

# Fire Statement

In support of proposals for No.3 Gloucester Road, Richmond, TW9 3BS • June 2024



## 1. Introduction

This document outlines the fire safety measures to be implemented to No.3 Gloucester Road, which will see a new glazed rear extension to enlarge the existing kitchen / dining space.

## 2. Overview

The design of the rear extension follows the requirements of policy D12a of the London Plan.

The proposals will achieve the highest standards of fire safety (fulfilling all requirements of the Building Regulations) and are relatively simple in complexity and no different to designs this practice has worked on previously.

The property has its own dedicated exit to the street and an internal 30 minute rated corridors / stairwells to separate habitable rooms, which comprises a clear direct path to the designated assembly point in the front garden without passing through any room.

All ground and upper floor habitable rooms have openable windows to allow escape in the event of fire. However, the front door will be utilised as the primary escape route.

The new rear extension will be designed with all elements of structure achieving 30 minute fire resistance. There will be smoke alarms (one per floor) and Heat detector in the kitchen hard wired to the mains. The combined kitchen and dining space at the rear will remain enclosed with 30 minute fire doors from the main hallway.

## 3. Fire equipment and areas for evacuation

Fire fighting equipment will be positioned at the entrance to the property, and in the kitchen space. The dwelling exits direct to the outside, so assembly point to the front is easily reached.