

Fire Safety Statement

Site Address:

**561-563
Upper Richmond Road West
East Sheen
SW14 7ED**

Proposal : Conversion of a shop and the two flats above (one self- contained and one ancillary to the shop) into two houses (2 x 4 bed); following by internal alterations; separate amenity space; bin and cycle stores.

This Fire Safety Statement is produced to fulfil the requirements of Policy D12 of the London Plan, as adopted March 2021.

Section A of the policy states, "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." Taking each requirement in turn;

1) Identify suitably positioned unobstructed outside space:

- a) for fire appliances to be positioned on, and;
- b) appropriate for use as an evacuation assembly point

The existing site is a semi-detached Dwelling and is in 3 storeys including the loft space at 561-563 Upper Richmond Road West, East Sheen, SW14 7ED. It consists of a shop which is on the ground floor with an ancillary flat and also a self-contained flat. The flats are part in the ground floor, first floor and part in the loft. The property has a good size rear garden which is divided to two parts, the small part belong to the self- contained flat and the larger part of the rear garden is belong to the shop.

The street scene is characterised by wide pavements and access Road for a clear assembly point for evacuated residents. Site has a clear access for fire appliances and an adequate assembly point as marked. (Please refer to attached drawing)

2) The development is 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.

The development will be constructed in line with current building regulations on fire safety.

There is provision for heat detectors/alarms to be installed in Kitchen.

Communal Passage to be equipped with interlinked Smoke detectors with battery backup.

Doors to habitable rooms will be FD30 fire check doors with Smoke seal strip.

Staircase enclosures to be 30 minutes fire resistance.

All the Party Walls/Floors between the two proposed houses to be 60 minutes fire resistance.

Entrance doors to the properties to be fitted with a self-closing device.

3) The development is constructed in an appropriate way to minimise the risk of fire spread.

All other materials for the proposed development would be selected to the relevant fire safety standards as set by building regulations.

To minimise the risk of fire spread, all walls to be lined with 14mm Fireline plasterboard with minimum 60mins fire rating.

To minimise the risk of fire spread separating walls comprise of an independent timber frame with 1 layers of 12.5mm Gyproc sound bloc & 1 no of 14mm Fireline plasterboard to provide 60mins fire resistance.

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

The proposed development affords additional opportunities for evacuation in the event of a fire over the existing dwelling.

The design of the internal layout and the bifold/Double doors to access the garden make a better connection between internal and external.

The new stairs will meet the latest building regulations.

The Existing side passage will give access to the front and rear.

There is a maximum travel distance of 10m to front exit from anywhere in the house which is adequate.

Means of escape from the proposed room is via the stairs down to the main entrance.

The entrance doors to the properties should be fitted with a self-closing device.

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

Due to the size and number of occupants to the property the front & Rear doors serves as an adequate exit point at all times.

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

Fire blankets and extinguishers will be used in line with requirements for two houses for two single families. Clear unobstructed access has been provided for evacuation and for fire equipment.

Fire Safety Policy Criteria as per the London Plan D12(A)

1(a) Fire Appliances and Means of Access .

Refer to drawing ,site plan for means of access for fire brigade. The hall is a protected means of escape.

2) Appropriate features to reduce risk to life

All the bedrooms & habitable rooms are with windows as means of escape. Additional doors also to the rear and side.

3) Appropriate features to reduce risk of fire spread

The houses will comply with Part B to reduce the risk of fire spreading.

(4) & (5) Means of escape / evacuation strategy

Means of escape from protected hall or ground floor doors/windows through the front garden and on the grass to the Close. (refer to the drawings)

(6) Fire Fighting Equipment

The client is advised to keep a Home Fire Safety Pack in the OM manual. All residents should be aware of the location of fire and smoke/ heat detector equipment.