

Sion Court, Sion Road, Twickenham

Fire Statement – National Requirements



Project Name	Sion Court, Sion Road, Twickenham
Report Title	Fire Statement – National Requirements
Description	National 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 report 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>	

DRAFT



Fire Statement Form

Application Information		
1.	Site address line 1	Sion Court
	Site address line 2	Sion Road
	Site address line 3	
	Town	Twickenham
	County	Greater London
	Site postcode (optional)	TW1 3DD
2.	Description of proposed development including any change of use (as stated on the application form).	<p>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 at the around the perimeter of the site and accessed from Lebanon Park and Sion Road. The scheme proposes to demolish the existing garage structures and provide 5 new private residential dwellings.</p> <p>The proposed design, once complete, will comprise of 2 single level apartments (unit 1 and 5) and 3 houses of ground +1 floor (unit 2, 3 and 4). Unit 5, located at the East end of the proposed block will be designed for assisted living, accommodating occupants such as wheelchair users.</p> <p>The height (as measured from the fire service access level to the highest occupied floor) of units 1 and 5 is approximately 3 meters. The height (as measured from the fire service access level to the highest occupied floor) of units 2, 3 and 4 are approximately 6 meters. The area of the largest units is 77m².</p> <p>In order to protect the means of escape, each unit will include either a protected entrance hall or protected stair enclosure which separates the habitable rooms within the units. This design is compliant with the requirements of BS 9991.</p> <p>As part of the works, it is intended that the communal amenity space will be updated and refurbished as well as undertaking some landscaping to create private gardens for the new properties. The roof area across the entire block will be designed as a flat green roof space.</p> <p>An area is designated at front garden of every unit for daily refuse and recycling collection. Cycles stores with louvred, lockable doors are proposed on the East of the site.</p> <p>Inset balconies will be provided to Unit 2, 3 and 4 on the first floor, overlooking the communal garden. As a balcony is a specified attachment, the design and materials used will conform to requirements of BS 9991 for external fire spread.</p>



<p>3. Name of person completing the fire statement (as per section 15, relevant qualifications and experience. Guide: no more than 200 words</p>	<p>This report has been signed off by Dr Hóng Liáng, Director of AESG UK Fire Engineering Division. A summary of Dr Hong qualification and experience has been displayed in the table below;</p> <table border="1" data-bbox="578 451 2878 1014"> <thead> <tr> <th colspan="2" data-bbox="578 451 2878 525">Qualifications / Experience based (minimum requirements)</th> </tr> </thead> <tbody> <tr> <td data-bbox="578 525 1721 598">Chartered engineer?</td> <td data-bbox="1721 525 2878 598">No</td> </tr> <tr> <td data-bbox="578 598 1721 661">Member of Institute of Fire Engineers?</td> <td data-bbox="1721 598 2878 661">Yes – (AIFireE)</td> </tr> <tr> <td data-bbox="578 661 1721 735">Fire engineering experience?</td> <td data-bbox="1721 661 2878 735">Yes – 19 years</td> </tr> <tr> <th colspan="2" data-bbox="578 735 2878 808">Qualifications / Experience based (Additional)</th> </tr> <tr> <td data-bbox="578 808 1721 871">Qualification 1</td> <td data-bbox="1721 808 2878 871">BSc, Civil Engineering</td> </tr> <tr> <td data-bbox="578 871 1721 934">Qualification 2</td> <td data-bbox="1721 871 2878 934">MSc, Structural Engineering</td> </tr> <tr> <td data-bbox="578 934 1721 1014">Qualification 3</td> <td data-bbox="1721 934 2878 1014">PhD, Structural and Fire Safety Engineering</td> </tr> </tbody> </table>	Qualifications / Experience based (minimum requirements)		Chartered engineer?	No	Member of Institute of Fire Engineers?	Yes – (AIFireE)	Fire engineering experience?	Yes – 19 years	Qualifications / Experience based (Additional)		Qualification 1	BSc, Civil Engineering	Qualification 2	MSc, Structural Engineering	Qualification 3	PhD, Structural and Fire Safety Engineering
Qualifications / Experience based (minimum requirements)																	
Chartered engineer?	No																
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<p>4. State what, if any, consultation has been undertaken on issues relating to the fire safety of the development; and what account has been taken of this. Guide: no more than 200 words</p>	<p>AESG have conducted a fire and life safety review of the proposed design. The review has been undertaken using the guidance detailed in British Standard 9991:2015 for the proposed development and Approved Document B (ADB) Volume 1 (2019 edition incorporating 2020, 2022 and 2024 amendments) for the proposed rooflights and turning facilities for fire appliances. The purpose of the review was to ensure that the design can support a robust fire strategy, which is suitable and sufficient for the building use and occupancy. The main considerations were based on the requirement in the current Building Regulation 2010;</p> <ul style="list-style-type: none"> • B1 Means of warning and escape • B2 Internal fire spread (linings) • B3 Internal fire spread (structure) • B4 External fire spread • B5 Access and facilities for the fire service <p>The review has established if the proposals would comply with the functional requirements of Part B – Schedule 1 of the Building Regulations 2010 (as amended in 2018, 2022 and 2024) using the standard guidance of BS 9991, ADB. If any fire engineered solutions are required in order to achieve the minimum performance criteria for the building in the future design, PD 7974 will be referred to.</p> <p>Based on the findings of the review AESG have concluded that the new elements of the building have been designed in a code compliant manner and that the existing fire safety provisions remain sufficient for the risks associated with the building.</p>
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Site layout plan with block numbering as per building schedule referred to in 6		
5. Plans must be consistent with other plans drawings and information submitted in connection with the application.	Tick one:	Provided as a separate plan
		<input checked="" type="checkbox"/> (See Appendix A)
		Inserted into form

The principles, concepts and approach relating to fire safety that have been applied to the development. Where instructed to do so you must select one of the options in the relevant section of the Table at the end of this Form.

