

FIRE SAFETY STRATEGY

AT

8 MONTPELIER ROW, TWICKENHAM TW1 2NQ

This statement has been prepared to demonstrate compliance with Policy D12 of the London Plan 2021. The statement has been prepared by Place Architecture and Design, a chartered architectural practice that has been working in the residential design sector since 2013.

Compliance with each of the criteria listed in Policy D12 (A) is set out below:

- 1) identify suitably positioned unobstructed outside space: a) for fire appliances to be positioned on b) appropriate for use as an evacuation assembly point.

This Listed Building Consent application/Planning application is for the proposed replacement of existing dilapidated roof coverings (re-using existing slates where possible) and renovation of the existing roof structure to preserve and protect the listed fabric of the property. The existing escape arrangements are not affected as part of this work.

- 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.

During construction, necessary fire extinguishers will be available.

- 3) are constructed in an appropriate way to minimise the risk of fire spread
Appropriate rated building materials will be used in the construction to meet current building regulations guidance as far as practicable in a listed building of this nature. New beams that will support the existing roof structure will need to be fireproofed with intumescent paint.

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

The existing escape route in this property is via the front door or via the rear door. This proposed roof works will not impact upon this.

During construction there will be scaffold to access the roof.

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

The fire strategy plan will form part of the health and safety file for the project.

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

During construction, necessary fire extinguishers will be available.

Fire Spread and Control

The existing building is terraced so fire spread to adjacent properties is a consideration. The solid masonry skin of the building makes external fire spread via the facades a low risk. The proposed roofing works will reuse the existing roof covering of slate and lead which are of relatively low fire risk in themselves. This application is for the proposed replacement/reuse of existing roof coverings and renovation of the existing roof structure to preserve and protect the listed fabric of the property - so we are not worsening the existing scenario in terms of fire spread.

No internal fire suppression measures are proposed as part of this application but will form part of subsequent applications to renovate the dilapidated property. A mains interlinked smoke detection system should be considered moving forward.

Conclusion:

This application relates solely to the roof of the property and in repairing/renovating the existing roof structure so that the roof coverings can be reinstated so that the roof looks like it would have originally. Means of escape will remain as existing.