

# Fire Strategy Statement

Hampton Bathrooms  
83 Station Road  
Hampton  
TW12 2BJ

## FORM Design Group

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Our Ref: 2221  
Date: February 2024



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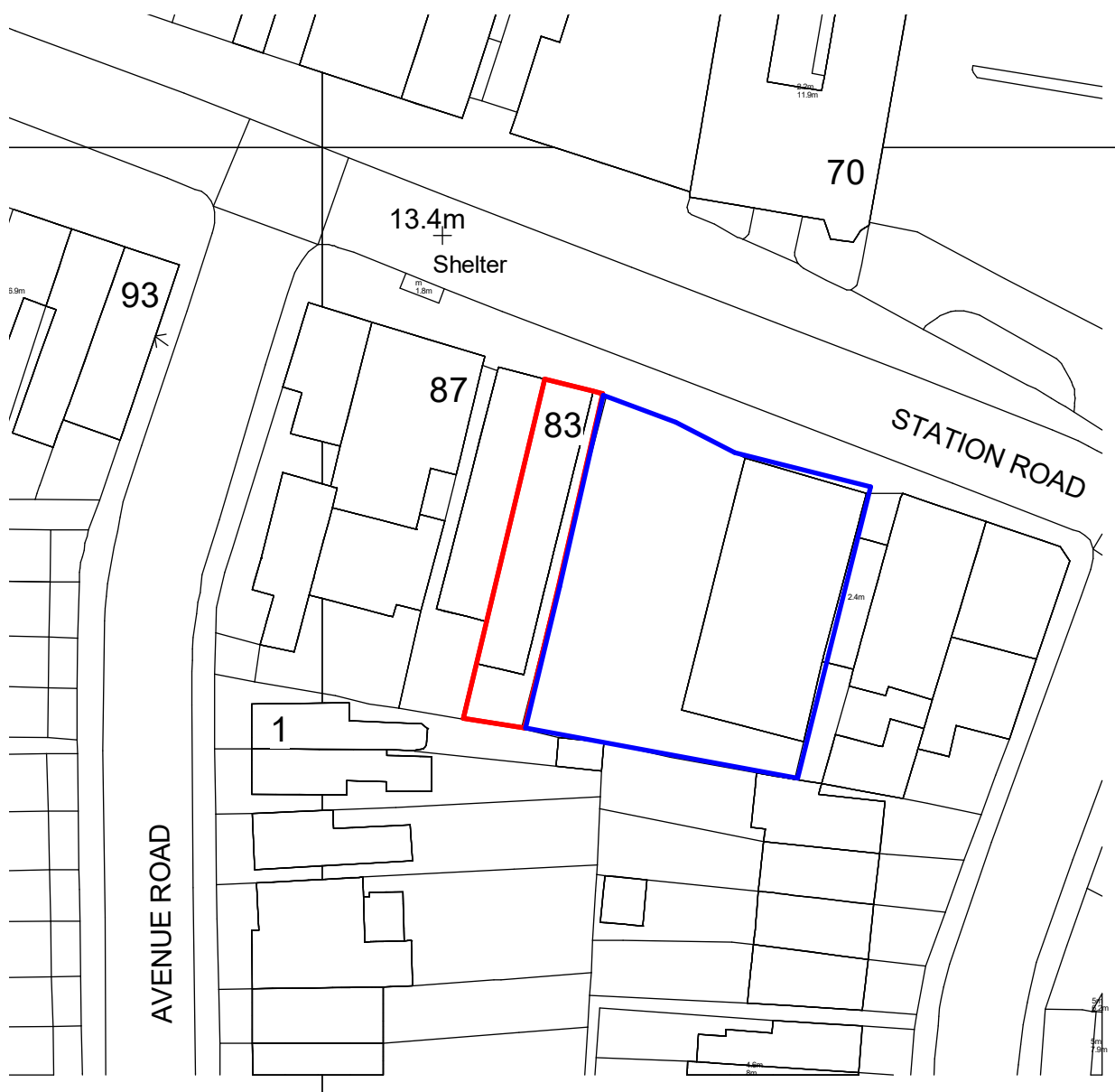
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## 1.0 Introduction

- 1.1 This Fire Strategy Statement has been prepared in support of a Planning Application at 83 Station Road, Hampton, TW12 2BJ. This application seeks permission for the change of use of the ground floor from retail to residential to create two 1-bedroom flats. It proposes the conversion of the current Hampton Bathrooms Showroom into 2 self-contained flats with a subdivide in the centre of the building, with access for the flats to the side of the building.
- 1.2 This document has been prepared in accordance with both local and national planning policy and guidance. Specifically, this document has been prepared in accordance with section 116d of the National Planning Policy Framework (as amended), policies D5 and D12a of the London Plan (2021) as well as the Richmond Adopted Local Plan.
- 1.3 Given the limited scope, scale, complexity and risk, it has not been deemed necessary to appoint a specialist fire consultant.



