



August 2024

## **FIRE SAFETY STATEMENT**

**50 The Vineyard  
Richmond Surrey TW10 6AT**

Demolition of existing garage and rear access steps; construction of a three storey side extension; rear garden store; alterations to existing chimney stacks; replacement side boundary wall; alterations to lower ground floor rear fenestration; works to front garden.

**READ IN CONJUNCTION WITH HTP DRAWING TV/11**

### **1. OVERVIEW**

- The project comprises a new side extension over 3 floors together with alterations to the existing lower ground, ground and first floors.

### **2. FIRE APPLIANCES**

- ***“The PFSS should identify areas where fire and rescue service pumping appliances can be sited”.***
- **ANSWER:** Fire Appliances will be located in the road (The Vineyard), immediately in front of the subject property.(see drawing TV/11)

### **3. ASSEMBLY POINTS**

- ***“The PFSS should identify a suitably sized evacuation assembly point for both the construction and occupation phases of the development. Ideally areas should be identified on the development site so that they remain in the control of the development. Where this is not possible, the PFSS should set out the implications of not having control of this area and any proposed mitigation measures such as obtaining the agreement of the landowner to keep the area clear for an assembly point during an evacuation.”***
- **ANSWER:** The maximum number of occupants of a single house is likely to be approx 2 – 6, so a large space is not required. Similarly, during construction, numbers will be relatively low on a project of this nature. The assembly point will therefore be in the front area, adjacent to the front gate. (see drawing TV/11). A secondary assembly point in the long rear garden has also been identified on the drawing.

#### **4. PASSIVE AND ACTIVE SAFETY MEASURES**

- ***“The PFSS should set out what passive and active fire safety measures have been incorporated into the development, what fire safety code/s have been used and which standards these measures have been designed to meet, as well as any additional measures that have been included in the development in order for the development to achieve the highest standards of fire safety, proportionate to the size and nature of the development.***

***Passive and active fire safety measures within a building increase levels of personal safety and property protection in the event of a fire. Passive measures are the elementary parts of a building or structure that do not require a reaction or human intervention during a fire. Examples include compartment walls, fire doors and fire-resistant glazing. Passive fire protection is achieved through compartmentalisation, effectively sub-dividing a building into compartments to prevent the spread of fire such as with the use of fire-resistance rated walls, floors and fire doors. Dampers are used to prevent the spread of smoke throughout any ductwork.***

***Active fire protection systems require a reaction or action to mitigate the effects of a fire. Systems are mostly automatic, such as fire alarms, smoke detectors, sprinkler systems and ventilation systems. Others require manual intervention such as fire extinguishers.”***

**ANSWER:** New passive measures to be incorporated into the works will include new fire doors throughout (the majority of the existing doors are not fire rated) in order to provide fire protection to the existing staircase. All new partitions will have appropriately rated fire resisting construction for the height and use of the building.

Active measures to be incorporated are new mains wired smoke detectors throughout together with a new heat detector in the remodelled kitchen

**5 INFORMATION AND DATA ON CONSTRUCTION PRODUCTS AND MATERIALS** ***The PFSS should detail the construction methods of the development and the measures that will be taken to limit fire safety risks posed to the surrounding area. Construction methods that could impact the fire safety of neighbouring sites, buildings, occupants etc. must be identified and the risk reduced using suitable fire control measures.***

***Where possible, construction materials’ fire safety information should be provided within the PFSS. It is recognised that owing to individual procurement strategies, such information may not be readily available at the planning stage. The provision of a materials information register displaying the fire safety properties of construction materials will assist in enabling a ‘golden thread’ (see paragraph 1.2.1 above) of building safety information and***

***ensure that that the design criteria, including the proposed construction method and materials is followed through the construction phase. The Fire Statement for major developments must include a commitment that the development will not incorporate combustible materials in its external walls.***

**ANSWER:** Full information is not available at this early stage as many options are available for construction methods, and this will only be finalised later. However, we will request the selected Contractor to provide a Materials Information Register at the conclusion of the project, from which the fire safety properties of the materials incorporated can be ascertained.

Materials currently determined can be summarised as follows:

Brick and blockwork construction for new external walls.

Timber for new window frames.

Porcelain or stone tiling for kitchen floor and bathroom floors/walls.

Timber or metal stud partitions.

GRP for flat roof covering (behind brick parapet)

New timber fire doors – min. 30 minute fire rating.

We can confirm that all new or replacement windows will be FENSA Certified, or of an equivalent standard approved by the Building Inspector.

## **6 PROVIDE SUITABLE AND CONVENIENT MEANS OF ESCAPE, AND ASSOCIATED EVACUATION STRATEGY FOR ALL BUILDING USERS.**

***“The PFSS must clearly state how the means of escape for all building users has been considered and planned from the initial design of the development (also see London Plan Policy D5(B5) and its London Plan Guidance). The PFSS should evidence, including through the use of plans, which code/s and standards the means of escape have been designed to meet and any additional measures that have been included in order for the development to achieve the highest standards of fire safety, proportionate to the size and nature of the development.***

***The proposed means of escape will inform the evacuation strategy. The PFSS should justify the proposed evacuation strategy, including by identifying the code / standard that has informed the strategy. The evacuation strategy must be inclusive and appropriate for people with disabilities including mobility, sensory and cognitive disabilities and those who may not speak or understand English as their primary language.”***

**ANSWER:** The evacuation strategy for the proposed scheme is to ensure that the existing main staircase is a protected stair which can provide a safe means of escape from the upper storeys. This stair enclosure leads directly to the final exit and out into the street itself,

although an alternative exit into the rear garden is also available should circumstances dictate it. All doors giving onto the stair will be upgraded to a 30 minute fire rating. Additional mains wired smoke detection will be installed, as noted above.

At lower ground floor level escape is possible at both front and rear of the building, in both cases directly to outside air. At the front of the building the existing lightwell steps lead up to the street and at the rear the proposed kitchen and family room space gives directly onto the 27 metre long garden.

## **7 INFORMATION ON ACCESS AND EQUIPMENT FOR FIREFIGHTING**

***“The PFSS should identify how emergency access is to be provided and what fire safety equipment for the fire and rescue services has been included into the scheme; temporarily for the construction phase of the development; and permanently for the occupation phase. The author should ensure and confirm in the PFSS that there is an adequate firefighting water supply.”***

**ANSWER:** This project is at an early stage and is a small householder project. Access for firefighting will be by the public road network, and water supply will come from the fire tenders or from the hydrants located in public areas.

**SIGNED:**

**JOHN LIVINGSTON**

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