

## FIRE SAFETY STATEMENT

In support of a full planning application at 31 The Green, Richmond, TW9 1LX, for the change of use from commercial offices (Class E(c)(i)) to a single family dwelling C3(a).

---

### Introduction

This Fire Safety Statement is to give an overview of the relevant fire safety factors that are relevant to this site and to demonstrate that the proposal contained within this application complies with the local and national planning policy requirements for fire safety. Namely Policies D5 and D12 (A) of The London Plan [2021]. The building is a Grade II listed three-storey terrace building dating back to the late 18th Century, which was built as a single house and currently serves as office space. The scope of the work entails internal remodelling across the existing ground, first and second floor, with some minor external enhancements to the existing ground floor, along with general internal refurbishment; to change the use back to a single dwelling, from its current use as office space.

### Means of Escape

The proposal will not affect the number of exits in the building. The means of escape for this building will be via a protected escape stair connecting all levels of the house, ensuring all residents will be able to escape safely in the event of a fire. Those on the first and second floor will be able to exit safely on the ground floor via the fire protected stairway. Drawings are included in this document for your reference. The existing kitchen door in the courtyard is to be replaced with a sash window to match those on the upper floors and a new sliding door is proposed in the existing meeting room that will form the new dining area. The finished floor level on the top floor is less than 11m in height from the lowest adjacent ground level. The property does not contain any lifts so the provisions of policy D5 of the London Plan do not apply.

### Fire Spread and Control

The fenestration of the main house remains as existing, with the exception of the existing kitchen door and the sliding door to the proposed dining area. This door will be timber framed and will meet the appropriate building control requirements. The property is a traditional masonry construction so fire spread via the fenestration is a very low risk.

### Construction

The existing building has a conventional masonry wall construction. The application does not propose to change this.

### Fire Service Access

The application will not affect the ability of the emergency services to access the property and will remain as existing with the main access from The Green.

### Fire Safety Management

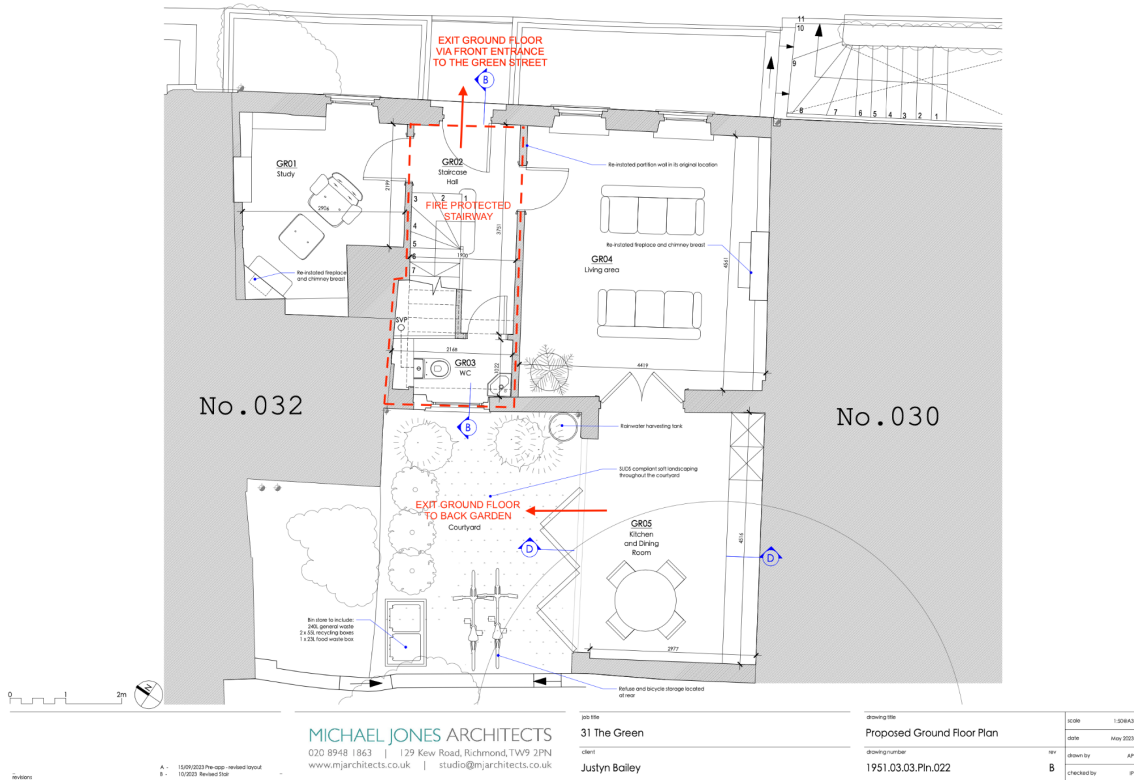
The fire safety management of the building is not affected by this proposal.

