

Fire Statement - Reasonable Exception Statement

In Support of Full Householder Planning Application for **19 Chester Avenue**

Twickenham TW2 6AG

1.00 Introduction.

1.01 This document outlines the fire safety measures to be implemented at **19 Chester Avenue**

Twickenham TW2 6AG which is Proposed part hip to gable end with a rear roof dormer, and front velux roof lights. The property is retained as a single-family dwelling.

2.00 Overview

2.01 The design of the proposed extensions and alterations amalgamated with the existing internal layout will follow the requirements of Policy D12a of the London Plan and shall be in accordance with the extensive fire safety requirements set out in the Building Regulations- Fire Safety, Part B Volume 1: Dwellings, for which this practice has undertaken similar development over the last 30 years.

2.02 The proposals aim to maintain the internal fire protected staircase where surrounding walls are constructed to minimum 30minute fire resistance with all doors (other than bathrooms) located off the staircase enclosure either upgraded and installed with new FD30S 30-minute fire resisting and smoke sealed fire check doors and frames.

2.03 The property will be upgraded to include a minimum Grade A Category LD2 Fire Detection System and heat detectors operated and wired back to the mains, all in accordance with BS 5446-2:2003.

2.04 It is intended to have fire fighting equipment located in unobstructed positions on each floor level throughout the building.

2.05 New construction will comply with Building Regulations requirements for compartmentation including floors and ceiling constructed to provide minimum 30minutes fire resistance. Steel supports shall be clad to achieve a minimum 1hr fire protection.

2.06 Where the design calls for protected routes to be maintained by means of a fire suppression system, we shall allow for including an automated directional mist sprinkler system in agreement and approval of the building control authority.

2.07 Unobstructed fire evacuation points can easily be accommodated within the large front and rear garden areas.

Statement by ASB Architecture Ltd