6. Building Schedule															
Site information			Building information				Resident safety information								
a)	b)	c)	d)	e)	f)	g)	h)	i)	j)						
<ul style="list-style-type: none"> Block no. as per site plan layout 	<ul style="list-style-type: none"> Block height (m) Number of storeys excluding basements Number of stories including basements 	<ul style="list-style-type: none"> Proposed use (one per line) 	<ul style="list-style-type: none"> Location of use within block by floor level 	<ul style="list-style-type: none"> Standards relating to fire safety / approach applied 	<ul style="list-style-type: none"> Balconies 	<ul style="list-style-type: none"> External wall systems 	<ul style="list-style-type: none"> Approach to evacuation 	<ul style="list-style-type: none"> Automatic suppression 	<ul style="list-style-type: none"> Accessible housing provided 						
A single block comprising 5 independent units.	<table border="1"> <thead> <tr> <th>Unit</th> <th>Height</th> </tr> </thead> <tbody> <tr> <td>1 & 5</td> <td>Ground Floor Only</td> </tr> <tr> <td>2, 3 & 4</td> <td>3 m</td> </tr> </tbody> </table> <ul style="list-style-type: none"> Unit 1 & 5 – Ground only Unit 2,3 & 4 – Ground +1 	Unit	Height	1 & 5	Ground Floor Only	2, 3 & 4	3 m	Residential Flats	All Floors	BS 9991	Worse than Class A2-s1, d0 (The building is below 18m and as such, BS 9991/ADB does not place restrictions on the materials used in specified attachments)	Worse than Class A2-s1, d0 (The building is below 18m and as such, BS 9991/ADB does not place restrictions on the materials used in external wall)	Stay Put Note: Occupants only in the flat of fire origin will evacuate. Note: Evacuation from the ground floor entrance hall or through the windows or evacuation through the inset balconies of unit 2,3 & 4	Not provided (In accordance with BS 9991, an automatic suppression system is not required to be incorporated into the design)	Yes, in Unit 1.
Unit	Height														
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2, 3 & 4	3 m														



Specific technical complexities

<p>7. Explain any specific technical complexities in terms of fire safety (for example green walls) and/or departures from information</p> <p>Guide: no more than 500 words</p>	<p>All units are entered directly from outside the building at ground level. As such, means of escape for each unit will be designed in accordance with Section 6 of BS9991 and treated as houses.</p> <p>Unit 1 is designed to accommodate assisted living. It is understood that occupants who reside within this unit are capable of independent escape. However, occupants may still require the use of walking frames, wheelchairs, etc., in order to escape. 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.</p> <p>The proposed design accommodates green roof to increase the biodiversity and water attenuation reducing peak run off during heavy rainfall. The green roof should be constructed in accordance with 'Fire Performance of Green Roofs and Walls' by Department of Communities and Local Government. It recommends either the provision of non-vegetated border zones or fire breaks in specific areas such as around all openings/ rooflights in roofs, around vertical elements and at intervals across roofs to limit the area of the green roof.</p> <p>If any non-compliant issues occur during the design development, suitable robust fire engineering design will be applied.</p>
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Issues which might affect the fire safety of the development

<p>8. Explain how any issues which might affect the fire safety of the development have been addressed</p> <p>Guide: no more than 500 words</p>	<p>The Fire and Rescue Services can access the site using existing roadways. The building can be accessed from Entrance A: Lebanon Park Road and Entrance B: Sion Road where a fire appliance can be sited on the existing roadway in order to lay down the hose.</p> <p>Sion court has car parking available at the south periphery along Sion Road. A single car parking space, located in the North-West of the site is provided for occupants residing in 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.</p> <p>The Fire Service can park a pumping appliance in positions within the site so that all areas within each unit is accessible within 45m (measured along a route suitable for laying hose). This is compliant with the requirements of BS 9991.</p>
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Local development document policies relating to fire safety

<p>9. Explain how any policies relating to fire safety in relevant local development documents have been considered.</p> <p>Guide: no more than 500 words</p>	<p>There are no local development documents which have been provided for consideration in matters relating to fire safety.</p>
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Emergency road vehicle access and water supplies for firefighting purposes	
Fire Service Site Plan	
<p>10. Explanation of fire service site plan(s) provided in 14. including what guidance documents have informed the proposed arrangements for fire service access and facilities?</p> <p>Guide: no more than 200 words</p>	<p>The site plans (Section 14) show vehicle tracking routes for Fire Service appliances.</p> <p>The Fire and Rescue Service can access the site using existing roadways (See Section 11). The building can be accessed form Entrance 1: Lebanon Park Road and Entrance 2: Sion Road where a fire appliance can be sited at either of the entrances in order to lay down the hose.</p> <p>The Fire Service can park a pumping appliance in positions within the site so that all areas within each unit is accessible within 45m (measured along a route suitable for laying hose). This is compliant with the requirements of BS 9991.</p> <p>An evacuation assembly point is located in the South-West corner of the site adjacent to the existing residential block. Occupants can move away from their demise using a levelled pedestrian pathway visible from all the residential units in the scheme. Ramps, if any, provided on the escape routes should have a gradient of no more than 1 in 12. An assembly point in this location will not obstruct firefighting operations.</p> <p>Fire Service pumping appliances can gain access to water supplies using the existing hydrant network. This network is tested and maintained by the water board and the fire service. Existing hydrants are located on both Lebanon Park Road and Sion Road.</p> <p>As the units are below 18m in height no additional firefighting facilities have been provided, nor are they required for compliance with BS 9991.</p>

