

Sion Court, Sion Road, Twickenham

Fire Statement – Requirements for London Plan 2021



Project Name	Sion Court, Sion Road, Twickenham
Proposal Title	Fire Statement – Requirements for London Plan 2021
Description	London Plan 2021 Requirements
Ref. No.	SAV-247151-01-FST-00
Issue	01
Revision	00
Date	23 May 2024
Prepared by	Sandesh Mohan
Reviewed by	Helam Chung
Approved by	Dr Hóng Liáng
	<i>AESG has prepared this proposal in accordance with the instructions of their client for their sole and specific use. Any other persons who use any information contained herein do so at their own risk.</i>

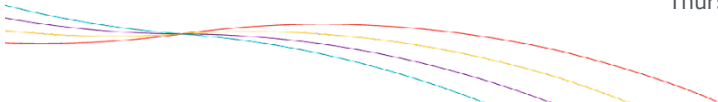
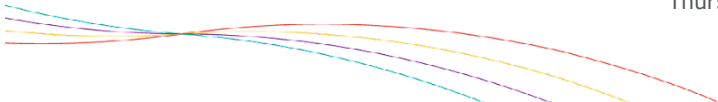




Table of Content

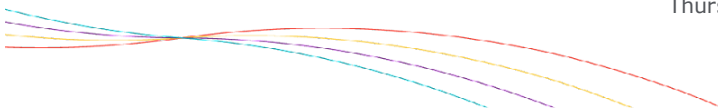
1	Executive Summary	5
2	Introduction	6
2.1	Overview	6
2.2	Benchmark Criteria and Assessment Standards and Guidance	7
2.3	Reference Drawings	8
3	Development Description	9
3.1	Site Description	9
3.2	Proposed Block Description	9
3.3	Occupancy Assessment	10
4	B1 – Means of Warning and Escape	11
4.1	Evacuation Strategy	11
4.1.1	<i>Measures to Support a Stay-Put Evacuation Strategy</i>	11
4.2	Fire Detection and Alarm System	11
4.3	Means of Escape (Units 1 to 5)	12
4.3.1	<i>Internal Arrangements</i>	12
4.3.2	<i>Escape Stair</i>	13
4.3.3	<i>Evacuation Lift</i>	13
4.3.4	<i>Refuge Requirements</i>	13
4.4	Emergency Assembly Points	13
4.5	Final Exits	14
5	Active Fire Protection	14
5.1.1	<i>Active Systems – Automatic Suppression Systems</i>	14
5.1.2	<i>Active Systems – Smoke Control</i>	14
5.1.3	<i>Active Systems – Emergency Power</i>	14
6	B2 – Internal Fire Spread (Linings)	15
6.1	Passive Fire Protection	15
6.1.1	<i>Compartmentation and Fire-Resistance Enclosures – Residential and Non-residential Units</i>	15
6.1.2	<i>Linings</i>	15
7	B3 – Internal Fire Spread (Structure)	16
7.1	Elements of Structure	16
8	B4 – External Fire Spread	16
8.1	External Wall Construction	16
8.2	Green Roof	17
8.3	Rooflights	17
9	B5- Access and Facilities for the Fire Service	18
9.1	Site Access	18
9.2	Access to Fire Appliances	19
9.3	Building Access	19
9.4	Water Supplies	21





10 Additional Information	21
11 Conclusion	22

DRAFT





1 Executive Summary

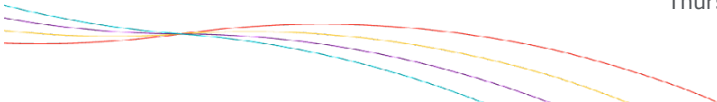
This fire statement is submitted to support a planning application for Sion Court in Twickenham, London.

The proposed scheme at Sion Court will provide an additional 5 units within the development.

This executive summary outlines the fire safety measures that have been considered within the proposed residential scheme during the planning stage. Table 1 below provides the fire strategy statement summary of the development.

Table 1: Fire Strategy Statement Summary

Item	Comment
Basis of Design	British Standard 9991:2015 – Fire Safety in the design, management, and use of residential buildings – Code of practice Approved Document B (ADB) Volume 1 (2019 edition incorporating 2020 and 2022 amendments) for the proposed rooflights and turning facilities for fire appliances
Building Use	Residential
Height from fire service access to top occupied floor level	< 11m
Fire Alarm and Detection	<ul style="list-style-type: none">• Grade D LD2 for Units 2,3,4 and 5• Grade D LD1 for Unit 1• Heat Detection in Kitchens
Evacuation Lift	None
Suppression	None
Smoke Ventilation	None
Structural Fire Protection	60 minutes
Firefighting Provisions	<ul style="list-style-type: none">• Fire Service appliances can be suitably sited to access all areas within each unit within 45m• Water supply is provided from existing external fire hydrant.





2 Introduction

2.1 Overview

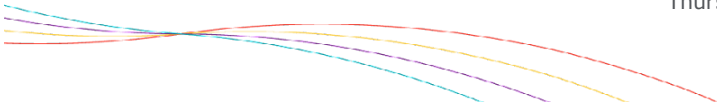
The Building Safety Act 2022 has introduced a gateway system to ensure that building safety risks are considered at the planning, design, construction, and pre-occupation stages of a project. Information gathered at each gateway will be stored and retained for the life cycle of the building. All three Gateways are intended to create a 'golden thread' of information about a building, ensuring the right information is available to the right people, at the right time.

AESG has been appointed by **SAVILLS** to produce a Fire statement in order to support the planning application for the residential scheme **Sion Court in Twickenham, London TW1 3DD**. This Fire Statement provides a summary of the proposed fire and life safety measures which will be incorporated into the design and retained by the building owner/responsible person as part of the Gateway One requirements and the golden thread of information.

The purpose of a Fire Statement is to demonstrate that fire safety has been considered at the earliest opportunity and that the requirements of Chapter 3, Policy D5 and D12 as detailed in the London Plan 2021 have been carefully considered as part of this application process. This is summarized in Table 2 below.

Table 2: Policy Summary

Policy Number	Description	The Relevant Section of the Report
Policy D5, Subsection B5	In all developments where lifts are installed, a minimum of one lift per core (or more subject to capacity assessments) should be a suitably sized fire evacuation lift.	4.3.3
Policy Number	Description	The Relevant Section of the Report
Policy D12, Subsection A1(a)	Identify suitably positioned and unobstructed outside space for positioning of fire appliances.	9.1
Policy D12, Subsection A1(b)	Identify suitably positioned and unobstructed outside space appropriate for use as an assembly point.	4.4
Policy D12, Subsection A2	Incorporate appropriate features which reduce the risk to life and the risk of severe injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures.	4.2, 5, 6.1
Policy D12, Subsection A3	The building must be constructed in an appropriate way to minimise the risk of fire spread.	6.1, 8

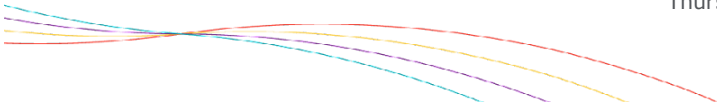




Policy D12, Subsection A4	Provide suitable and convenient means of escape and an associated evacuation strategy for all building users.	4(whole section)
Policy D12, Subsection A5	Develop a robust strategy for evacuation which can be periodically updated and published, and in which all building users can have confidence in.	4.1, 4.1.1 and 10 (whole section)
Policy D12, Subsection A6	Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.	9.1, 9.2, 9.3 and 9.4
Policy Number	Description	The Relevant Section of the Report
Policy D12, Subsection B1	Building’s construction: methods, products and materials used, including manufacturers’ details.	6.1
Policy D12, Subsection B2	Means of escape for all building users: suitably designed stair cores, escape for building users who are disabled or require level access, and associated evacuation strategy approach.	4.3, 4.3.3, 4.3.4 and 4.5
Policy D12, Subsection B3	Features which reduce the risk to life: fire alarm systems, passive/active fire safety measures and associated management and maintenance plans.	4.2, 6.1 and 5
Policy D12, Subsection B4	Access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these.	9 (whole section)
Policy D12, Subsection B5	How provision will be made within the curtilage of the site to enable fire appliances to gain access to the building.	9.1
Policy D12, Subsection B6	Ensure that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures.	10 (whole section)

2.2 Benchmark Criteria and Assessment Standards and Guidance

During the planning stage, it is the intention for a Fire Statement to demonstrate that fire safety has been considered at the earliest opportunity and that the proposed scheme could feasibly achieve compliance with the functional requirement of the Building Regulations 2010 (as amended in 2018, 2022 and 2024). In addition, as the project is located within Greater London, the requirements as





set in Chapter 3, Policy D5 and D12 of the London Plan 2021 are also adhered to. Subsequently, the building will be designed and assessed in line with the currently applicable standard and guidance documents in order to support the safety and well-being of the occupants intended to use it.

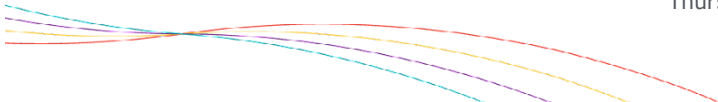
For the project at Sion Court, Twickenham, BS 9991:2015 is referred to as the standard guidance during the development of this fire statement. And Approved Document B (ADB) Volume 1 (2019 edition incorporating 2020 and 2022 amendments) for the proposed rooflights.

2.3 Reference Drawings

TP Bennett has provided AESG with the drawings listed in Table 3. It is understood that these are the latest set of drawings, accurate at the time this report was written. As such, the Fire Statement has been based on the drawings listed in Table 3.

Table 3: List of Drawings for Project Name

Project	Drawing Number	Description	Date	Architect
Sion Court	SC-PP4-00	Site Map, Block Plan	08.04.2024	Tal Arc Ltd.
Sion Court	SC-PP4-01	Existing Ground Floor Plan Site Levels	08.04.2024	Tal Arc Ltd.
Sion Court	SC-PP4-02	Existing First Floor Plan	08.04.2024	Tal Arc Ltd.
Sion Court	SC-PP4-03	Existing Elevations	08.04.2024	Tal Arc Ltd.
Sion Court	SC-PP4-04	Existing Street Elevation Existing South Elevation/Section	08.04.2024	Tal Arc Ltd.
Sion Court	SC-PP4-05	Proposed Ground Floor Plan	08.04.2024	Tal Arc Ltd.
Sion Court	SC-PP4-06	Proposed First Floor Plan and Proposed Roof Plan	08.04.2024	Tal Arc Ltd.
Sion Court	SC-PP4-07	Proposed West Elevation and Proposed Rear Elevation	08.04.2024	Tal Arc Ltd.
Sion Court	SC-PP4-08	Proposed Sections A & B Materials	08.04.2024	Tal Arc Ltd.
Sion Court	SC-PP4-09	Proposed Lebanon Park Street Elevation	08.04.2024	Tal Arc Ltd.
Sion Court	SC-PP4-10	Proposed Section CC	08.04.2024	Tal Arc Ltd.
Sion Court	SC-PP4-11	Proposed Section EE Proposed Section FF	08.04.2024	Tal Arc Ltd.





