

FIRE SAFETY STATEMENT

In support of a full planning application at 5 Station Parade, Richmond, TW9 3PZ, for the new shopfront.

Introduction

The purpose of this Fire Safety Statement is to give an overview of the relevant fire safety factors that are relevant to this site and to demonstrate that the proposal contained within the application complies with the local and national planning policy requirements for fire safety. Namely policies Policies D5 and D12 (A) of The London Plan [2021] and section 110.d of the National Planning Policy Framework [2019].

The application site consists of a new shopfront, to the ground floor of a three storey Victorian terrace which broadly contains commercial units at ground floor and residential accommodation above. The proposal relates to upgrades and alterations to the existing shopfront

Means of Escape

The existing means of escape from the property will not be altered by the proposal. The doorway will be slightly increased in width from 700mm to 900mm which will improve the ease of access and egress from the property and make it more accessible. The property does not contain any lifts so the provisions of policy D5 of the London Plan do not apply.

Fire Spread and Control

The building is terraced so fire spread to adjacent properties is an issue to consider. In this case the application property and the surrounding properties are all low-rise and faced in brickwork at first floor and timber framed glazing between masonry pilasters at ground floor, therefore the risks of external fire spread across the outside of the structure are low and will not be worsened by the proposed replacement of the existing timber framed glazing.

Construction

The proposal will not alter the existing construction of the property, which is a conventional masonry wall construction with a timber framed roof and floors, with a predominantly glazed facade at ground floor. No cladding panels or other non-standard materials are proposed.

Fire Service Access

The front of the building faces directly onto Station Parade which would provide suitable access for emergency vehicles attending the property in accordance with section 110.d of the National Planning Policy Framework [2019]. The main entrance door would be suitable for use by attending fire services and is clearly visible in the centre of the shopfront.

Additional emergency access points are also available via the adjacent large glazed windows at ground floor which could be broken in to create large clear openings.

Fire Safety Management

As the property is a typical small commercial unit the commercial tenant would be responsible for updating their existing risk assessment health and safety management strategy to take account of the refurbishment shopfront.

Conclusion

This fire safety statement demonstrates that the proposed fenestration alterations to the shopfront at 2 Station Parade comply with The London Plan [2021] and section 110.d of the National Planning Policy Framework [2019] with regard to fire safety and will result in a small overall improvement to the fire safety of the property. We invite the planning officer to contact us if they require any additional information about the proposal.