### Conclusion

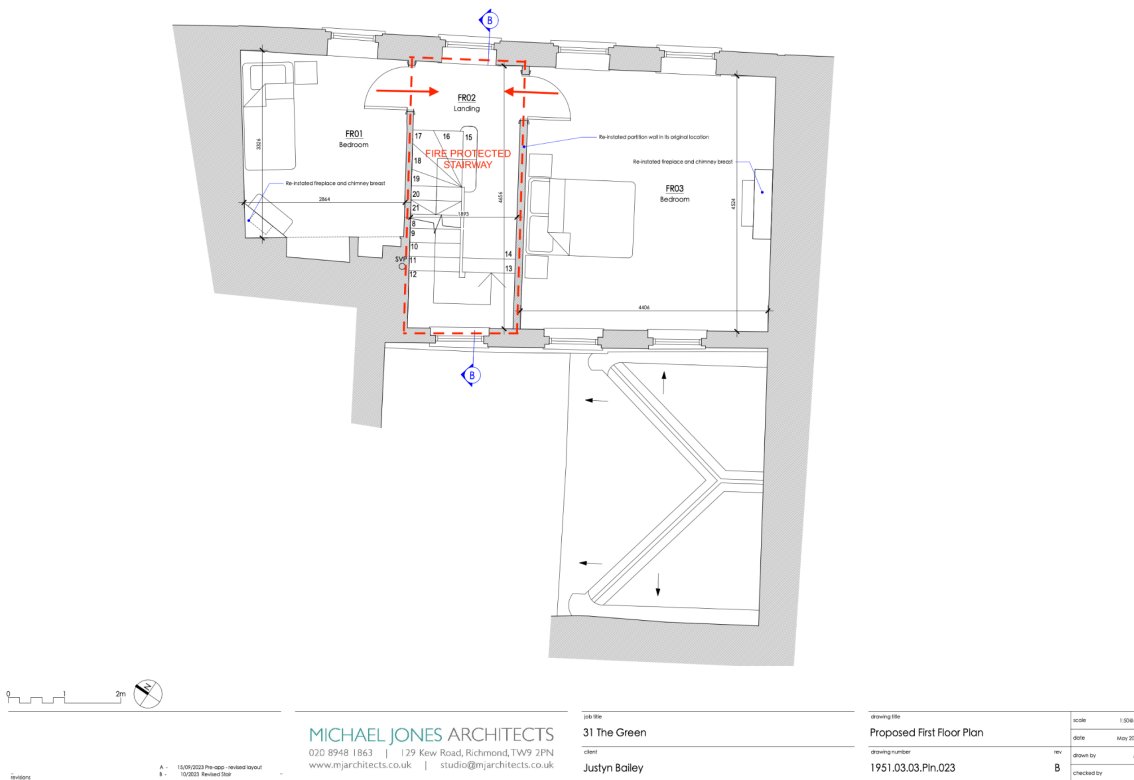
This fire safety statement demonstrates that the proposed works at 31 The Green, Richmond, complies with The London Plan [2021], with regard to fire safety.

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

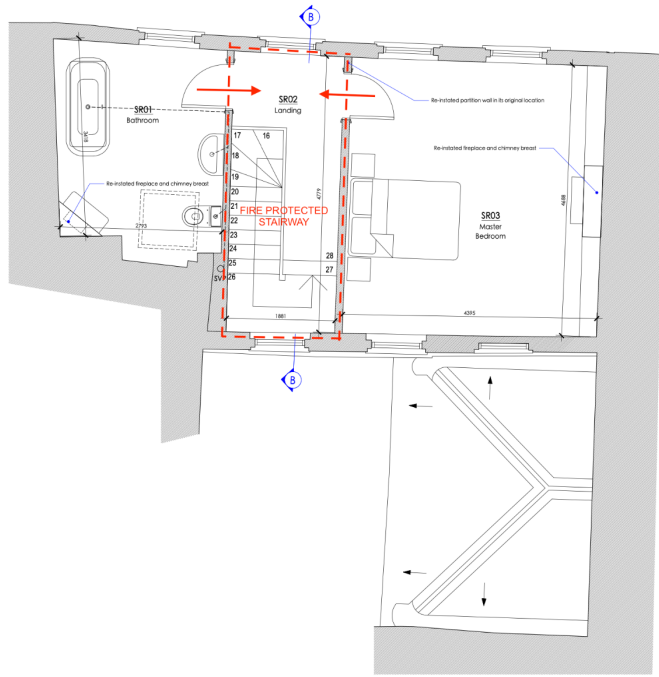
Proposed fire strategy drawings:  
 Red arrows point to the escape route



Proposed Ground Floor Plan



Proposed First Floor Plan



**MICHAEL JONES ARCHITECTS**  
 020 8948 1863 | 129 Kew Road, Richmond, TW9 2PN  
 www.mjarchitects.co.uk | studio@mjarchitects.co.uk

Job No  
**31 The Green**  
 Client  
**Justyn Bailey**

Drawing Title  
**proposed Second Floor Plan**  
 Drawing Number  
**1951.03.03.Fln.024**

Issue	1	30/03/23
Date		May 2023
Drawn by	AP	
Checked by	B	JP

Proposed Second Floor Plan