3 Development Description

3.1 Site Description



Figure 1: Site Plan

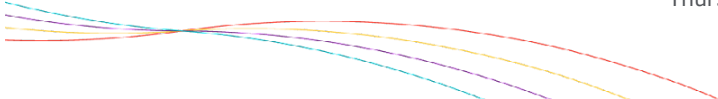
Sion Court is an existing development in Southwest London. The development comprises an existing 'L' shaped residential building, located in the Southwest corner of the site. At the centre of the site are communal gardens for use by residents. Vehicular garage structures are currently located at the North of the site. Additional car parking spaces are located around the perimeter.

3.2 Proposed Block Description

The proposed development within the Sion Court will be divided into 5 private residential units. Each unit will be separated by a party wall.

The building, once complete, will comprise 2 single-level units (units 1 and 5) and 3 houses comprising ground +1 floor above (units 2, 3 and 4). The unit locations are shown in Figure 2.

Unit 1 is located at the East end of the proposed block and will be designed for assisted living, accommodating occupants such as wheelchair users. It is understood that occupants within all units will be capable of independent escape.





The height of each unit has been measured from the fire service access level to the highest occupied floor. The height of units 2, 3 and 4 is approximately 3 meters. Units 1 and 5 are ground floor only. The area of the largest units is 77m².

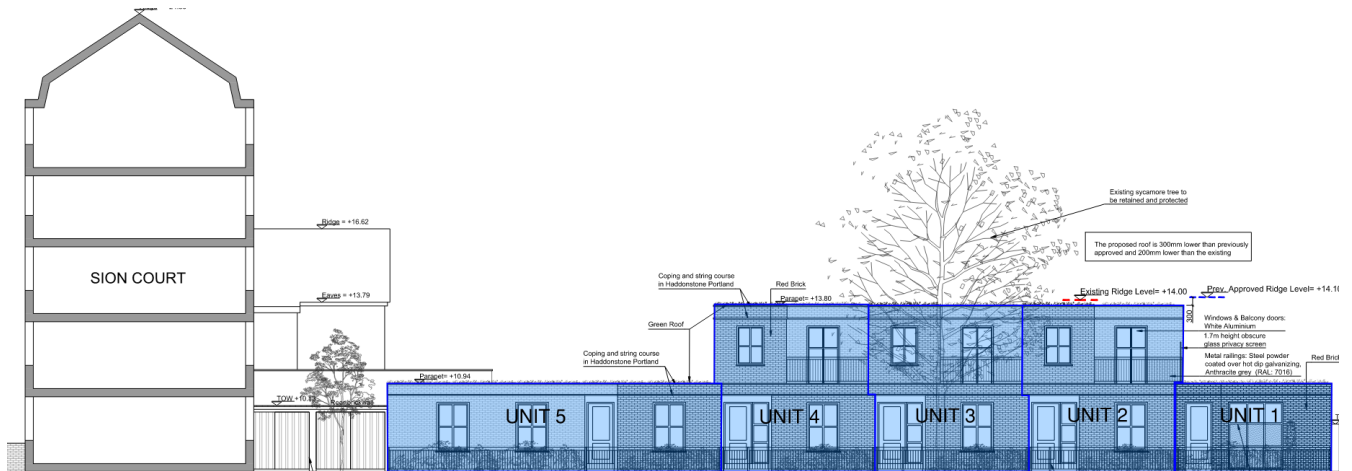


Figure 2: Elevation Drawing of the Proposed Design

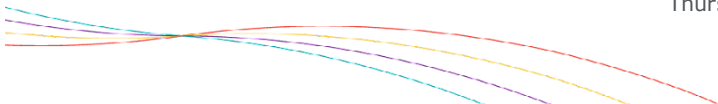
3.3 Occupancy Assessment

In order to determine the minimum package of fire safety protection within the building, an occupancy assessment have been conducted. A summary of the conclusions is shown in Table 3.

Table 4: Occupancy Assessment

Location	Likely term of the tenancy	Likely type of occupant	Familiar with building?	Sleeping Risk	Special risks identified
All Units	Long term	Private tenant/owner	Yes	Yes	Yes ^[1]

Note [1]: Unit 1 in the proposed scheme is designed to be wheelchair accessible and should be compliant with the guidance within Approved Document M4(3)





4 B1 – Means of Warning and Escape

4.1 Evacuation Strategy

Table 5 provides a summary of the evacuation strategy used throughout the building.

Table 5: Evacuation Strategy

Building Type	Area	Evacuation Strategy	Comments
Residential Units	Units 1 to Unit 5	Defend in place	Occupants only in the flat of fire origin will evacuate. This is supported by robust compartmentation and smoke control strategies provided within the design.

4.1.1 Measures to Support a Stay-Put Evacuation Strategy

In order to support the 'stay put' evacuation strategy each unit will be designed as a single fire compartment. Each flat will be separated using compartment walls constructed using fire-resistant materials. All compartment walls will achieve a minimum of 60 minutes of fire resistance. This will prevent fire and smoke from affecting adjacent compartments. An alternate means of escape is provided from the upper floor of Units 2,3 and 4 via inset balconies which is designed as per the guidance within BS 9991.

Units 1 and 5 will be provided with a protected entrance hall. The hall will be constructed using fire-resistant materials and fire doors. The protected entrance hall will achieve a minimum of 30 minutes of fire resistance. Should the compartmentation strategy fail, occupants in adjacent flats have a protected route to leave their apartment and escape via the internal escape stair.

Where service penetrations pass through a compartment wall or floor, fire-stopping/fire dampers/pipe collars will be applied as required to prevent heat and smoke from affecting adjacent compartments.

4.2 Fire Detection and Alarm System

Table 6 provides a summary of the fire detection and alarm systems that will be incorporated into the proposed design.

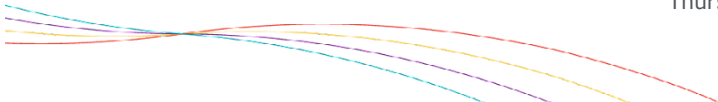




Table 6: Fire Detection and Alarm Summary

Units	Building Use	Proposed System ^[2]	Comments
Units 2, 3, 4 and 5	Residential Units	Grade D LD2	Smoke detectors provided in all circulation areas that form part of the escape route and in the principal habitable rooms. Heat detection will be provided in kitchens.
Unit 1	Residential Units	Grade D LD1	Smoke detectors provided in all circulation areas that form part of the escape route and in the principal habitable rooms. Heat detection will be provided in kitchens.

Note [2]: Fire detection and alarm systems will be designed and installed in accordance with the recommendations of BS 9991 and BS 5839 Part 6 for dwellings.

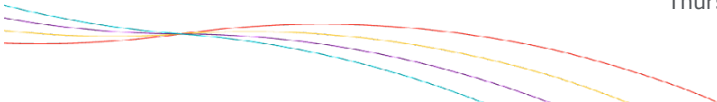
4.3 Means of Escape (Units 1 to 5)

4.3.1 Internal Arrangements

Units 1 and 5 will be provided with a protected entrance hall. The hall will be constructed using fire-resistant materials and fire doors. The protected entrance hall will achieve a minimum of 30 minutes of fire resistance. In the event of a fire, occupants will egress within the protected entrance hall to a final exit where they can move away from the building to a place of ultimate safety.

Staircases within units 2,3 and 4 will be enclosed in fire-resistant construction. The enclosure will provide a minimum of 30 minutes of fire resistance and be provided with fire doors where direct access to the stairs is required from habitable areas. Once occupants have entered the stair enclosure they are provided with an escape route leading directly to the main entrance affording access to the courtyard. Occupants within these units are also provided with an alternative escape route via windows and inset balconies located <4.5m from ground level.

BS 9991 requires that doors should achieve a clear width of 750mm. This is achieved throughout the design. As Unit 1 is designed for accessible living, doors within this unit must achieve a clear width of 850mm in order to satisfy the requirements of Approved Document M. This requirement has also been achieved in the proposed design.





4.3.2 Escape Stair

Staircases within units 2,3 and 4 will be enclosed in fire-resistant construction. The enclosure will provide a minimum of 30 minutes of fire resistance and be provided with fire doors where direct access to the stairs is required from habitable areas. In accordance with BS 9991 escape stairs must achieve a clear width of 750mm. The staircase in each unit achieves 1000mm unobstructed width and is therefore compliant with this requirement.

The proposed design provides built-in storage cupboards within the protected stair enclosure. The storage shall be separated from the stair by 30 minutes fire rated enclosure and doors. This item will be further reviewed and developed during RIBA Stage 2.

4.3.3 Evacuation Lift

The proposed design does not include any lift cores. Travel between floors will be facilitated via internal stairs.

In accordance with the London Plan 2021, occupants must be able to enter, use and exit a building safely and with dignity. Unit 1 is a single-floor dwelling. It is a M4(3) compliant dwelling which is designed to be wheelchair accessible. To facilitate an effective egress strategy, door widths will be increased to accommodate these requirements. In addition, escape routes will be situated on level ground or be provided with suitable ramping with a gradient no greater than 1:12. It is understood that occupants within all units will be capable of independent evacuation.

4.3.4 Refuge Requirements

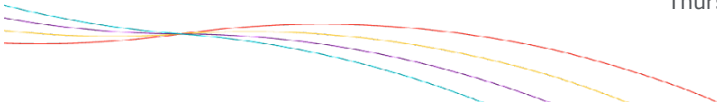
Currently, there is no requirement for refuges within the guidance document. A refuge space is not required for the size of the proposed development as the occupants will be able to escape directly to the outside.