Emergency road vehicle access					
<p>11. Specify emergency road vehicle access to the site entrances indicated on the site plan</p> <p>Guide: no more than 200 words</p> <p>Is the emergency vehicle tracking route within the site to the siting points for appliances clear and unobstructed?</p>	<p>The site can be accessed from 2 separate entrances. Entrance 1 is located on Lebanon Park Road at the North-West corner of the site. Entrance 2 is located on Sion Road at the South-East corner of the site. As Lebanon Park Road and Sion Road are existing roadways within an established residential area, it is reasonable to assume that they meet the criteria for width and weight criteria set out within the British Standards. Emergency service vehicles can access the site from these existing roadways. The site includes an open-air carpark only for Unit 1.</p> <p>Car parking spaces are provided along the South and West perimeter of the site. Parking bays will be marked so that vehicles do not obstruct Fire Service access routes into the development. A single disabled car parking space is located within the development. It is located at the North-West corner adjacent to Unit 5.</p> <p>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.</p> <p>Tick one:</p> <table border="1" style="width: 100%; text-align: center;"> <thead> <tr> <th style="width: 50%;">Yes</th> <th style="width: 50%;">No</th> </tr> </thead> <tbody> <tr> <td>√</td> <td></td> </tr> </tbody> </table>	Yes	No	√	
Yes	No				
√					



Siting of fire appliances

12.	Where possible provide information on which fire service appliances are accommodated by the site Guide: no more than 200 words	<p>The 2 main vehicles used by the Fire Service are pumping appliances and high-reach appliances. Pumping appliances carry 9 metre and 13.5 metre ladders. As the building is below 9m it is not anticipated that the predetermined attendance will include a high-reach appliance. The access roads are both existing and so the weight carrying capacity (12.5 tonnes) and width measurements (3.7 metres) are assumed to be suitable.</p> <p>As the emergency assembly point is located at the south-west corner of the site, emergency services such as the Ambulance Service can gain access from both Lebanon Park and Sion Road entrances to the assembly point. This will allow occupants who may require medical attention to be assessed and treated without impacting on firefighting operations.</p>
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Siting of fire appliances

13.	Suitability of water supply for the scale of development proposed Guide: no more than 200 words	<p>Fire service pumping appliances have a water tank which can carry approximately 1365 litres of water. The tank water will be used in the preliminary stages of the fire whilst firefighters connect to a supplementary water source. Hydrants located on Lebanon Park Road and Sion Road will provide additional water for use in firefighting operations. Typically, fire hydrants in London deliver a minimum of 2000 litres per minute. This type of water supply will be sufficient for this size and type of building.</p> <p>Tick one:</p> <table border="1" style="width: 100%; text-align: center;"> <thead> <tr> <th colspan="4">Nature of water supply</th> </tr> </thead> <tbody> <tr> <td>Open water - limited</td> <td></td> <td>Open water - unlimited</td> <td></td> </tr> <tr> <td>Hydrant - public</td> <td>✓</td> <td>Hydrant - private</td> <td></td> </tr> <tr> <td>Tank supply</td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>Tick one:</p> <table border="1" style="width: 100%; text-align: center;"> <thead> <tr> <th colspan="2">Does the proposed development rely on existing hydrants and if so, are they currently usable / operable?</th> </tr> </thead> <tbody> <tr> <td>Yes</td> <td></td> </tr> <tr> <td>No</td> <td></td> </tr> <tr> <td>Don't know</td> <td>✓</td> </tr> </tbody> </table>	Nature of water supply				Open water - limited		Open water - unlimited		Hydrant - public	✓	Hydrant - private		Tank supply				Does the proposed development rely on existing hydrants and if so, are they currently usable / operable?		Yes		No		Don't know	✓
Nature of water supply																										
Open water - limited		Open water - unlimited																								
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Tank supply																										
Does the proposed development rely on existing hydrants and if so, are they currently usable / operable?																										
Yes																										
No																										
Don't know	✓																									

Fire service site plan



<p>14. The fire service plan should clearly illustrate the following;</p> <ul style="list-style-type: none"> • Emergency road vehicle routes/tracking • Siting of appliances for firefighting purposes • Main fire personnel access points to buildings • Any dry / wet risers • Locations of any evacuation assembly points • Any cores and lift features (any firefighting lifts / evacuation lifts) • Locations of water hydrants the proposals rely on and associated distances <p>Guide: no more than 200 words</p>	<p>Tick one:</p>	
	<p>Provided as a separate plan</p> <p>✓ (See Appendix A)</p>	<p>Inserted into form</p>


Fire statement completed by	
<p>15. Signature</p>	
<p>16. Date</p>	<p>23 May 2024</p>



Table for completion of Box 6

Tables below highlight the key elements of the building and fire safety packages incorporated within the design.

6cA. Purpose use		
Choose 1 of the following per line for box 6		
Residential flats, maisonettes, studios	Hotel	Hospital
Residential houses	Shop	School
Residential bedsits, cluster flats	Restaurant, café, hot food take-away, drinking establishment	Community use, childcare (not school)
Supported accommodation	Office, research and development	Prison, detention centre
Student accommodation	Industrial, storage or distribution	Car parking
Serviced apartments	Care home	Service area
Other residential accommodation	Health care	Flexible use

6eA. Standards relating to fire safety/ approach applied (including to external wall systems)		
Choose 1 of the following per line for box 6		
Approved Document B vol 1	BS 9999	HTM0502
BS 9991	Fire engineered approach	BS 7974
Approved Document B vol 2	BB100	

6fA. Balconies		
Choose 1 of the following per line for box 6		
No balconies	Class A2- s1, d0 or better	Worse than Class A2-s1, d0



6gA. External wall systems		
Choose 1 of the following per line for box 6		
Class A2- s1, d0 or better	Worse than Class A2-s, d0	

6hA. Approach to evacuation		
Choose 1 of the following per line for box 6		
Simultaneous	Staged	Progressive horizontal
Phased	Stay put	Delayed

