

Fire Statement

In support of Householder planning application for No.38 Mount Ararat Road, Richmond, TW10 6PG

1. Introduction

This statement accompanies a householder planning application for the erection of a rear upper ground extension to extend over part of the existing lower ground floor extension.

The application property is a 4-storey 4-bedroom semi-detached house which is located within the St Matthias Conservation Area (CA30) and is a Building of Townscape Merit (BTM).

This document outlines the fire safety measures to be implemented

2. Overview

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

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

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

All ground and upper floor habitable rooms have openable windows to allow escape in the event of fire. However, the front door will be utilised as the primary escape route. There is also a means of escape via the lower ground floor and around the side of the house.

The building envelop and internal structure will be constructed with non-combustible materials in accordance with building regulation Part B providing passive fire safety measures. Compartmentalisation of the building will be provided where possible including new FD30 Fire doors and compartment walls with a protected stair all the way up the building apart from where it is open to the lower ground floor kitchen. To overcome this, an active sprinkler mist system will be provided in accordance with building regulation Part B providing active fire safety measures, this will be fitted in conjunction with an L1 category fire detection system (mains powered and linked smoke and heat detectors).

3. Fire equipment and areas for evacuation

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

4. Author level of competence

Prepared by Mr Ed Shinton MA (Cantab) MA (RCA), qualified ARB Architect.

AtelierWest Ltd have provided this fire strategy report for general guidance only for the project at the site named above. All fire safety measures are to be approved and signed off by Building Control and implemented in full by the contractor. AtelierWest do not take responsibility for works carried out on site or anything set out above unless retained on the project on a 'full service' basis including site supervision with regular inspections.