The Sion court development is managed by a building management company. It is understood that occupants within Units 1 - 5 will be capable of independent escape. However, should an occupant require assistance, a robust management strategy will be provided. This is achieved by providing emergency evacuation plans (PEEPs) for residents who may require assistance to escape in the event of fire.

4.4 Emergency Assembly Points

Currently, there is no guidance document regarding the creation and location of assembly points, and it is not a requirement under the current building regulations. However, it is suggested that these are provided at a suitable distance from the buildings at the South-West corner of the site. This location has been chosen for the following reasons;

- 1) Once occupants have left the building, they will not have to cross any roads to reach the assembly point. This reduces the risk of collision with motor vehicles. This is important as occupants may be in a state of panic or distress.
- 2) The assembly point is a suitable distance away from the building to ensure that occupants can muster without being affected by heat or smoke from a fire.





- 3) The location is clearly visible from all the five units which can be accessed via multiple pathways.
 - 4) The assembly point is suitably positioned so that emergency services, such as the London Ambulance Service, can access and administer first aid without affecting firefighting operations.
- Although the location of the assembly point has been suggested the detailed design is to follow during the subsequent design stages.

4.5 Final Exits

Unit 1 of the proposed scheme is designed to be wheelchair accessible and should be compliant with the guidance within Approved Document M4(3). This includes increasing door widths and providing evacuation lifts and suitably ramped egress routes instead of stepped routes. The force required to open doors will be reduced and push buttons, handles etc. will be located at a height suitable for occupants such as wheelchair users. A full list of design considerations will be provided as part of the Fire and Life Safety Strategy of the building.

The final exit from each unit is directly to the outside.

5 Active Fire Protection

5.1.1 Active Systems – Automatic Suppression Systems

The height of each unit has been measured from the fire service access level to the highest occupied floor. The height of units 2, 3 and 4 is approximately 3 meters. Units 1 and 5 are ground floor only. Based on the guidance contained within BS 9991, sprinkler provision is not required to be incorporated into the design.

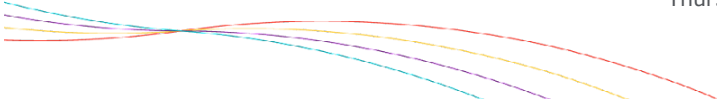
A suppression system is not required to be incorporated into the design as a compensatory feature to support items such as extended travel distances.

5.1.2 Active Systems – Smoke Control

The design does not require smoke control systems to be installed in order to comply with BS 9991. As such, no smoke extract systems such as smoke shafts, AOVs or mechanical extract systems are provided.

5.1.3 Active Systems – Emergency Power

Each dwelling is provided with independent escape routes. As such, BS 9991 does not require emergency lighting to be provided.





6 B2 – Internal Fire Spread (Linings)

The design is intended to prevent uncontrolled fire spread within all buildings. To achieve this, a number of passive and active systems will be provided. A summary of the systems used has been provided in 6.1 and 5.

6.1 Passive Fire Protection

6.1.1 Compartmentation and Fire-Resistance Enclosures – Residential and Non-residential Units

Table 7 provides a summary of the fire resistance required for compartmentation and fire resistance enclosures.

Table 7: Compartmentation and Fire-Resistance Enclosure Summary

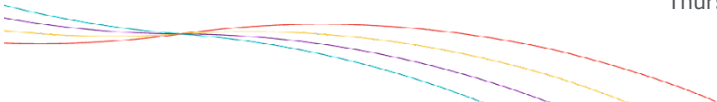
Element within the building	Fire Resistance (Loadbearing, Integrity, and Insulation)	Fire Door Type	Closing Mechanism
Element of structure	60 minutes	N/A	N/A
Party walls	60 minutes	N/A	N/A
Stairs (Units 2, 3 and 4)	30 minutes	FD30	Self-closing mechanism not required
Protected Hall (Units 1 and 5)	30 minutes	FD30	Self-closing mechanism not required

6.1.2 Linings

Linings will adequately resist the spread of flame over their surfaces. In addition, if ignited, linings will inhibit the rate of heat release or the rate of fire growth. In order to achieve this, limitations will be imposed on the classification of linings used in different areas of the building. A summary of minimum performance requirements is provided in Table 8.

Table 8: Minimum Classification of Linings

Location	Minimum Classification (European Class)
Circulation spaces within dwellings	C-s3, d2
Other circulation spaces	B-s3, d2
Small rooms (< 4m ² and <30m ² in non-residential buildings.)	D-s3, d2





Sleeving where a pipe penetrates a compartment wall or floor	Non-combustible materials must be used
Walls of a flue that penetrates a compartment floor or wall	Non-combustible materials must be used

7 B3 – Internal Fire Spread (Structure)

7.1 Elements of Structure

Structural fire protection ensures the stability of structural elements (such as steel beams or columns, or timber beams or columns) for a given period during a fire scenario. The minimum period of fire resistance for elements of structure within the building is shown in Table 9.

Table 9: Minimum Fire Resistance for Elements of Structure.

Height of Building (approx.)	Sprinklered	Minimum Period of Fire Resistance
<18m	No	60 minutes

8 B4 – External Fire Spread

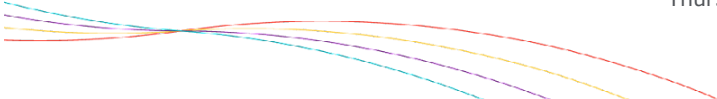
8.1 External Wall Construction

The height of the buildings within the proposed scheme is provided in Table 9 above. The heights do not exceed 11m and as such, for locations with a separation distance from the relevant boundary more than 1m, there are no limitations on the material which can be used as part of the external wall build-up or specified attachments.

In other locations where the separation distance is less than 1m the build-up material of the external wall shall be of Class B-s3, d2 as a minimum.

The external envelope of the building appears to be solid masonry construction. As part of the works, a review of the façade will be conducted to ensure that the external envelope of the building will not provide a medium for fire to spread.

During the construction phase, a fire strategy will be provided that accounts for items such as the storage of construction materials, access to emergency service appliances and reasonable mitigation for arson etc. This will ensure that the surrounding area is unaffected during the proposed works.





8.2 Green Roof

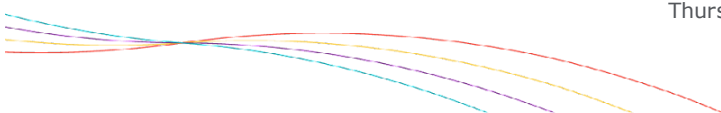
The proposed design accommodates a green roof to increase the biodiversity and water attenuation reducing peak runoff during heavy rainfall.

The green roof should be constructed in accordance with the guidance within 'Fire Performance of Green Roofs and Walls.' It recommends either the provision of non-vegetated border zones or fire breaks in specific areas such as around all openings/roof lights in roofs, around vertical elements and at intervals across roofs to limit the area of the green roof.

8.3 Rooflights

If any plastic roof lights are proposed they will need to meet the requirements of Tables 12.2 and 12.3 of ADB, which require any plastic roof lights within 6m of a boundary to meet class D-s3, d2 on the lower surface and class C-s3, d2 on the external surface.

DRAFT





9 B5- Access and Facilities for the Fire Service

9.1 Site Access

The design provides 2 entrances into the development. Entrance 1 is located on Lebanon Road and Entrance 2 is located on Sion Road. Fire Service appliances can be suitably sited to access all areas within each unit within 45m.

Car parking spaces are provided on the South and West perimeter of the site. A single disabled car parking space is located within the development and reserved for the occupants of Unit 1. All other vehicles are restricted from entering the internal areas of the site by a fold-down bollard at Entrance A and B. Bollards will be provided with an unlocking mechanism which will not cause delay to the Fire Service entering the site. A strategy for suitable security measures will be developed in RIBA Stage 2.

Access routes are shown in Figure 3 below.

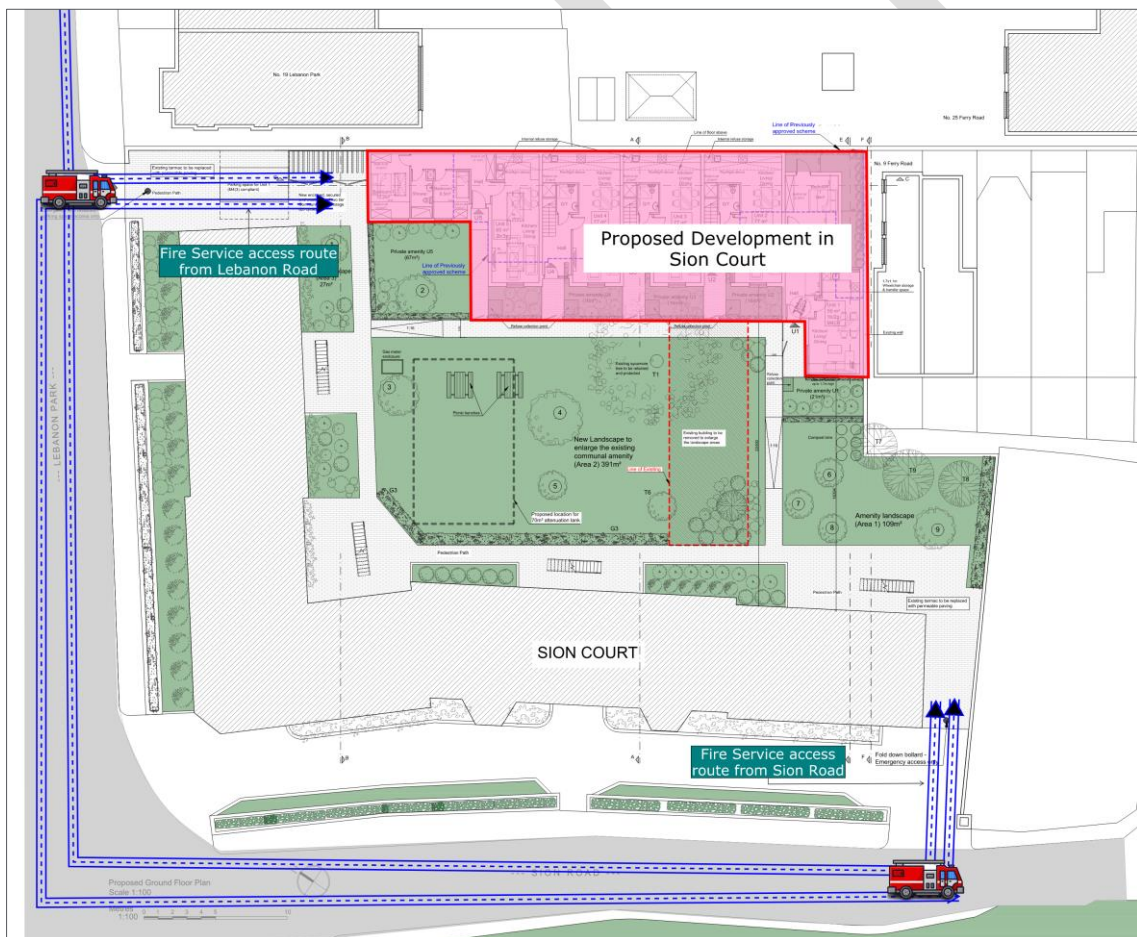
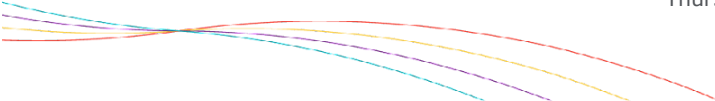


Figure 3: Fire Service Site Access Road





9.2 Access to Fire Appliances

The size and weight requirements of the access road will be in accordance with the Guidance Note 29 of the London Fire Brigade (LFB) which is defined below in Table 10. Turning facilities for the fire appliance will comply with the guidance in Diagram 13.1 of ADB.