6iA. Automatic suppression		
Choose 1 of the following per line for box 6		
Yes- residential sprinklers, full	Yes- commercial sprinklers, full	Yes- other
Yes- residential sprinklers, partial	Yes- commercial sprinklers, partial	Not provided

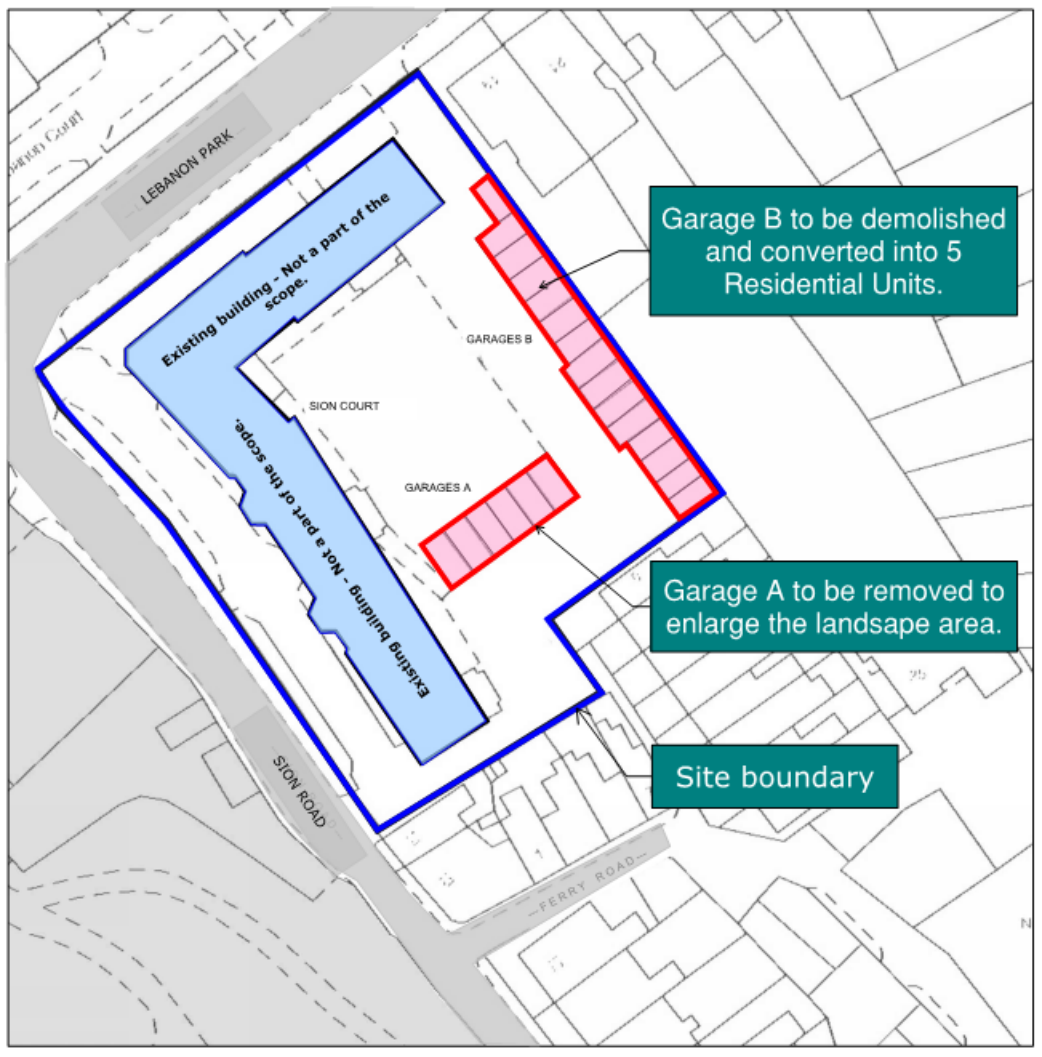
6jA. Accessible housing provided		
Choose 1 of the following per line for box 6		
None	M4(2) & M4(3)	N/A non-residential
M4(2)	M4(3)	



