

John Rich Architects

Planning Fire Safety Strategy Statement

13 Maze Road, Kew,
TW9 3DA

Contents

Introduction.....	3
Proposal.....	3
Heritage Status	3
Criteria 1 – Information on space provisions for Fire Appliances and Assembly Points	3
Criteria 2 – Information on passive and Active Safety measures	3
Criteria 3 – Information and data on construction products and materials.....	4
Criteria 4 – information on means of escape and evacuation strategy	5
Criteria 6 – Information on access and equipment for fire-fighting	5

Introduction

This statement has been prepared by John Rich RIBA registered Architect at John Rich Architects, a RIBA Chartered Practice. In-line with policy as set out in the London Plan Guidance policy D12(A) March 2021.

Proposal

The proposal for 13 Maze Road, is a loft conversion, rear dormer and internal remodelling.

Heritage Status

Conservation Area

Criteria 1 – Information on space provisions for Fire Appliances and Assembly Points

Fire Appliances

- Fire and Rescue service pumping appliances are to be sited in Maze Road to the front of the property. See Fire Strategy Plan.

Assembly Points

- A large evacuation assembly point is not necessary for this site. The house is a single family dwelling with a typical occupation of 2-4 persons, the assembly point for this site is to be at the front of the house. During construction, the number of people working on the site, including the occupants of the house is unlikely to be more than 10 people, therefore the same assembly point can be utilised. See Fire Strategy Plan

Criteria 2 – Information on passive and Active Safety measures

Passive Safety Measures

- The proposed windows and doors within the project will be to the current and applicable fire-resistant standard and FENSA certified.
- New internal partitions to be designed built to current regulation standards.
- Means of Escape - 2 exits at ground floor
The ground, first and second storeys should be served by a protected stairway, the structure forming this enclosure must have 30 minute fire resistance including floors and ceilings above and below rooms. The doors must be FD20 rated fire doors to BS 476-22:1987 (fitted with intumescent strips rebated around sides & top of door or frame if required by BCO). The enclosure should lead to at least two alternative escape routes at ground level, which should be separated from each other by fire-resisting construction and fire doors. Where applicable, any glazing in walls or doors enclosing the protected stairs is to have 30 minutes fire resistance (no inner rooms allowed).

Active Safety measures

- Smoke and Heat Detectors – Existing Smoke Detectors and heat Detectors are in the present property. These are to be checked to see if they comply with current standard. If applicable these will be upgraded to be mains operated linked smoke alarm detection system to BS EN 14604 and BS 5839-6:2019 to at least a Grade D category LD3 standard and to be mains powered with battery backup. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

Criteria 3 – Information and data on construction products and materials

Full details of the construction materials to be used cannot be fully described at this stage of the project, as many different construction materials are available for use on this project and a main contractor has not been appointed. However, we will request a materials information register displaying the fire safety properties of the construction materials used within the project will be provided by the main contractor and from suppliers of directly supplied items at the conclusion of the project.

Generally, in regards to the materials used in the construction of the project. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking. At this stage a brief description of the proposed materials to be used within the project include:

Externally

- New glazed doors and Windows to be FENSA standard or equivalent standard.
- All external construction to be designed and built to current regulation standards

Internally

- New Internal walls made up of softwood treated timbers studs with min 10kg/m³ density acoustic soundproof quilt in all voids. Walls faced throughout with 12.5mm plasterboard with skim plaster finish. Taped and jointed complete with beads and stops.
- Protected means of escape faced with Fire rated plasterboard where required.
- New ceilings to be 12.5mm foil backed plasterboard and skim, fire rated where required.
- Doors to be FD30 Fire Rated with intumescent strips where requested by BCO.

Criteria 4 – information on means of escape and evacuation strategy

The main means of escape for the building remains unchanged by this proposal.

Means of escape will be to the external doors marked on the plan. (See Fire Strategy plan) These include:

Ground Floor

- Front Door to Maze Road or rear doors to rear garden with access to Haverfield Gardens.

Upper Floors

- To stairway via landings to Ground Floor – to Front Door to Maze Road

The number of ground floor external doors and routes of escape are not reduced with this scheme.

Criteria 6 – Information on access and equipment for fire-fighting

As the property is an existing house, the access for fire appliances and fire-fighting equipment is unchanged by this proposal. Access to the property is via the public road – Maze Road (See Fire Strategy Plan)