Table 10: Size and Weight Requirements

Appliance type	Minimum width of road between kerbs (m)	Minimum width of gateways (m)	Minimum turning circle between kerbs (m)	Minimum turning circle between walls (m)	Minimum clearance height (m)	Minimum carrying capacity (tonnes)
Pump	3.7	3.1	16.8	19.2	3.7	12.5
Aerial	3.7	3.1	26.0	29.0	4.27	32.0
Special Appliance	6.1	3.1	27.5	32.0	4.27	32

It is assumed that the existing road will meet the requirements of local fire authorities. The proposed design will not impose a negative impact on the existing road condition and no change is expected for the firefighting service access road.

In order to maintain an unobstructed access route, parking locations will be marked in positions on the bounded roads which prevents any vehicle from impeding this route. Other emergency service vehicles such as ambulances can be sited on the existing roadways around the entire perimeter of the site.

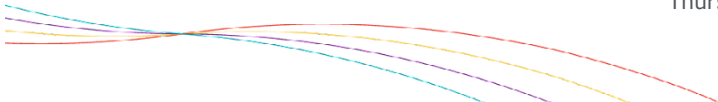
9.3 Building Access

Fire service appliances can be sited in the following locations:

- Lebanon Park Road – Access from the entrance A.
- Sion Road – Access from the entrance B.

Car parking spaces are provided along the South and West perimeter of the site. A single disabled car parking space is located within the development and is provided for occupants within Unit 1 only.

All other vehicles are restricted from entering the internal areas of the site by fold-down bollards at each entrance. Bollards will be provided with an unlocking mechanism which will not cause delay to the Fire Service entering the site. A strategy for suitable security measures will be developed in RIBA Stage 2.





The Fire Service can site a pumping appliance in positions within the site so that all areas within each unit are accessible within 45m (measured along a route suitable for laying hose). This is compliant with the requirements of BS 9991.

Units are separated by party walls and do not have a shared means of escape. The evacuation strategy adopted by each unit is 'stay put' i.e., only the occupant from the unit of fire origin will evacuate. This strategy will reduce the congestion during the evacuation and firefighting operations.

An automatic detection and alarm system will be provided to ensure that occupants are alerted to begin their escape at the earliest opportunity. This will allow occupants to move away from the building before the arrival of the Fire Service.

Each unit has a window facing the courtyard which may also provide firefighting access to the unit. The assembly point is positioned so that occupants can travel from a final exit to the assembly point without congesting the site of Fire Service operations.

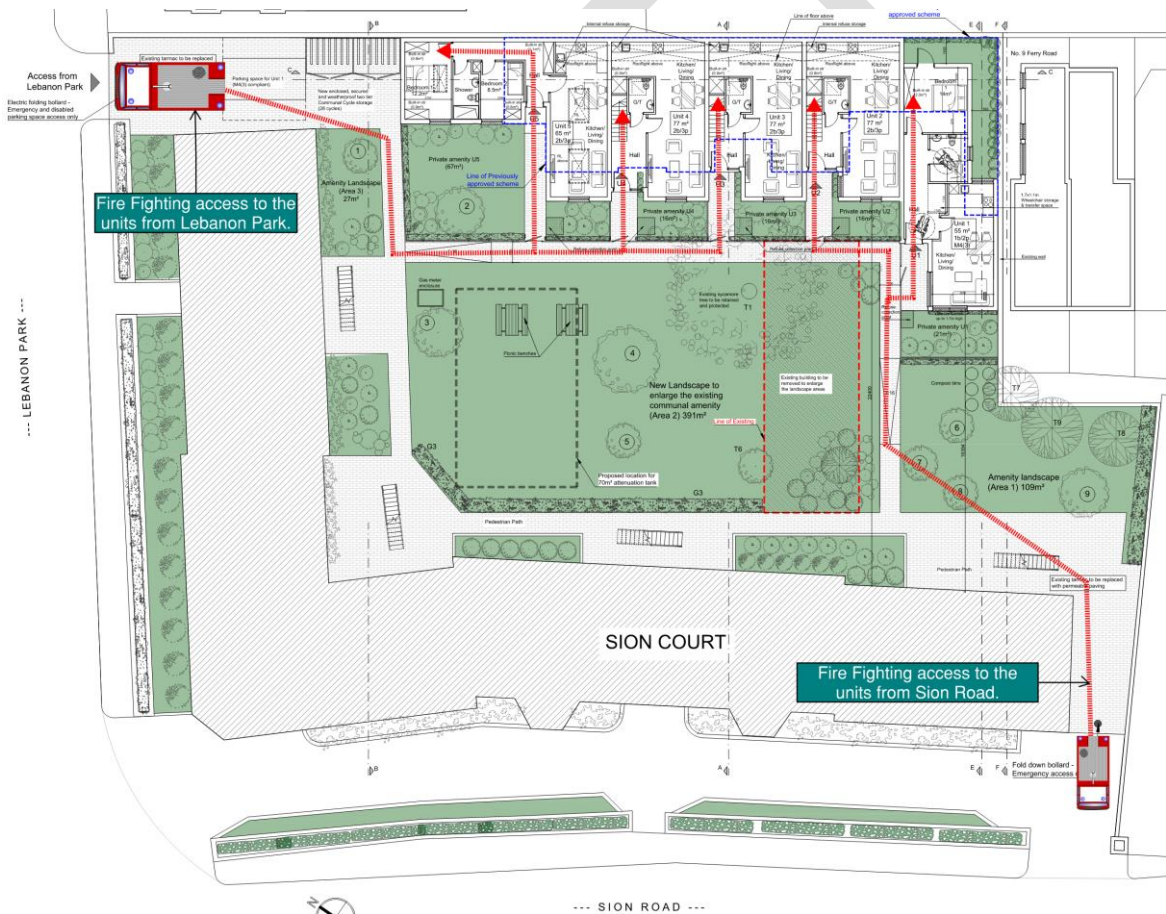
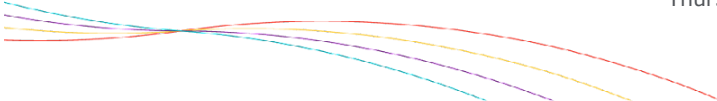


Figure 4: Fire Service Building Access Route





9.4 Water Supplies

The fire and rescue service can use the existing fire hydrants located on either Lebanon Park Road or Sion Road to gather water for use in firefighting operations. Maintenance and testing of these hydrants will be carried out by the Fire Service and the Water Board.

10 Additional Information

Fire and Life Safety Building information will be retained using electronic copies of all relevant documents. All documents will be saved on a central system where they can be reviewed as required. All information will be easily accessible to relevant parties throughout the building's life cycle.

If during its lifecycle the building undergoes any design modification or changes of use, the fire strategy must be reviewed. The document will provide details of all the components which are required to be maintained in order to support the existing strategy. Any changes to the existing design must be assessed against this information to ensure that the changes do not negatively impact the existing provisions.

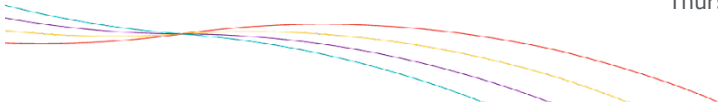
Where internal layouts are modified, the fire strategy drawings must be reviewed to ensure that compartmentation within the building is not compromised. This is particularly important in residential buildings where a 'defend in place' evacuation strategy is used.

Where a building is being refurbished and no changes to the design are being made, it must be ensured that the works achieve the same performance criteria as detailed in the fire strategy.

Where necessary, a new fire strategy must be produced. Any changes to the building, or the fire strategy as a whole, must be discussed and agreed with planning authorities, building control and the fire service prior to work commencing.

With regard to this project, the particular items which must be reviewed as part of any future works are as follows;

- Do the changes affect the proposed means of escape?
- Does the stair enclosure of the building remain suitably protected from the effect of heat and smoke?
- Has the compartmentation within the building been maintained? (This includes any service penetrations which pass through fire-resistant construction.)
- Has the protected route from the stair to a final exit been maintained and remains fire sterile?
- If additional floors are added, then the fire resistance of the structural elements will need to be reviewed. The existing fire resistance may not be sufficient if the building height is increased.
- Do any changes affect the distance a firefighter must travel in order to reach the most remote parts of the building?





This is not an exhaustive list; however, it highlights the particular aspects of the project which are critical to the current strategy.

It must be noted that Changes to the building and its services (controlled services or fittings) may require submission of statutory notice under the building regulations and not just within the confines of a fire strategy.

11 Conclusion

This fire statement is a summary of information which demonstrates that fire safety has been considered during the planning process and it complies with the Policy D5 and D12 of London Plan 2021 requirements.

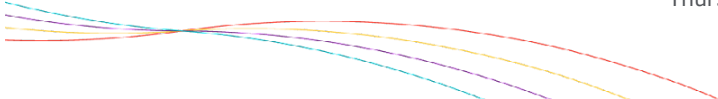
This fire statement details the fire safety measures considered within the proposed development which is in line with the current Building Regulations to meet the fire and life safety objectives.

