

FIRE SAFTEY STRATEGY

FOR SUPPORTING INFORMATION IN RELATION TO A PROPOSED CHANGE OF USE OF EXISTING COMMERCIAL PUB ON GROUND FLOOR WITH 3 BEDROOM ACCOMODATION ON FIRST FLOOR TO A PROPOSED NURSERY FOR A PLANNING APPLICATION D12 OF THE LONDON PLAN REQUIREMENT

Date: 29th August 2023

Address of Property: 4-6 Ham Street, Richmond, TW10 7HT



STREET SCENE OF INTERSECTION OF HAM STREET



REAR TERRACE ACCESS IMAGE



REAR ACCESS IMAGE

SITE ACCESS

The street scene is characterised by wide pavements. There is a clear, open assembly point for evacuated residents in front of the BUILDING and car Parking Areas. Fire vehicle access to the site will be via public roads to the application site. The site occupies a position on HAM STREET, therefore good access with appropriate hardstanding for fire appliances is available within proximity.

INTRODUCTION

This Planning Fire Safety Strategy should be read in conjunction with the submitted planning drawings. The Ham Brewery Tap is a detached Building and was built as Public House serving customers on the ground floor with 3 Bedroom accommodation an Office and Kitchen areas on the first-floor level. The Pub has always been used as commercial use. As required in the Policy D12 of the London Plan (2021) please see below the breakdown of the Fire Safety Strategy for the proposed development.

This Fire Statement has been prepared to support the Full Planning Application for a proposed **CHANGE OF USE OF COMMERCIAL PUB ON GROUND FLOOR WITH 3 BEDROOM ACCOMODATION ON FIRST FLOOR TO A PROPOSED NURSERY** – to the existing Public House commercial property that of **4-6 Ham Street, Richmond, TW10 7HT**. The building comprises of 2 storeys with no loft living space. The building is of full use, commercial on ground level with first floor accommodation areas are the area of fire strategy importance.

The proposed **CHANGE OF USE OF COMMERCIAL PUB ON GROUND FLOOR WITH 3 BEDROOM ACCOMODATION ON FIRST FLOOR TO A PROPOSED NURSERY** – is of old traditional construction of its type of property of this year which will be upgraded to comply to with the latest Building Regulation requirements for the proposed use class of its intension. The external walls will not be touched and are of existing construction formed of Brickwork cavity infill all around. The ground floor is formed of a concrete slab and roof formed of timber existing joists with clay tiles. The proposal will only be of a **CHANGE OF USE OF COMMERCIAL PUB ON GROUND FLOOR WITH 3 BEDROOM ACCOMODATION ON FIRST FLOOR TO A PROPOSED NURSERY** being proposed to the building, the building will be used as a Nursery dwelling on ground and first floor levels, with the necessary fire protection in place not conflicting with the other households to create any hazards.

1. The building is a currently 2-storey building of commercial arrangement. The proposal will then make the entire building be of Nursery Use Class E, as such the building access for the fire brigade will be no different than it currently is. The requirements of Policy D12 state that a development must have a suitably located outside space that can be used as an evacuation assembly point in the event of fire.

a. Due to the scale of the development, there will be designated location for Fire Appliances located within the Ground and First Floor areas confirmed by the LFB with issued certification.

b. Regarding appropriate evacuation in the event of a fire, there are FOUR locations, one to the front of the property (the main entrance) with access leading out onto Ham Street towards paved areas, one to the east side leading out to the Car Park through large double doors on to Ham Street and one to the west side leading out through double doors to the open-air Amenity space with access to **Ham Street**. To the rear there is clear escape via a large single door then via a rear garden with deep amenity. The fourth fire access is on the first floor on the east side leading through double doors into decking areas which lead towards the roof areas on top of the Garage Store building for rescue. All access locations are shown below and area suitable to act as an evacuation assembly point in the event of a fire which will be determined by the LFB for final assessment for approval.

DESIGN STRATEGY

2. The proposed development will need to comply with Building Control regarding Fire Regulations.

The design incorporates appropriate features which reduce risk to life and serious injury in the event of a fire, including fire alarms and passive and active fire safety measures.