APPENDIX A

FIRE STRATEGY DRAWINGS

DRAFT



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

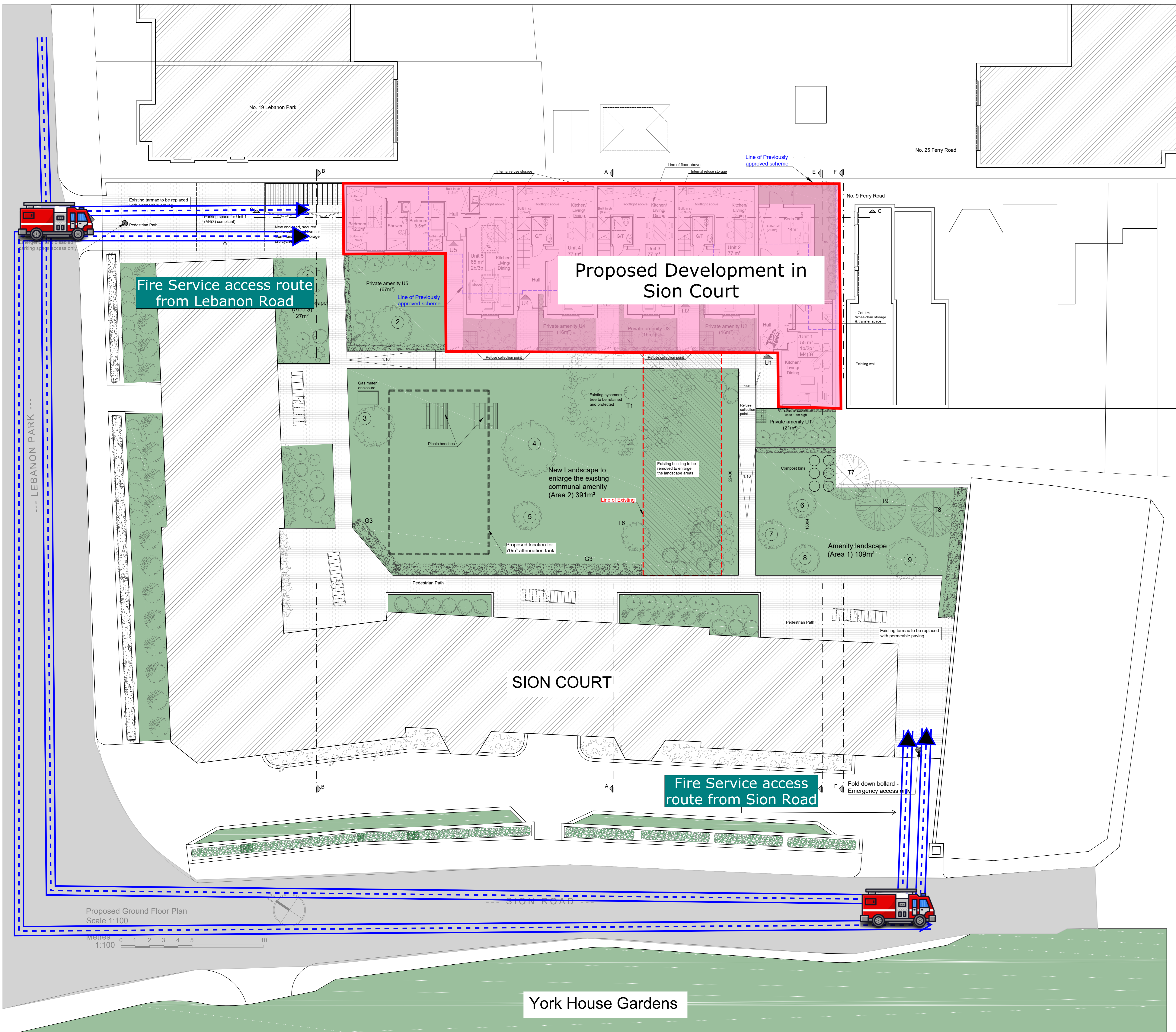
Garage B to be demolished and converted into 5 Residential Units.

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. 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.

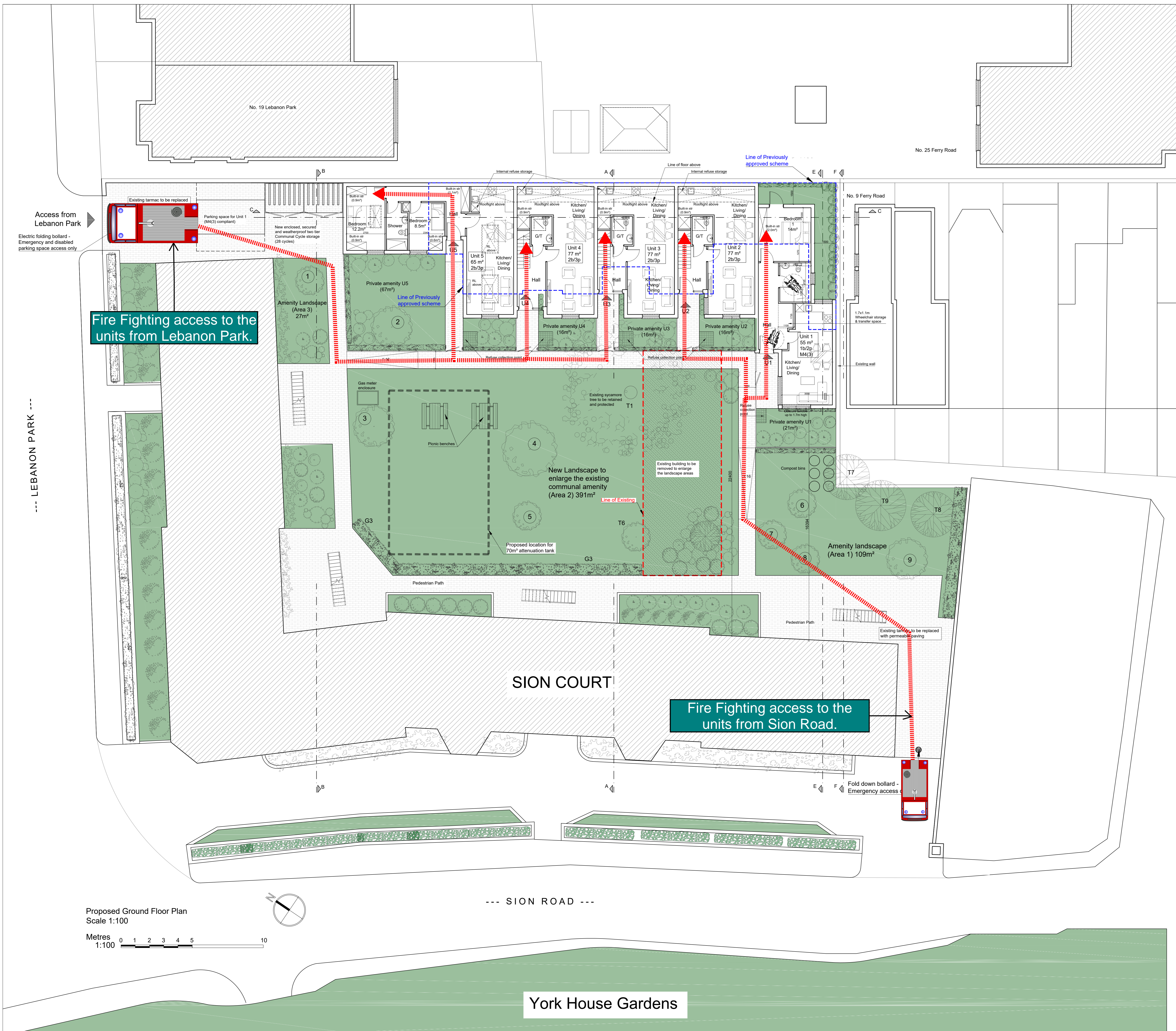
This drawing supersedes all previous issues of the same drawing number with earlier revisions.