AESG has reviewed the proposed design and confirms that it achieves the functional requirement of Building Regulation 2010 (Amended) and BS 9991:2015.

Table 11 below summarises the relevant section against the functional requirement of Building Regulations.

Table 11: Relevant Section Information Corresponding to Building Regulations Requirements

Building Regulations Requirements	Relevant Sections
B1 - Means of warning and escape.	4
B2 - Internal fire spread (linings).	6
B3 - Internal Fire Spread (structure).	7
B4 - External Fire Spread.	8
B5 - Access and facilities for the Fire and Rescue Service.	9

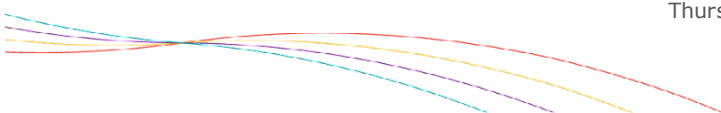


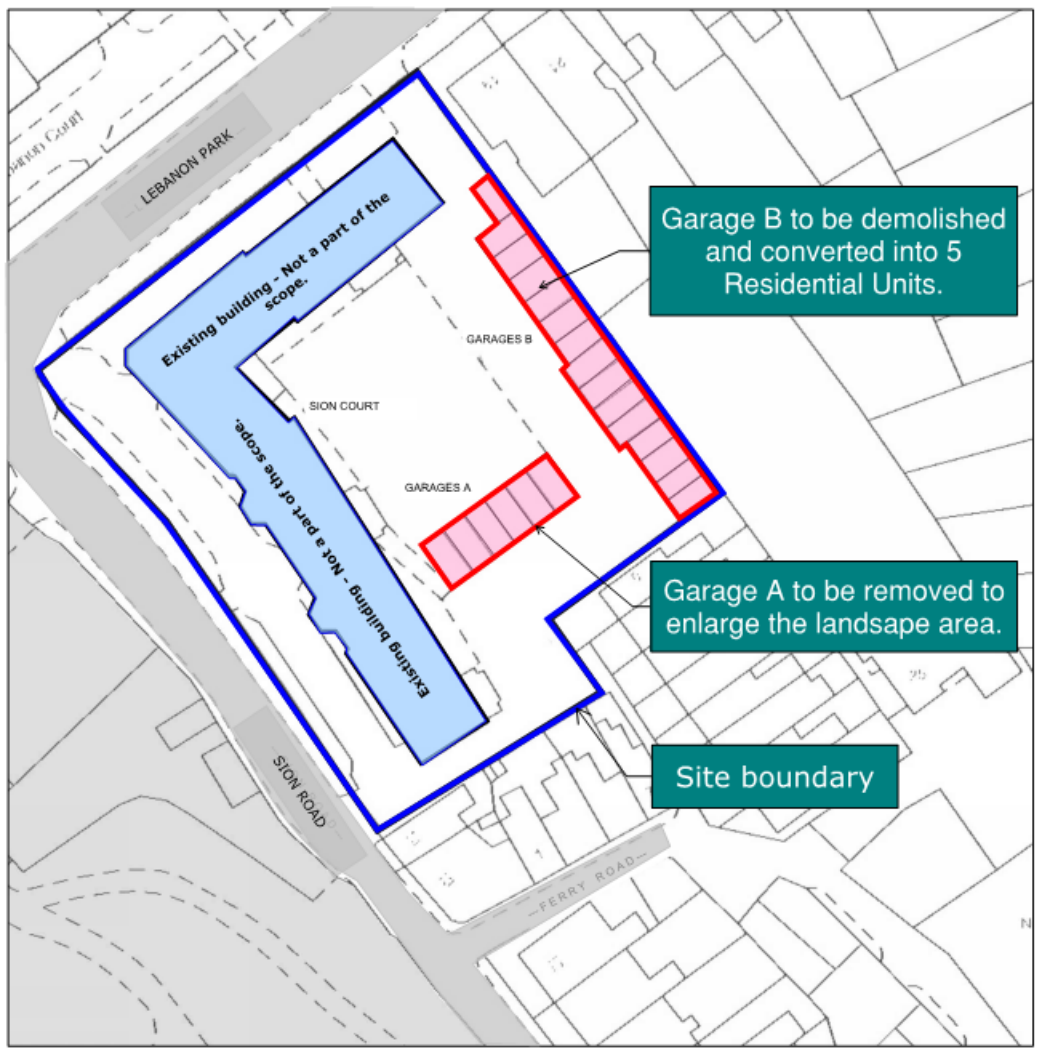


DRAFT

APPENDIX A

FIRE STRATEGY DRAWINGS





LEBANON PARK

WERRY COURT

Existing building - Not a part of the scope.

SION COURT

Existing building - Not a part of the scope.

GARAGES B

GARAGES A

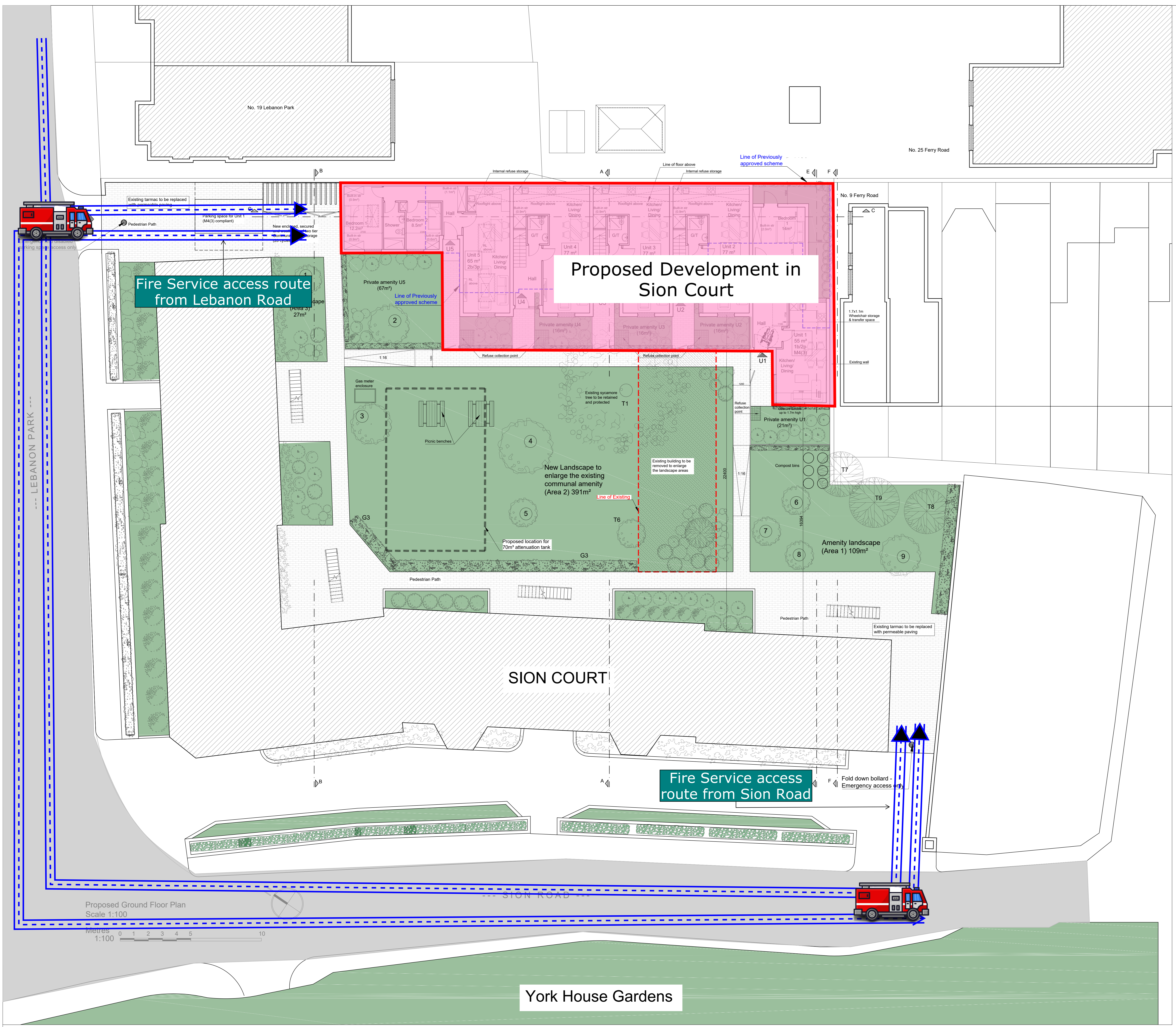
Garage B to be demolished and converted into 5 Residential Units.

Garage A to be removed to enlarge the landscape area.

Site boundary

SION ROAD

FERRY ROAD



Minimum Gross Internal Areas (GIA) and Storage					
Unit No.	No. of bedrooms / persons	Min. London Plan flat area (m ²)	Proposed flat area (m ²)	Proposed private amenity (m ²)	Proposed built-in storage (m ²)
Unit 1	1b2p	50m ² (1 storey)	55.6m ²	39m ²	2.1m ²
Unit 2	2b3p (2storey)	70m ² (2 storey)	77m ²	21.5m ²	3.62m ²
Unit 3	2b3p (2storey)	70m ² (2 storey)	77m ²	21.5m ²	3.62m ²
Unit 4	1b2p (2storey)	58m ² (2 storey)	71.8m ²	21.5m ²	2.22m ²
Unit 5	2b3p	61m ² (1 storey)	65m ²	67m ²	2.69m ²

Amenity Landscape Areas			
	Existing	Proposed	Added
COMMUNAL FOR ALL RESIDENTS			
Amenity Landscape 1 (m ²)	34	109	75
Amenity Landscape 2 (m ²)	300	391	91
Amenity Landscape 3 (m ²)	-	27	27
TOTAL (m²)	334	527	193
PRIVATE			
Private Amenity Landscape (m ²)	-	100	100
GREEN ROOFS			
Green Roofs (m ²)	-	191	191

The existing Amenity Landscape is 334m².
 The proposal adds Communal amenity landscape of 193m².
 New Communal Amenity Landscape area is a Total of 527m².
 Total Landscape area (including Private amenity landscape and Green roofs) is 818m².

WASTE MANAGEMENT PLAN

The existing Site makes use of on-street servicing opportunities for all delivery and servicing activity and refuse collections. The proposals will retain the same strategy for the proposed residential units.

Each of the residential units will be provided with internal refuse storage.

