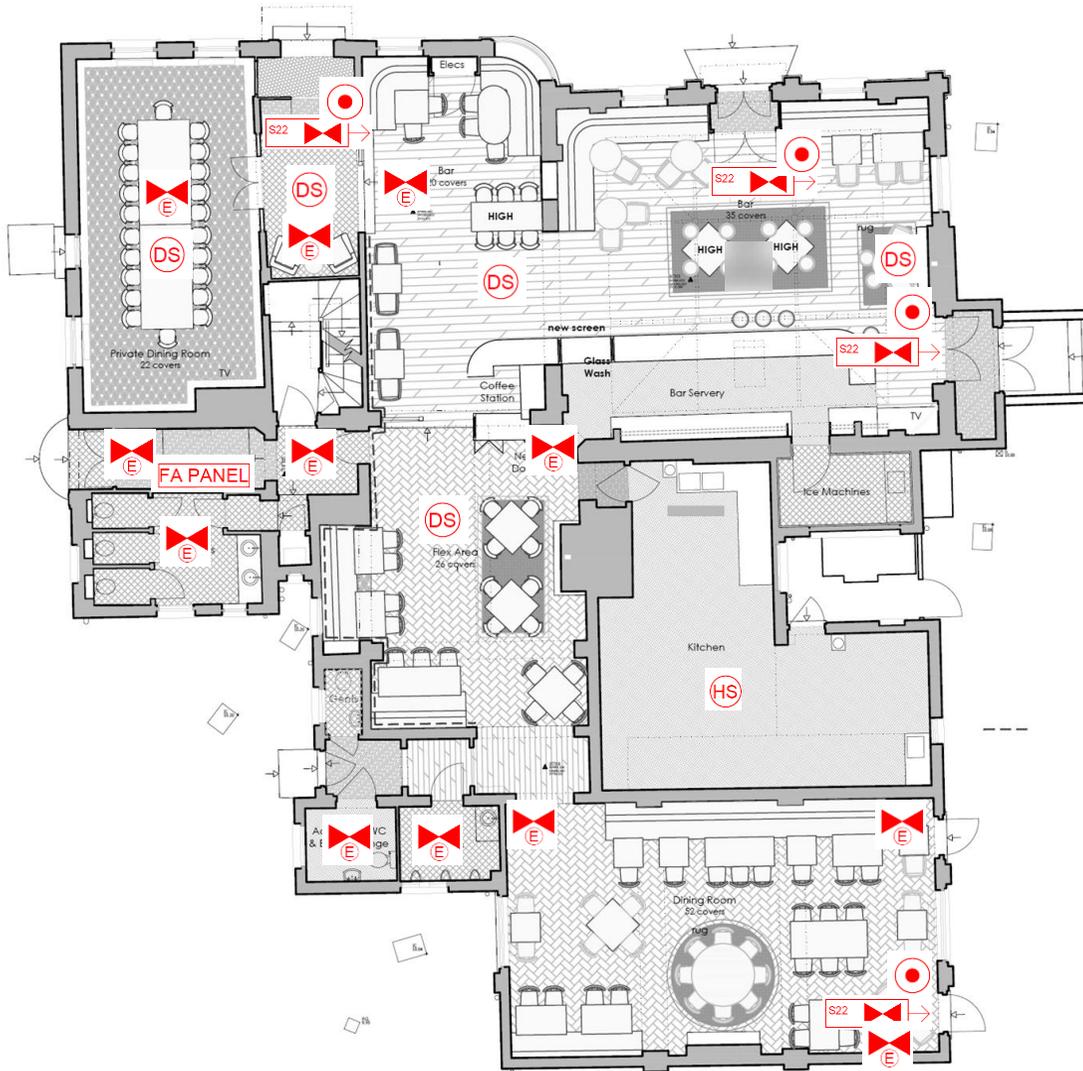
Space for Fire Appliances

Fire Appliances can reach the pub from the road and the car park also provides immediate access. See pages above.

Assembly Point

The pub and garden front Richmond Road. The assembly point is on Richmond Road.

3.0 FIRE SAFETY STRATEGY



Construction

The building is Georgian and of solid brick with render finishes to most of the building. Internally, all walls will receive a new emulsion paint finish which is Class 0 for spread of flame. Some wall paper is also proposed. Again this is categorised as Class 0 for spread of flame. No new walls or partitions are being formed within this project.

Evacuation Strategy

In the event of a fire, communication between staff and customers will be straightforward. Staff are familiar with the layout and fire escape plans can be found on the wall in the back-of-house areas.

Fire Fighting Equipment

The adjacent plan indicates positions of emergency light fittings, smoke heads, call points etc.

-  Emergency Light fitting
-  Illuminated fire exit sign
-  Fire Alarm Call Point
-  Automatic Smoke Detector
-  Combined heat & smoke detector
-  Fire Alarm Panel