

FIRE SAFETY STATEMENT

In support of our application for planning and listed building consent at The Waldegraves Suite, St Mary's University, 268 Waldegrave Road, Twickenham, TW1 4SX for conversion of an existing fire exit on the western side of the building into a new entrance, including reinstatement of an existing window, and creation of screening and signage, internal modifications to this double height entrance area to create space for a platform lift, and internal modifications to the first floor area to create an accessible toilet, and link the lift and new entrance through to the main corridor of The Waldegrave Suite.

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 our application complies with the local and national planning policy requirements for fire safety. Namely policies Policies D5 and D12 (A) of The London Plan [2021] and section 110.d of the National Planning Policy Framework [2019].

The application site currently contains a grade 1 listed two storey detached building containing a combination of event spaces with associated facilities, teaching spaces and lecture rooms

Means of Escape

The Waldegrave Suite, located on the first floor of the building, has five different fire escape routes that are identified by escape signage. The proposal in our application involves carrying out modifications to one of these existing escape routes from the building.

The fire escape route we are modifying takes people from both The Billiard Room and the back of house area down to the ground floor and out to the west of the building. It is a relatively complex route, with lots of doors in a small space, and little circulation width. We are proposing to widen this and extend the protected fire escape corridor across the Billiard Room to link it up to the Main Corridor. This change will result in an improved means of escape in this direction, not only from the Billiard Room due to the simplification and widening of corridors and doorways, but will provide another alternative protected means of escape from the main corridor. Both the back of house area and The Billiard Room already benefit from at least one alternative means of escape in a different direction which will be unaffected by the works. The new extended protected hallway is identified in red in Figure 1. With the arrangement we are proposing, we are ensuring that the exit staircase on this route benefits from the same level of smoke lobby protection from the Billiard Room and the Food preparation area as the existing arrangement.

On the ground floor we are replacing an existing one and a quarter leaf fire exit door with a new entrance door. The new entrance door will be the same width as the existing one and a quarter leaf door, and will operate as a fire exit as well as an entrance doorway. The means of escape in this area will be unaffected by the proposal.

The provision of the lift will make the building generally more accessible to the public, but we also need to ensure that there is sufficient provision for escape. We are anticipating the need for a refuge to be provided within the first floor protected hallway to enable the safe evacuation of disabled people and people with mobility impairments. The proposed location of the refuge is shown as a pink rectangle on Figure 1.

Fire Spread and Control

The changes proposed within this application do not affect the fire spread and control within the property.

In modifying the internal partitions within the building we are altering the protected escape route from the Waldegrave Suite down to the ground floor exit on the western side of the building. The new fabric that is constructed to form this protected escape route will be fire resistant providing a minimum of 30 minutes integrity in the event of a fire. No internal fire suppression measures are required.

Construction

The existing building has a conventional solid masonry wall construction with a timber framed roof and floors. Our proposal does not alter this in any way and no cladding panels or other non-standard materials are proposed.

Fire Service Access

Should fire service access be required there is direct vehicle access from Waldegrave Road into the car park immediately outside the entrance doors, which lead straight into the new entrance and lift lobby to The Waldegrave Suite. This vehicle access and car park will remain as existing, so fire service access will be unaffected by our proposal.

Fire Safety Management

The building is fitted with an interlinked fire alarm system to satisfy Part B2 of the Building Regulations. On completion of the works The Fire Safety Management Plan for the building would be updated to ensure it is reflective of the new arrangement, and that it covers the evacuation procedures associated with the lift arrangement.

Conclusion

This fire safety statement demonstrates that the proposed modifications to The Waldegrave Suite comply with The London Plan [2021] and section 110.d of the National Planning Policy Framework [2019] with regard to fire safety and will result in an improvement to the fire safety of the property.

We invite the planning officer to contact us if they require any additional information about the proposal.

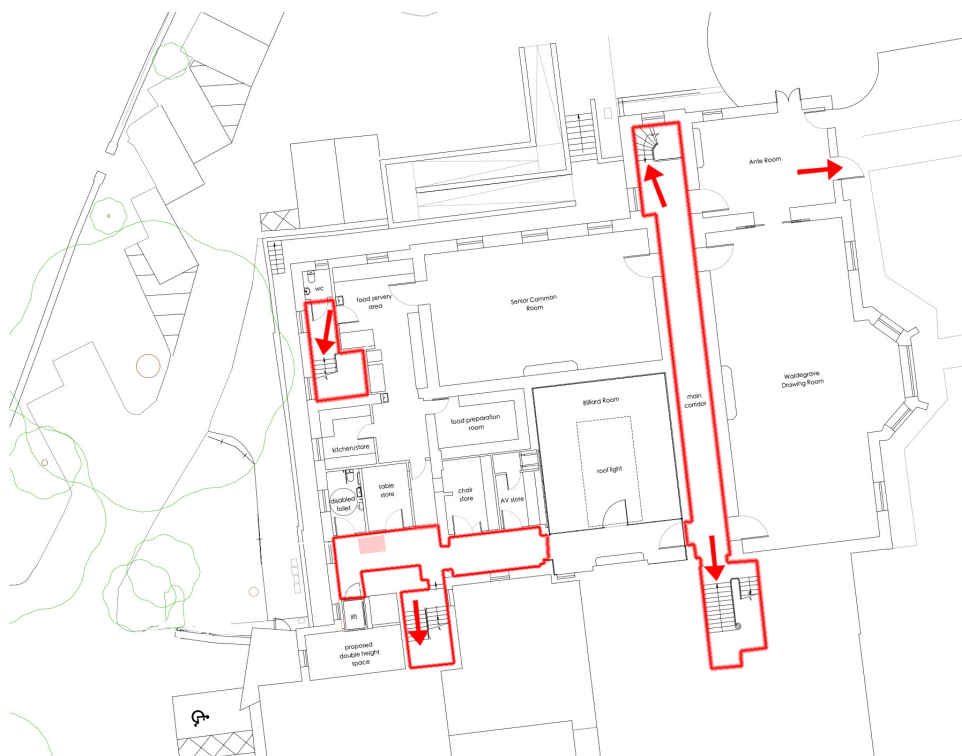


Figure 1 - First floor plan showing protected corridor, key escape routes and the disabled refuge.