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FIRE SAFETY STRATEGY: CHANGE OF USE
FROM OFFICE TO RESIDENTIAL AT
ONSLow HOUSE, 9 THE GREEN,
RICHMOND

FOR MS DAVIES AND MR MORTON
December 2023

FIRE SATETY STRATEGY: CHANGE OF USE FROM OFFICE TO RESIDENTIAL AT ONSLOW HOUSE, 9 THE GREEN, RICHMOND

DECEMBER 2023

Prepared for

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Version Control

Project 5021207
Issue Date
Originator PB.
Checked
Version
Notes

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1. INTRODUCTION

- 1.1 This Fire Safety Strategy has been prepared by Ridge and Partners LLP on behalf of Ms Davies and Mr Morton in support of their full planning application and application for listed building consent for the change of use of Onslow House, 9 The Green, Richmond, TW9 1PX to a single dwelling.
- 1.2 The purpose of this Statement is to demonstrate that through the conversion of the application property, appropriate fire safety provision has been considered as part of the proposed conversion of Onslow House from employment to residential use.
- 1.3 The Application seeks:

“Change of use from Office (use class E) to a single residential property (use class C3)”.

Statement Structure

- 1.4 This statement firstly provides a description of the application site and surrounding area in **section 2**, with details of the proposed development then provided in **section 3** and then **section 4** sets out the overall fire safety strategy applicable to the proposals in the context of Policy D12 of the London Plan that deals with fire safety as part of all new developments including the conversion of existing buildings.

2. SITE AND SURROUNDING AREA

Site and Surrounding Area

- 2.1 The Site, Onslow House, is located on Green Road, Richmond. Onslow House is a five storey, Grade II listed building constructed in the mid eighteenth century for residential use. The building is constructed of load bearing solid masonry external walls with timber floors. There is a small garden to the front of the property and a larger one to the rear. There is also an original wine cellar.
- 2.2 The property is situated on southeastern side of Richmond Green, which is a conservation area, with views across The Green. The Green is edged by houses and commercial establishments.

3. THE DEVELOPMENT PROPOSALS

- 3.1 This full planning application and listed building consent that seeks permission for the change of use from use class E Office Space to restore it back to its original use as a single residential dwelling, use class C3.

- 3.2 The current building has a gross internal area of 4,158m² which is not proposed to change if this planning application were to be approved.

4. FIRE SAFETY

4.1 As part of all new developments, Policy D12 of the London Plan sets out the fire safety requirements that should be considered as part of any new developments, including the conversion of existing buildings. The requirements of this policy are set out in full below before each of the criteria are addressed within this statement. It should be noted however that as the proposals do not constitute major development, an independent fire strategy is not required in this case and this statement just addresses how the current proposals will meet the general objectives of the policy.

“Policy D12 Fire safety

A In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:

1) identify suitably positioned unobstructed outside space:

a) for fire appliances to be positioned on

b) appropriate for use as an evacuation assembly point

2) are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures

3) are constructed in an appropriate way to minimise the risk of fire spread

4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users

5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in

6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.”

4.2 As part of the conversion of the property from offices to residential the implications associated with a fire at the building will remain unchanged. In this regard, unobstructed space will still be available outside the front of the property for fire appliances to be positioned on. In the event of a fire, the former office use had an assembly point at the front of the property on the street. This will remain unchanged.

4.3 As a listed property, there are no plans to change or alter the construction of the property in relation to fire or fire spread. The fabric of the property will remain unchanged.

- 4.4 In terms of routes of escape, the property benefits from external access to both the front and rear of the property and both routes will remain unaltered and will allow appropriate evacuation in the event of a fire. The escape routes and means of escape will remain in perpetuity and will only change in the event that the property is altered or converted to an alternative use in the future.
- 4.5 In the event of a fire, suitable access for fire fighters and their equipment can be provided from the front of the building and access through the building will remain as is and is considered suitable both for the size of the building and the residential use proposed.
- 4.6 Given the above, it is considered that the basic Fire Strategy associated with this property is considered appropriate and as the proposals do not constitute major development, an independent fire strategy is not required in this case.

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