Refuse collection at the Site will be administered by on-site management personnel, who will extend the current waste management arrangement for the existing 36 units at Sion Court to the proposed units.

As part of the management regime, refuse and recycling will be collected daily from the front garden of each proposed unit to an allocated refuse storage point in the neighbouring building at Lebanon Court. Both buildings have the same managing agents and the same arrangement.

- NEW TREE PLANTING**
- 1 Thorn, Crataegus prunifolia Splendens, 12-14cm, 65litre
 - 2 Crab apple, Malus hupehensis, 12-14cm, 45litre
 - 3 Tibetan cherry, Prunus serrula Tibetica, 12-14cm, 45litre
 - 4 Golden rain tree, Koeleruteria paniculata 20-25cm, 250litre.
 - 5 Flowering cherry, Prunus pandora 12-14cm, 45litre
 - 6, 7, 8 Birch, Betula albosinensis Fascination, 14-16cm, 65 litre
 - 9 Amelanchier Ballerina, 10-12cm, 45litre

General Notes

Local authorities (Planning Group or Building Control) might request for additional items / information to be added / revised.

Contractor, sub-contractor or supplier is to report any errors, omission or discrepancies on the drawings, and shall not vary any work shown on the drawings without obtaining prior approval from the architect. Contractor, sub-contractor or supplier is responsible for requesting any additional information from the architect for the correct execution of the works.

Contractor, sub-contractor or supplier shall supply to the architect all shop drawings, illustrations, specifications, etc. of all specialist work to be incorporated into the main contract works, and shall immediately inform the architect if any work shown on this drawing is not in accordance with the relevant codes of practice recognised as good practice throughout the industry or if it does not comply with the relevant local authority bye-laws or building regulations.

Contractor to verify all dimensions on site before commencing any work on site or preparing any shop drawings. Figured dimensions to take precedence over scaled dimensions.

Contractor, sub-contractor or supplier shall immediately advise the architect / quantity surveyor of the effect upon programme and cost of any alterations to the proposed works shown on this drawing.

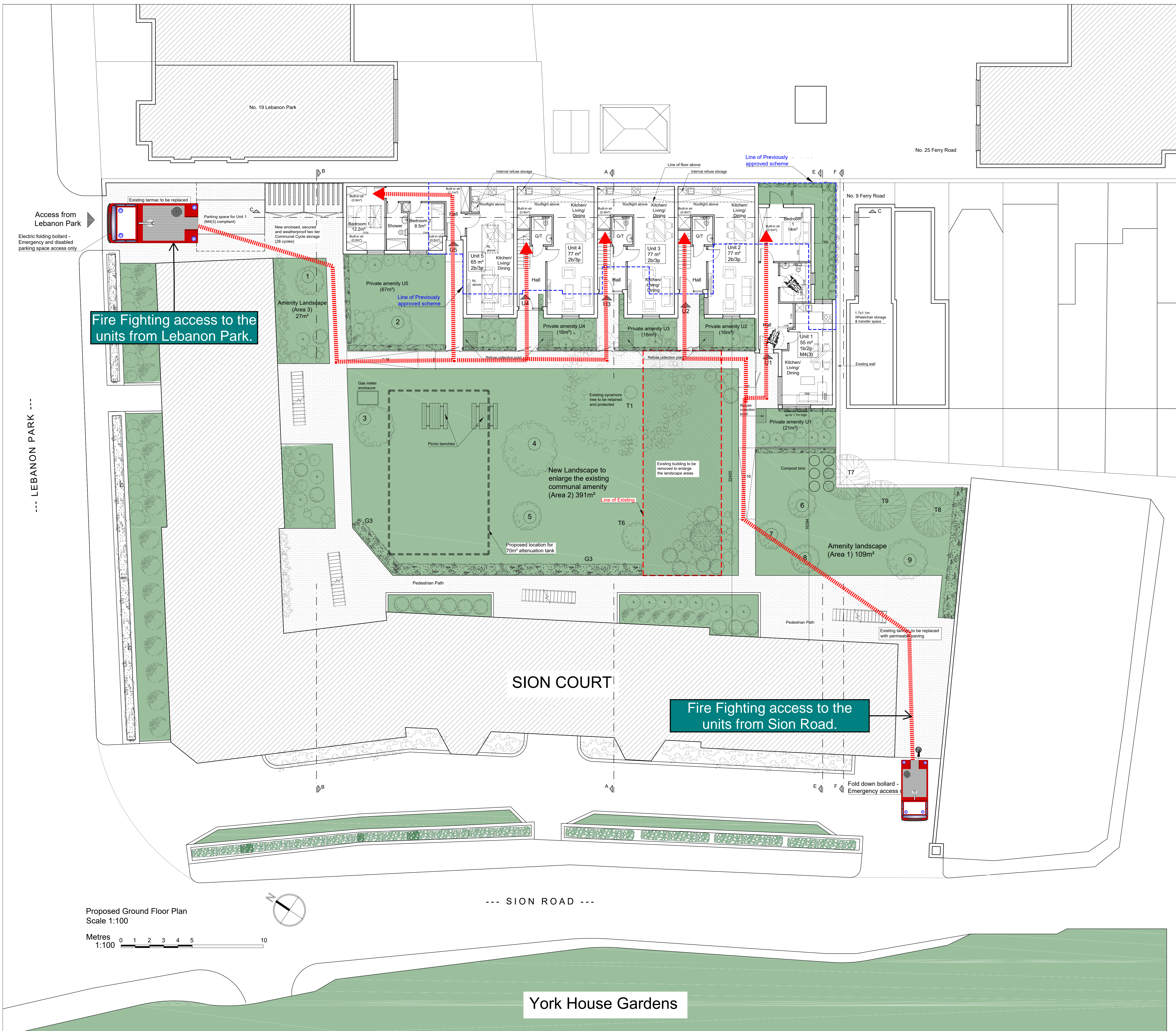
All materials, components and workmanship to comply with the relevant British Standards, Codes of Practice and appropriate manufacturers' recommendations that from time to time shall apply.

This drawing supersedes all previous issues of the same drawing number with earlier revisions.

This drawing and design is copyright of Tal Arc Ltd and remains the property of Tal Arc Ltd, and as such the contents must not be disclosed to anyone or reproduced in any way without prior written consent.

REV	DATE	BY	CHKD	DESCRIPTION

PROJECT New Residential Units at Sion Court Twickenham, TW1 3DD		ZONE A		DISCIPLINE ARCHITECTURE		STATUS PLANNING	
CLIENT Moreland Residential (UK)		LEVEL A		DRAWING NUMBER SC-P04-05		REVISION	
DRAWING TITLE Proposed Ground Floor Plan		PAPER SIZE A0 SHEET		SCALE 1:100		DATE 08/04/2024	
DRAWN YS		CHECKED YS		PROJECT TITLE New Residential Units at Sion Court		TAL ARC LTD. ARCHITECTURE DESIGN 2A CRESCENT ROAD LONDON N3 1HP, U.K. T: 020 3719 0793 E: INFO@TALARC.CO.UK W: WWW.TALARC.CO.UK	



Minimum Gross Internal Areas (GIA) and Storage					
Unit	No. of bedrooms / persons	Min. London Plan flat area (m ²)	Proposed flat area (m ²)	Proposed private amenity (m ²)	Proposed built-in storage (m ²)
Unit 1	1b2p	50m ² (1 storey)	55.6m ²	39m ²	2.1m ²
Unit 2	2b3p (2storey)	70m ² (2 storey)	77m ²	21.5m ²	3.62m ²
Unit 3	2b3p (2storey)	70m ² (2 storey)	77m ²	21.5m ²	3.62m ²
Unit 4	1b2p (2storey)	58m ² (2 storey)	71.8m ²	21.5m ²	2.22m ²
Unit 5	2b3p	61m ² (1 storey)	65m ²	67m ²	2.69m ²

Amenity Landscape Areas			
	Existing	Proposed	Added
COMMUNAL FOR ALL RESIDENTS			
Amenity Landscape 1 (m ²)	34	109	75
Amenity Landscape 2 (m ²)	300	391	91
Amenity Landscape 3 (m ²)	-	27	27
TOTAL (m²)	334	527	193
PRIVATE			
Private Amenity Landscape (m ²)	-	100	100
GREEN ROOFS			
Green Roofs (m ²)	-	191	191

The existing Amenity Landscape is 334m².
 The proposal adds Communal amenity landscape of **193m²**.
 New Communal Amenity Landscape area is a **Total of 527m²**.
 Total Landscape area (including Private amenity landscape and Green roofs) is **818m²**.