As such new fire alarms and smoke alarms will be reassessed and repositioned throughout the property in accordance with Approved Document B (fire safety) volume 1: Dwellings, 2019 edition incorporating 2020 amendments. This will be checked and signed off by the appointed Building Control Officer.

3. To minimise the risk of the fire spreading throughout the property it is crucial that the hall becomes a fire-controlled zone. This will be mainly done by ensuring that fire doors (FD30) are in place into all function rooms (bedrooms, living, kitchen, dining). Should a fire door not be possible then a fire engineered solution will need to be proposed to Building Control for sign off to ensure Building Control compliance.

4. Since the hall is a fire-controlled zone with FD30 doors or equivalent (as per point 3 above) along with the necessary fire alarms, this would mean that in the event of a fire there is a clear means of escape and a warning system to ensure that the occupant can escape.

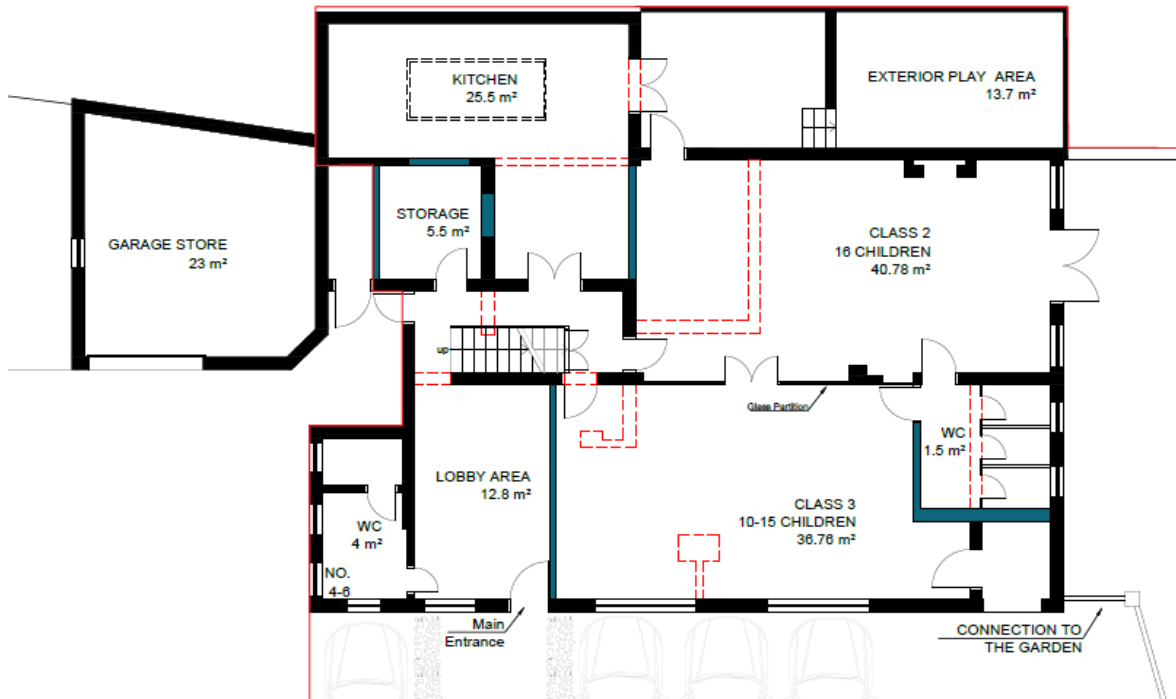
5. Mains operated, self-contained and inter linked smoke alarms must be provided at each landing level and must conform to BS EN 14604 whilst heat alarms should be to BS 5446-2. The smoke alarms must conform to at least a Grade D2 Category LD3 in accordance with BS 5839-6. All units to have rechargeable batteries in case of mains power loss.

6. Due to the scale of the development and the size of the property it is important that the user maintains the fire alarms. It is suggested that the fire alarms should be tested at least once a month to ensure the alarm system works.