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Additional Notes

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 CRESENT 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-P04-05	REVISION	
DRAWING TITLE Proposed Ground Floor Plan		SCALE 1:100	DATE 08/04/2024	PROJECT TITLE New Residential Units at Sion Court



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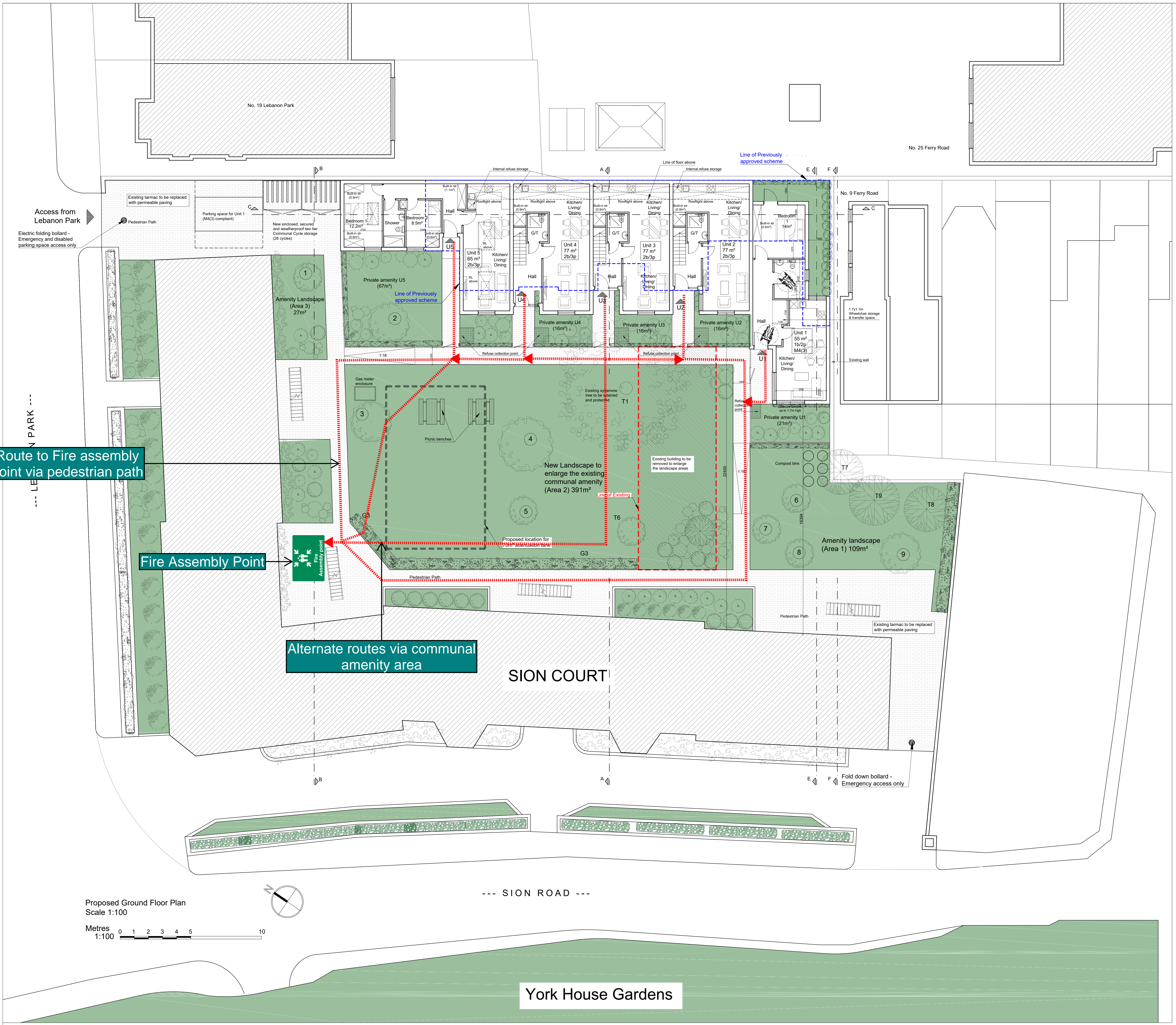
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Minimum Gross Internal Areas (GIA) and Storage					
Unit	No. of bedrooms / persons	Min. London Plan flat area (m ²)	Proposed flat area (m ²)	Proposed private amenity (m ²)	Proposed built-in storage (m ²)
Unit 1	1b2p	50m ² (1 storey)	55.6m ²	39m ²	2.1m 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
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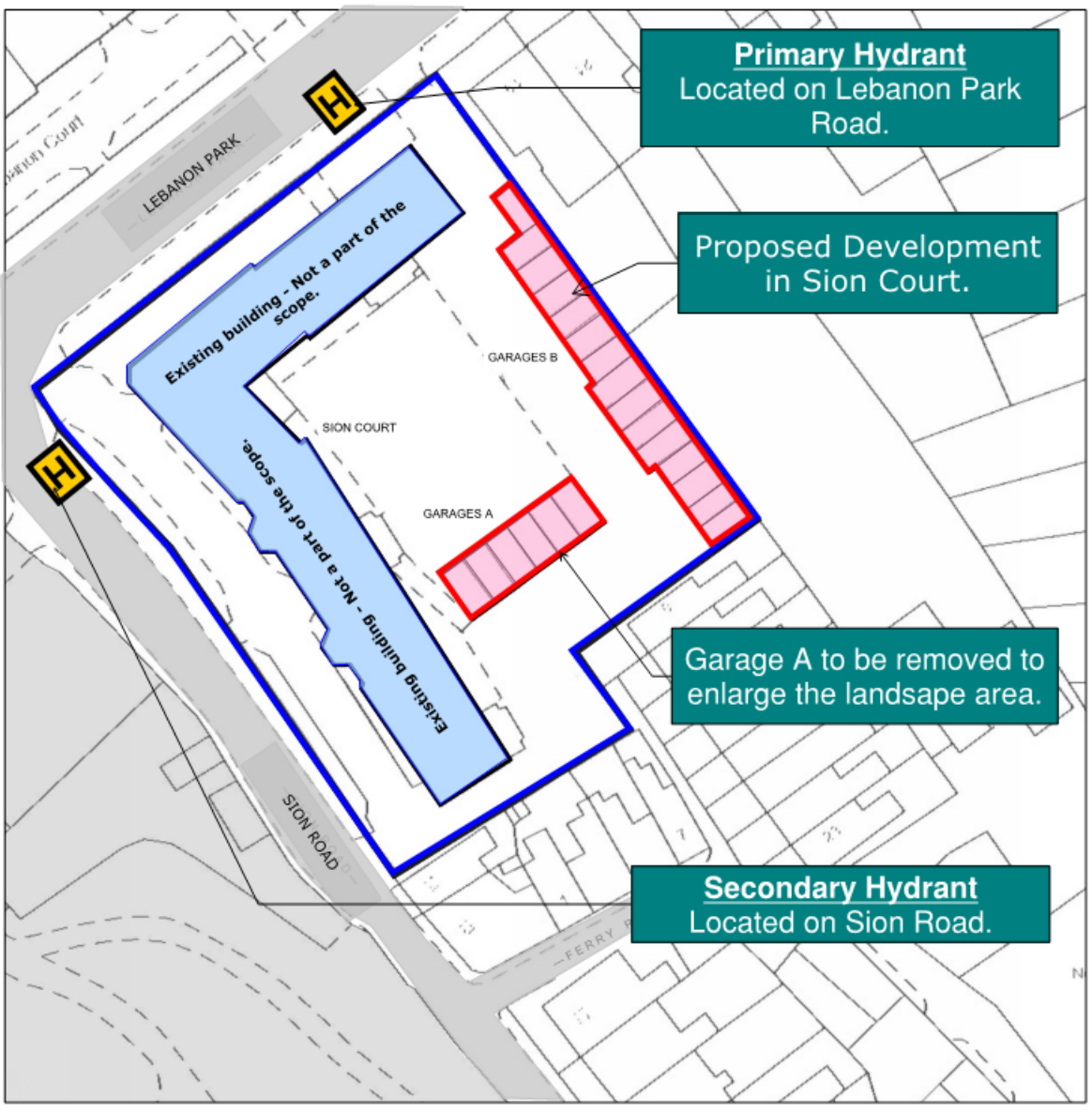
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REV	DATE	BY	CHKD	DESCRIPTION