WASTE MANAGEMENT PLAN

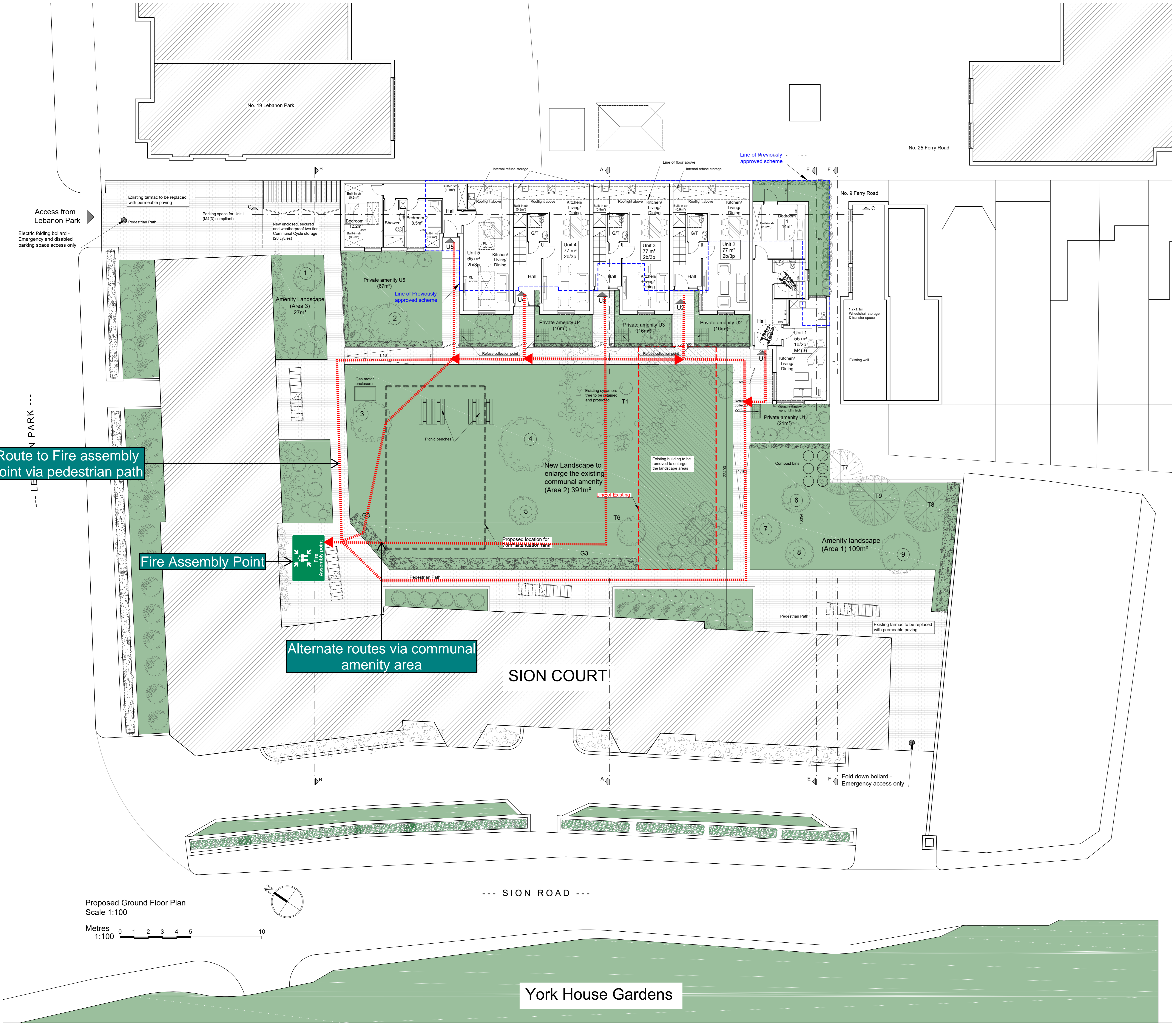
The existing Site makes use of on-street servicing opportunities for all delivery and servicing activity and refuse collections. The proposals will retain the same strategy for the proposed residential units.

Each of the residential units will be provided with internal refuse storage.

Refuse collection at the Site will be administered by on-site management personnel, who will extend the current waste management arrangement for the existing 36 units at Sion Court to the proposed units.

As part of the management regime, refuse and recycling will be collected daily from the front garden of each proposed unit to an allocated refuse storage point in the neighbouring building at Lebanon Court. Both buildings have the same managing agents and the same arrangement.

- NEW TREE PLANTING**
- ① Thorn, Crataegus prunifolia Splendens, 12-14cm, 65litre
 - ② Crab apple, Malus hupehensis, 12-14cm, 45litre
 - ③ Tibetan cherry, Prunus serrula Tibetica, 12-14cm, 45litre
 - ④ Golden rain tree, Koeleruteria paniculata 20-25cm, 250litre.
 - ⑤ Flowering cherry, Prunus pandora 12-14cm, 45litre
 - ⑥ ⑦ ⑧ Birch, Betula albosinensis Fascination, 14-16cm, 65 litre
 - ⑨ Amelanchier Ballerina, 10-12cm, 45litre



Minimum Gross Internal Areas (GIA) and Storage					
Unit	No. of bedrooms / persons	Min. London Plan flat area (m ²)	Proposed flat area (m ²)	Proposed private amenity (m ²)	Proposed built-in storage (m ²)
Unit 1	1b2p	50m ² (1 storey)	55.6m ²	39m ²	2.1m ²
Unit 2	2b3p (2storey)	70m ² (2 storey)	77m ²	21.5m ²	3.62m ²
Unit 3	2b3p (2storey)	70m ² (2 storey)	77m ²	21.5m ²	3.62m ²
Unit 4	1b2p (2storey)	58m ² (2 storey)	71.8m ²	21.5m ²	2.22m ²
Unit 5	2b3p	61m ² (1 storey)	65m ²	67m ²	2.69m ²

Amenity Landscape Areas			
	Existing	Proposed	Added
COMMUNAL FOR ALL RESIDENTS			
Amenity Landscape 1 (m ²)	34	109	75
Amenity Landscape 2 (m ²)	300	391	91
Amenity Landscape 3 (m ²)	-	27	27
TOTAL (m²)	334	527	193
PRIVATE			
Private Amenity Landscape (m ²)	-	100	100
GREEN ROOFS			
Green Roofs (m ²)	-	191	191

The existing Amenity Landscape is 334m².
 The proposal adds Communal amenity landscape of **193m²**.
 New Communal Amenity Landscape area is a **Total of 527m²**.
 Total Landscape area (including Private amenity landscape and Green roofs) is **818m²**.

WASTE MANAGEMENT PLAN

The existing Site makes use of on-street servicing opportunities for all delivery and servicing activity and refuse collections. The proposals will retain the same strategy for the proposed residential units.

Each of the residential units will be provided with internal refuse storage.

Refuse collection at the Site will be administered by on-site management personnel, who will extend the current waste management arrangement for the existing 36 units at Sion Court to the proposed units.

As part of the management regime, refuse and recycling will be collected daily from the front garden of each proposed unit to an allocated refuse storage point in the neighbouring building at Lebanon Court. Both buildings have the same managing agents and the same arrangement.

- NEW TREE PLANTING**
- 1 Thorn, Crataegus prunifolia Splendens, 12-14cm, 65litre
 - 2 Crab apple, Malus hupehensis, 12-14cm, 45litre
 - 3 Tibetan cherry, Prunus serrula Tibetica, 12-14cm, 45litre
 - 4 Golden rain tree, Koeleruteria paniculata 20-25cm, 250litre.
 - 5 Flowering cherry, Prunus pandora 12-14cm, 45litre
 - 6, 7, 8 Birch, Betula albosinensis Fascination, 14-16cm, 65 litre
 - 9 Amelanchier Ballerina, 10-12cm, 45litre

General Notes

Local authorities (Planning Group or Building Control) might request for additional items / information to be added / revised.

Contractor, sub-contractor or supplier is to report any errors, omission or discrepancies on the drawings, and shall not vary any work shown on the drawings without obtaining prior approval from the architect. Contractor, sub-contractor or supplier is responsible for requesting any additional information from the architect for the correct execution of the works.

Contractor, sub-contractor or supplier shall supply to the architect all shop drawings, illustrations, specifications, etc. of all specialist work to be incorporated into the main contract works, and shall immediately inform the architect if any work shown on this drawing is not in accordance with the relevant codes of practice recognised as good practice throughout the industry or if it does not comply with the relevant local authority bye-laws or building regulations.

Additional Notes

Contractor to verify all dimensions on site before commencing any work on site or preparing any shop drawings. Figured dimensions to take precedence over scaled dimensions.

Contractor, sub-contractor or supplier shall immediately advise the architect / quantity surveyor of the effect upon programme and cost of any alterations to the proposed works shown on this drawing.

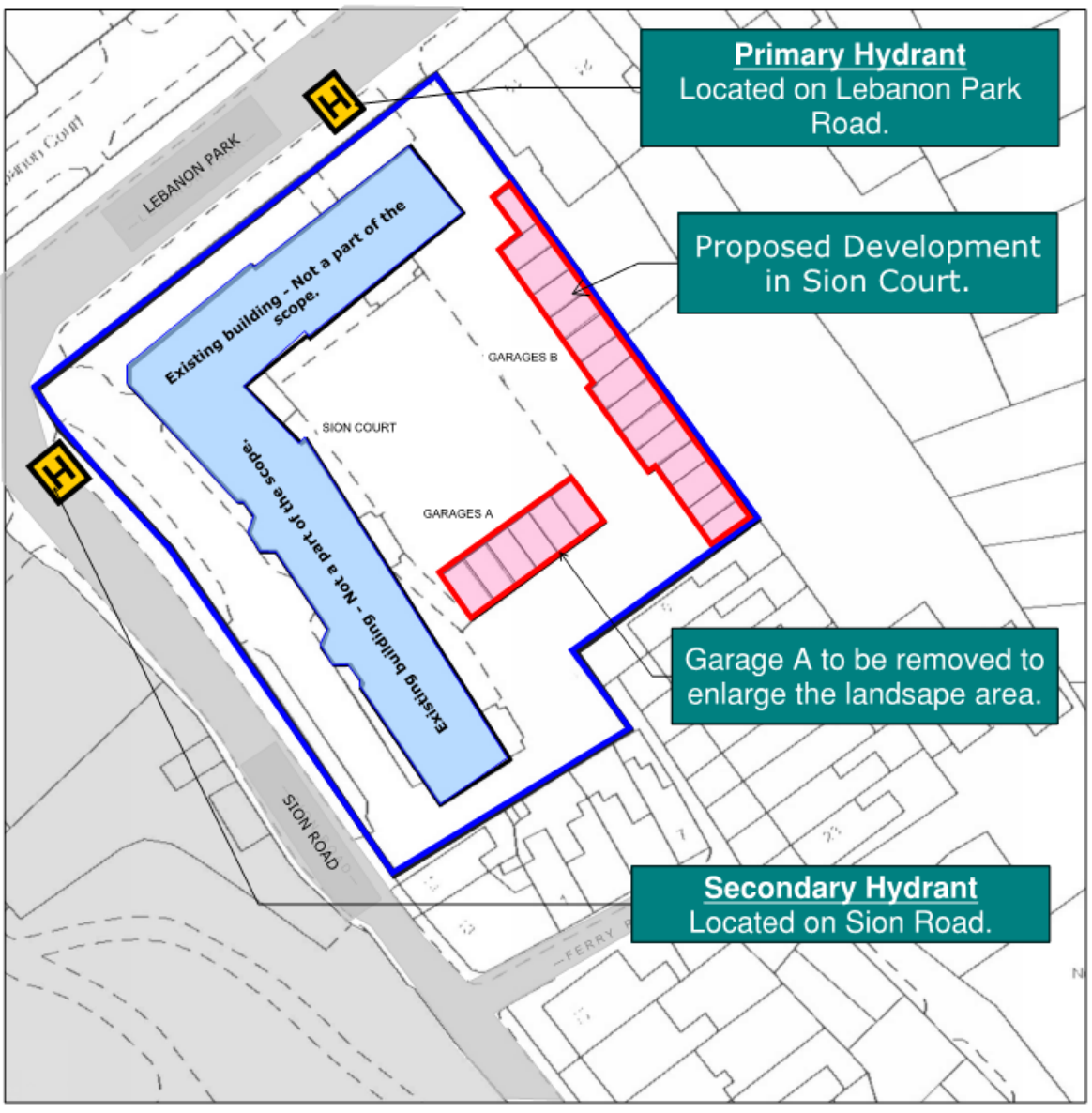
All materials, components and workmanship to comply with the relevant British Standards, Codes of Practice and appropriate manufacturers' recommendations that from time to time shall apply.