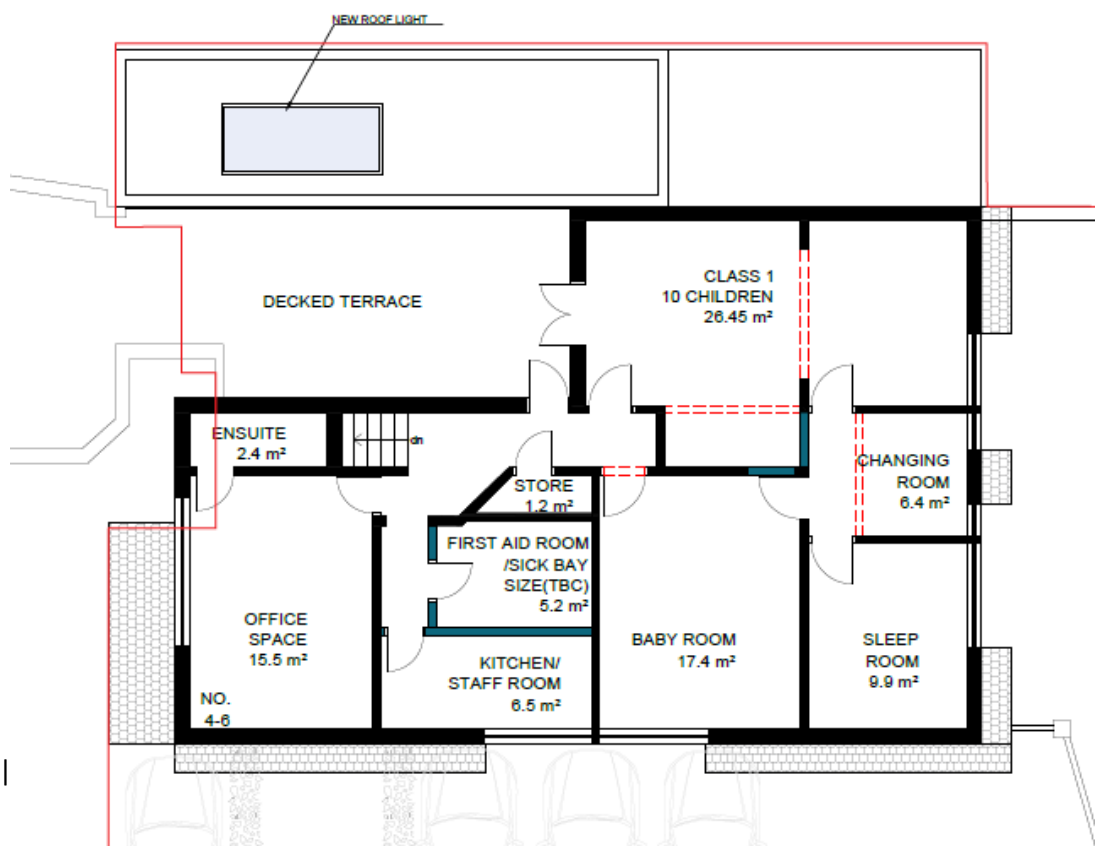
7. Due to the size of the property, there is suitable access for equipment for the fire fighting. A fire extinguisher and fire blanket will be stored in the kitchen space. The location will be confirmed when the kitchen layout is confirmed. Also, extinguishers will be located by the LFB requirements for this proposed class E proposal.

8. The development is constructed in an appropriate way to minimise the risk of fire spread. The dwelling is of brickwork finish and of timber rafters and standard clay tile roof construction, with exposed timber rafters and beams. All other materials for the proposed development would be selected to the relevant fire safety standards as set by building regulations.

PROPOSED GROUND FLOOR LAYOUT – N.T.S.



PROPOSED GROUND FLOOR LAYOUT – N.T.S.



9. In the event of a fire breaking out Access escape routes are via protected hallways leading to the front door to the street with all habitable room doors along the route fitted with self-closing FD30 fire doors. In the event of a fire breaking out in a location blocking the front access then an alternative route to the rear of the property leading to outside rear garden space is achieved.

10. Fully opening fire escape windows to be installed within the first-floor levels without obstruction to comply to Building Regulation requirements.

FIRE ASSEMBLY AREAS

10. Areas marked in yellow indicate person assembly points of interest.

11. Areas marked in green indicate fire brigade vehicle parking point of interest.



12. Fire Hydrants are in the ROAD ACCESS between number **33** and **Beach House** on **Ham Street**, also located on the beginning of **Ham Common**. Marked in RED