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	PROJECT TITLE New Residential Units at Sion Court

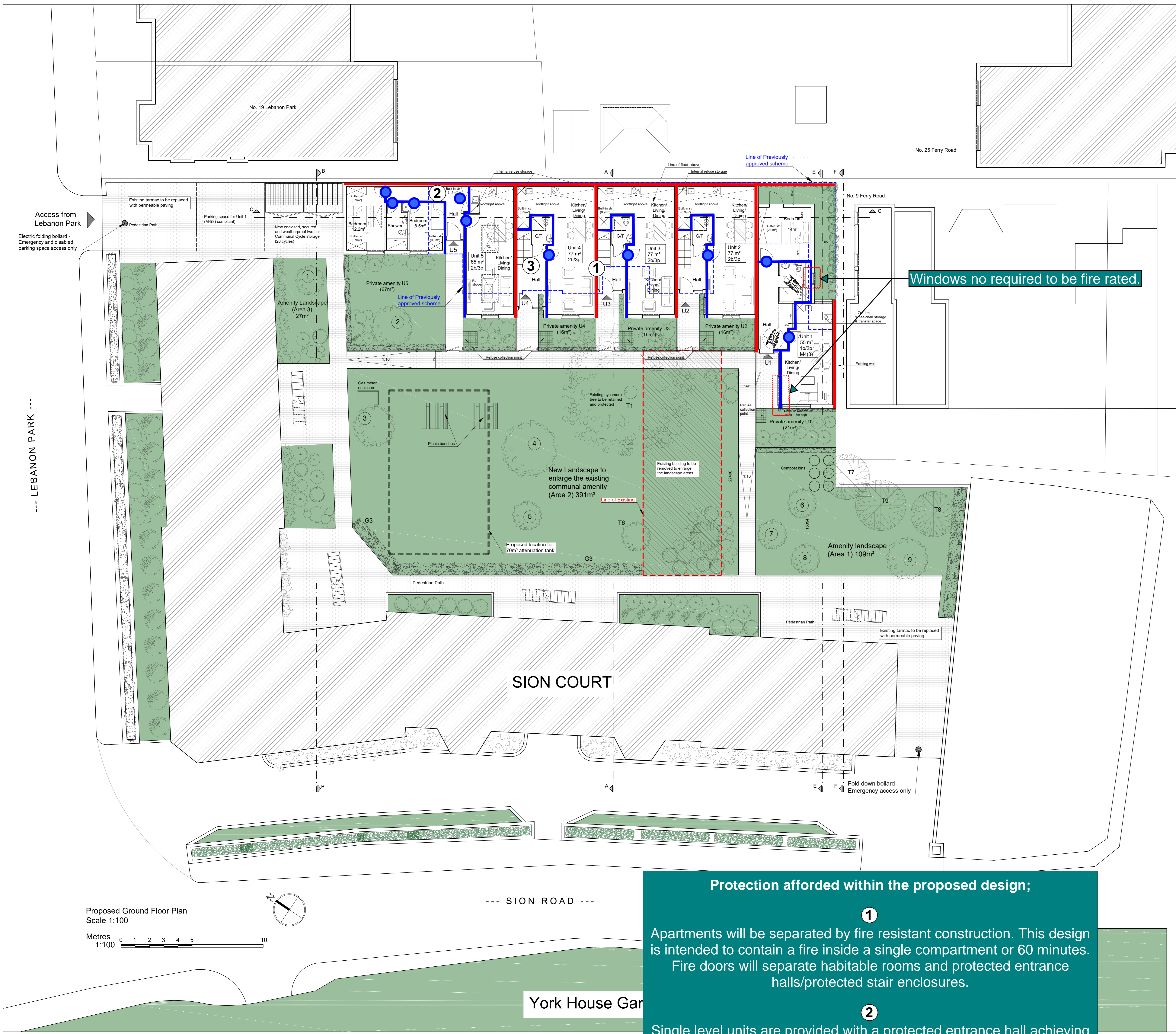


Primary Hydrant
Located on Lebanon Park Road.

Proposed Development
in Sion Court.

Garage A to be removed to
enlarge the landscape area.

Secondary Hydrant
Located on Sion Road.



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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)

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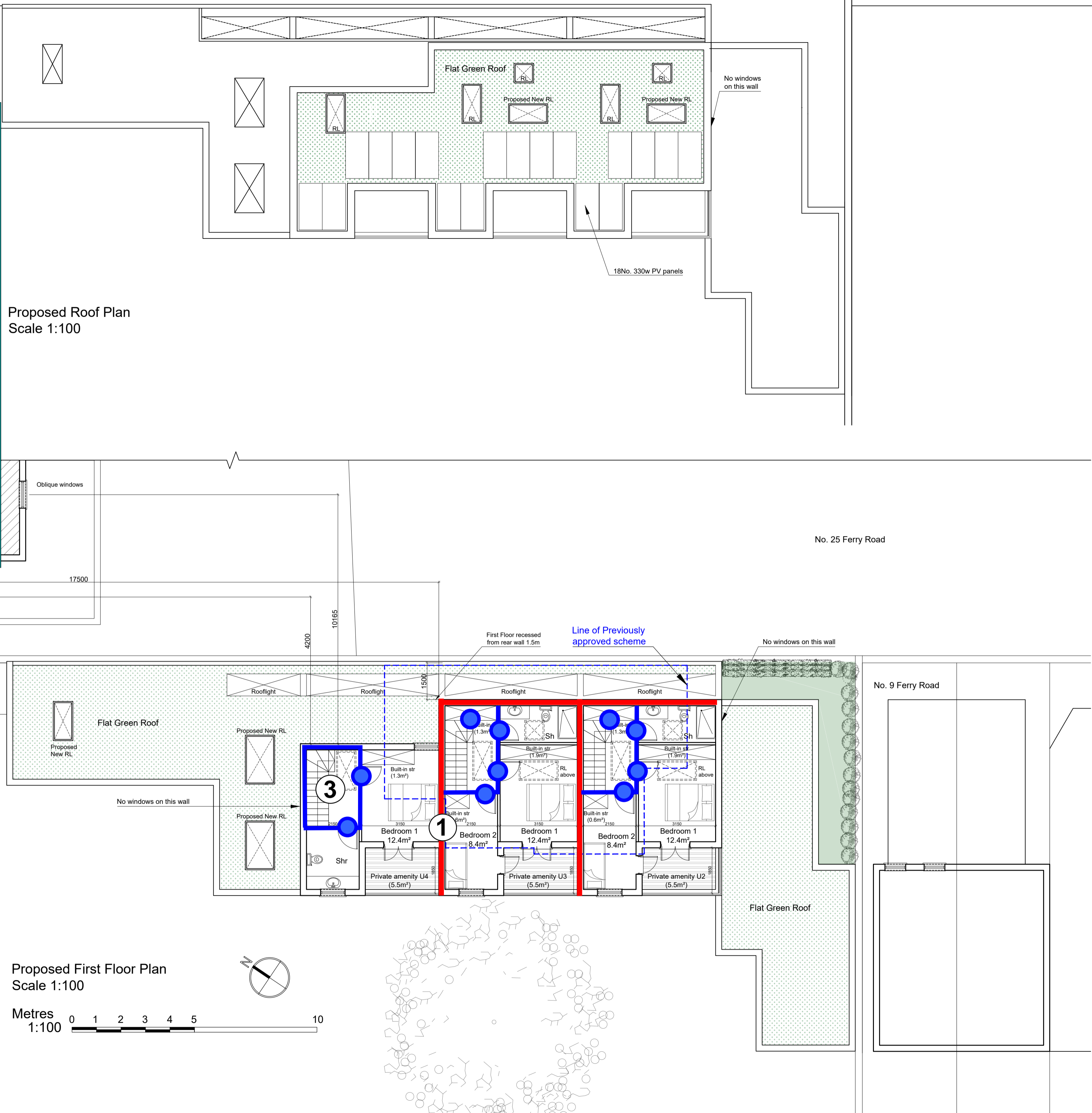
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Additional Notes

REV	DATE	INITIALS	REVISION

PROJECT New Residential Units at Sion Court Twickenham, TW1 3DD	CLIENT Moreland Residential (UK)
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ZONE A	DISCIPLINE ARCHITECTURE	STATUS Planning
LEVEL A	DRAWING NUMBER SC-PP4-06	REVISION
PAPER SIZE A1 SHEET	DRAWING TITLE Proposed Roof Plan Proposed First Floor Plan	
SCALE 1:100	DATE 08/04/2024	DRAWN YS
CHECKED YS		

TAL ARC LTD.
ARCHITECTURE | DESIGN

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PROJECT TITLE
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