This drawing supersedes all previous issues of the same drawing number with earlier revisions.

This drawing and design is copyright of Tal Arc Ltd and remains the property of Tal Arc Ltd, and as such the contents must not be disclosed to anyone or reproduced in any way without prior written consent.

REV	DATE	BY	CHKD

PROJECT New Residential Units at Sion Court Twickenham, TW1 3DD	ZONE A	DISCIPLINE ARCHITECTURE	STATUS PLANNING	TAL ARC LTD. ARCHITECTURE DESIGN 2A CRESCENT ROAD LONDON N3 1HP, U.K. T. 020 3719 0793 E. INFO@TALARC.CO.UK W. WWW.TALARC.CO.UK
CLIENT Moreland Residential (UK)	LEVEL A	DRAWING NUMBER SC-PP4-05	REVISION	
DRAWING TITLE Proposed Ground Floor Plan		SCALE 1:100	DATE 08/04/2024	DRAWN YS
PROJECT TITLE New Residential Units at Sion Court		CHECKED YS		

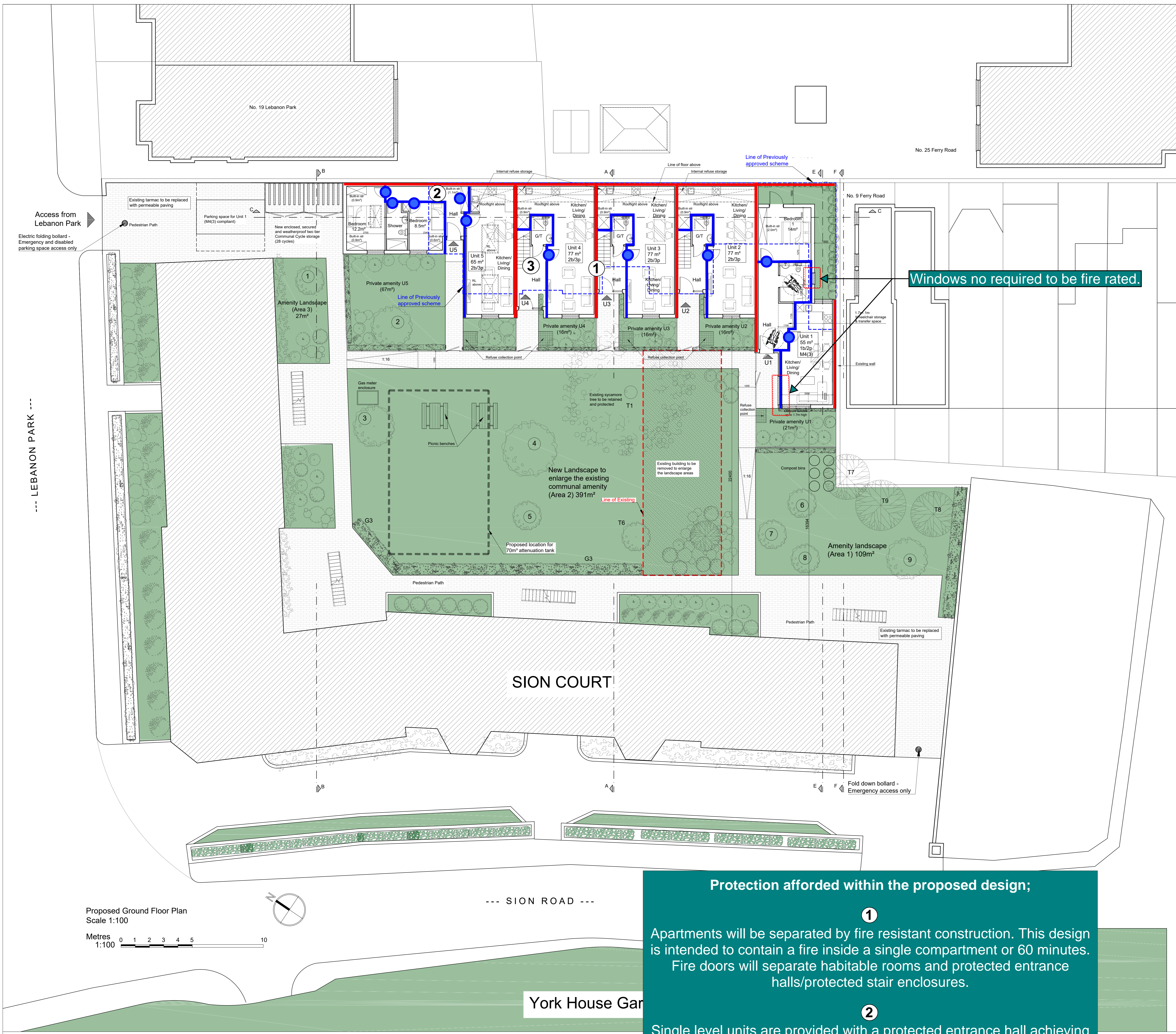


Primary Hydrant
Located on Lebanon Park Road.

Proposed Development
in Sion Court.

Garage A to be removed to
enlarge the landscape area.

Secondary Hydrant
Located on Sion Road.



Minimum Gross Internal Areas (GIA) and Storage					
Unit	No. of bedrooms / persons	Min. London Plan flat area (m ²)	Proposed flat area (m ²)	Proposed private amenity (m ²)	Proposed built-in storage (m ²)
Unit 1	1b2p	50m ² (1 storey)	55.6m ²	39m ²	2.1m ²
Unit 2	2b3p (2storey)	70m ² (2 storey)	77m ²	21.5m ²	3.62m ²
Unit 3	2b3p (2storey)	70m ² (2 storey)	77m ²	21.5m ²	3.62m ²
Unit 4	1b2p (2storey)	58m ² (2 storey)	71.8m ²	21.5m ²	2.22m ²
Unit 5	2b3p	61m ² (1 storey)	65m ²	67m ²	2.69m ²

Amenity Landscape Areas			
	Existing	Proposed	Added
COMMUNAL FOR ALL RESIDENTS			
Amenity Landscape 1 (m ²)	34	109	75
Amenity Landscape 2 (m ²)	300	391	91
Amenity Landscape 3 (m ²)	-	27	27
TOTAL (m²)	334	527	193
PRIVATE			
Private Amenity Landscape (m ²)	-	100	100
GREEN ROOFS			
Green Roofs (m ²)	-	191	191

The existing Amenity Landscape is 334m².
 The proposal adds Communal amenity landscape of **193m²**.
 New Communal Amenity Landscape area is a **Total of 527m²**.
 Total Landscape area (including Private amenity landscape and Green roofs) is **818m²**.

WASTE MANAGEMENT PLAN

The existing Site makes use of on-street servicing opportunities for all delivery and servicing activity and refuse collections. The proposals will retain the same strategy for the proposed residential units.

Each of the residential units will be provided with internal refuse storage.

Refuse collection at the Site will be administered by on-site management personnel, who will extend the current waste management arrangement for the existing 36 units at Sion Court to the proposed units.

As part of the management regime, refuse and recycling will be collected daily from the front garden of each proposed unit to an allocated refuse storage point in the neighbouring building at Lebanon Court. Both buildings have the same managing agents and the same arrangement.

- NEW TREE PLANTING**
1. Thorn, Crataegus prunifolia Splendens, 12-14cm, 65litre
 2. Crab apple, Malus hupehensis, 12-14cm, 45litre
 3. Tibetan cherry, Prunus serrula Tibetica, 12-14cm, 45litre
 4. Golden rain tree, Koeleruteria paniculata 20-25cm, 250litre.
 5. Flowering cherry, Prunus pandora 12-14cm, 45litre
 - 6, 7, 8. Birch, Betula albosinensis Fascination, 14-16cm, 65 litre
 9. Amelanchier Ballerina, 10-12cm, 45litre

Protection afforded within the proposed design;

1. Apartments will be separated by fire resistant construction. This design is intended to contain a fire inside a single compartment or 60 minutes. Fire doors will separate habitable rooms and protected entrance halls/protected stair enclosures.
2. Single level units are provided with a protected entrance hall achieving 30 minutes fire resistance. Multilevel units are provided with protected stair enclosures. Fire doors will be used as part of these separations.
3. Due to the height of the building, stairs are not provisioned with AOVs.

ANNOTATION	DESCRIPTION
	60 Minutes Fire Resistant Construction
	30 Minutes Fire Resistant Construction
	FD 30 Fire Door (No Smoke Seal)

General Notes

Local authorities (Planning Group or Building Control) might request for additional items / information to be added / revised.

Contractor, sub-contractor or supplier is to report any errors, omission or discrepancies on the drawings, and shall not vary any work shown on the drawings without obtaining prior approval from the architect. Contractor, sub-contractor or supplier is responsible for requesting any additional information from the architect for the correct execution of the works.

Contractor, sub-contractor or supplier shall supply to the architect all shop drawings, illustrations, specifications, etc. of all specialist work to be incorporated into the main contract works, and shall immediately inform the architect if any work shown on this drawing is not in accordance with the relevant codes of practice recognised as good practice throughout the industry or if it does not comply with the relevant local authority bye-laws or building regulations.

REV	DATE	BY	CHKD	DESCRIPTION

PROJECT New Residential Units at Sion Court Twickenham, TW1 3DD	CLIENT Moreland Residential (UK)	ZONE A	DISCIPLINE ARCHITECTURE	STATUS PLANNING	TAL ARC LTD. ARCHITECTURE DESIGN 2A CRESCENT ROAD LONDON N3 1HP, U.K. T. 020 3719 0793 E. INFO@TALARC.CO.UK W. WWW.TALARC.CO.UK		
DRAWING NUMBER SC-PP4-05	PAPER SIZE A0 SHEET	DRAWING TITLE Proposed Ground Floor Plan	SCALE 1:100	DATE 08/04/2024		DRAWN YS	CHECKED YS