### 2.0 Design Principles for Fire Safety

#### London Plan (2021)

2.1 The London Plan (2021) sets out the overarching planning policies affecting greater London. The Mayor of London set out these policies to ensure that development aims to enhance and maintain Greater London's urban environment.

2.2 *Policy D5 - Inclusive Design* highlights the need for developments to achieve the highest possible standard of accessible and inclusive design. The policy ensures that consideration is given to all those who may use the proposed facilities.

2.3 *Policy D12 - Fire Safety*

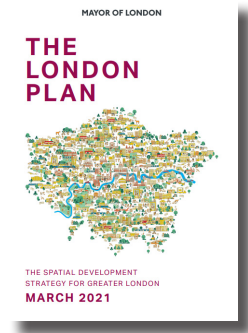
In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:

- 1) identify suitably positioned unobstructed outside space:
  - a) for fire appliances to be positioned on
  - b) appropriate for use as an evacuation assembly point
- 2) are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures
- 3) are constructed in an appropriate way to minimise the risk of fire spread
- 4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users
- 5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in
- 6) provide suitable access and equipment for fire fighting which is appropriate for the size and use of the development.

B: All major development proposals should be submitted with a Fire Statement, which is an independent fire strategy, produced by a third party, suitably qualified assessor.

The statement should detail how the development proposal will function in terms of:

- 1) the building's construction: methods, products and materials used, including manufacturers' details
- 2) the means of escape for all building users: suitably designed stair cores, escape for building users who are disabled or require level access, and associated evacuation strategy approach
- 3) features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans
- 4) access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these
- 5) how provision will be made within the curtilage of the site to enable fire appliances to gain access to the building
- 6) ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures.



## Design Features

- 2.4 All new doorways to habitable rooms will be fire rated doors (FD30) whilst existing doors will be replaced with fire rated doors, frames and hinges (FD30).
- 2.5 The proposed conversion will be built in accordance with building regulations part B. A building inspector will ensure this is achieved.
- 2.6 Windows will be at least  $0.33\text{m}^2$ , at least 450mm high or 450mm wide. If one of the dimensions is at the 450mm minimum then the other dimension will need to be at least 734mm to achieve  $0.33\text{m}^2$
- 2.7 No non-standard cladding or other such materials are proposed. It is deemed that the proposed construction of the conversion will not adversely affect the fire risk of the existing dwelling.

## 3.0 Fire Mitigation Measures

### Means of Escape

- 3.1 The primary means of escape will be via the proposed front entrance to each flat onto the side access way. Flat 2 will have a secondary escape route via the rear doors into the garden, while Flat 1 will have two ground floor windows onto the side access which will provide secondary means of escape. The application does not propose a staircase or lift.

Proposed Ground Floor Plan



## 83 Station Road

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### Emergency Vehicle Access

- 3.2 The location of the site along Station Road offers convenient access for emergency vehicles to park in front of the house in order to gain access. Emergency responders will be able to gain access via the front entrance to each flat via the side access pathway.
- 3.3 Further, there is significant available space within the adjacent car park for emergency vehicles.

### Safety Equipment

- 3.4 In accordance with Building Regulations Part B, Vol. 1 Section B5, for dwelling houses access to a pumping appliance should be provided to within 45m of all points inside the dwelling house. The proposed dwelling is located in close proximity to the road, where a pumping appliance can be positioned. There is no requirement for a fire-fighting shaft.
- 3.5 The applicant has been advised to implement fire blankets and extinguishers in order to address any fire outbreaks.

### Construction Materials

- 3.6 The proposed conversion has been designed to consist of materials that minimise the fire risk to the proposed development, the building and the immediate surroundings. It is deemed that due to the scale and nature of the proposed development, the development will not cause an adverse impact on fire risk.

## 4.0 Conclusion

- 4.1 This fire strategy statement demonstrates that the proposed development will not constitute an adverse impact on the fire risk of the property and will conform with the fire regulations as set out within the building regulations as well as the relevant British Standards. The building regulations application will detail the measures implemented in the proposed development.