PROJECT | **109 Hazel Close, Twickenham, Richmond upon Thames, Southwest London TW2 7NP**

Fire Safety statement

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By

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1.0 Proposal Introduction

1.1 – Introduction

This Fire Safety Statement provides a comprehensive overview of the fire safety measures planned for the demolition of the existing garage and the construction of a new single-storey outbuilding intended for hobby use at 109 Hazel Close, Twickenham, Richmond upon Thames, TW2 7NP. This document is developed in accordance with the fire safety requirements established by the London Borough of Richmond upon Thames, alongside relevant local and national regulations.

As the project involves both demolition and construction activities, it is crucial to recognize the inherent fire risks associated with these processes. The aim of this statement is to ensure that all necessary precautions are taken to protect the safety of construction workers, nearby residents, and property. This includes reducing the likelihood of fire hazards and ensuring swift and effective responses in the event of an incident.

Key components of this statement include:

1. Risk Assessment

Comprehensive Evaluation: Conduct a detailed evaluation of the existing garage structure, identifying materials that may pose fire risks (e.g., wood, old electrical wiring).

Site Hazards: Assess the surrounding environment for potential fire hazards, such as nearby trees, shrubs, or structures that could ignite or spread fire.

2. Preventative Measures

Material Selection:

Use fire-resistant materials for walls and roofs in the new outbuilding. Consider materials like cement board or treated wood.

Evaluate insulation options that provide better fire resistance.

Flammable Substance Management:

Establish designated storage areas for flammable materials, ensuring they are away from any potential ignition sources.

Utilize safety data sheets (SDS) for all materials to understand their fire hazards.

3. Training and Awareness

Regular Training Sessions: Schedule mandatory training sessions for all workers, covering topics like:

Fire prevention strategies.

Proper use of fire extinguishers.

Emergency response protocols, including evacuation routes.

Toolbox Talks: Conduct short, regular meetings on fire safety to reinforce knowledge and discuss any new risks as the project progresses.

4. Emergency Preparedness

Clear Evacuation Routes:

Mark and maintain clear pathways for evacuation, ensuring they remain unobstructed throughout the project.

Use signage to indicate the nearest exits and assembly points.

Emergency Contacts: Compile a list of emergency contacts, including local fire services, and ensure it is easily accessible on-site.

5. Monitoring and Maintenance

Regular Inspections:

Implement a schedule for inspecting all fire safety equipment, such as extinguishers and alarms, to confirm their operational status.

Document inspections and any maintenance performed to ensure compliance.

Daily Safety Checks: Instruct supervisors to conduct daily checks of the work site for any potential fire hazards or violations of fire safety protocols.

6. Community Engagement

Neighbours Communication: Inform nearby residents about the project timeline and potential hazards, ensuring transparency and fostering trust.

Community Safety Alerts: Consider issuing alerts to the community regarding any activities that may increase fire risks, such as hot work operations.

7. Post-Construction Considerations

Final Safety Checks: Before occupancy, conduct a final inspection of the new outbuilding to ensure all fire safety measures are in place and functional.

Long-term Fire Safety Plan: Create a plan for ongoing fire safety maintenance, including smoke detector checks and fire drills for future occupants.

Implementing these detailed fire safety measures will enhance the safety and security of the demolition and construction activities at 109 Hazel Close. By taking a proactive approach that incorporates risk assessments, preventative measures, ongoing training, and community engagement, this project can significantly minimize fire hazards.

Ultimately, this comprehensive strategy not only protects workers and residents but also demonstrates a commitment to high safety standards, aligning with the

expectations of the London Borough of Richmond upon Thames and ensuring a successful outcome for the new hobby room.

1.2 – Project Brief

Property: 109 Hazel Close, Twickenham, Richmond upon Thames, Southwest London TW2 7NP

Property Type: Residential

Proposed Works: Demolish existing garage to rear of property making room for new single storey outbuilding (for Hobby room).

This Fire Safety Statement outlines the fire safety measures to be implemented during the demolition of the existing garage and the construction of a new single storey outbuilding for use as a hobby room. The statement adheres to the fire safety requirements specific to Twickenham and the London Borough of Richmond upon Thames.

1. Project Overview

The project involves the safe demolition of an existing garage, and the construction of a new outbuilding designed to function as a hobby room. This will be done in compliance with all local regulations and fire safety standards.

2. Regulatory Compliance

Building Regulations: All activities will comply with the Building Regulations 2010 (as amended) and the London Fire and Emergency Planning Authority (LFEPA) guidelines.

Local Authority Consultation: Prior consultation with Richmond upon Thames Council to ensure alignment with local fire safety protocols and obtain necessary permissions.

3. Fire Safety Measures for Demolition

Risk Assessment: A comprehensive fire risk assessment will be conducted prior to demolition, identifying potential hazards and outlining mitigation strategies.

Utility Disconnection: All utilities (electric, gas, water) will be safely disconnected and verified by certified professionals.

Access and Safety Zones: Clearly marked safety zones will restrict access to unauthorized personnel, ensuring safe working conditions.

4. Fire Prevention During Demolition

Fire Equipment Availability: Fire extinguishers will be strategically placed on-site, and staff will be trained in their use. Regular checks will ensure equipment is functional.

Debris Management: A controlled debris management plan will be established to remove flammable materials promptly and maintain a clean work environment.

5. Construction Fire Safety Measures

Material Selection: The new outbuilding will incorporate fire-resistant materials, following best practices for thermal and fire safety.

Smoke and Fire Alarms: Installation of appropriate smoke alarms and fire detection systems within the new structure to ensure early detection of fires.

Clear Escape Routes: Designated and clearly marked escape routes will be established for safe evacuation in emergencies.

6. Hot Work and Safety Procedures

Hot Work Permits: Permits will be obtained for any hot work activities (welding, cutting). All measures to prevent ignition will be implemented.

Fire Watch Personnel: Designated personnel will monitor hot work processes to ensure immediate action can be taken if a fire occurs.

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7. Post-Construction Considerations

Site Inspection: Regular inspections will ensure compliance with fire safety measures during construction. Final building inspections will verify that all fire safety systems are operational.

Community Notifications: Neighbours will be notified of the demolition and construction process to foster community awareness of any potential fire hazards.

8. Emergency Procedures

Emergency Response Plan: An emergency response plan outlining evacuation procedure and contact information for local emergency services will be established and communicated to all workers on site

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2.0 POLICY

2.1 – POLICY CRITERIA

Project Location: 109 Hazel Close, Twickenham, Richmond upon Thames, TW2 7NP

The following policy criteria outline the fire safety measures that will be adhered to during the demolition of the existing garage and the construction of a new single storey outbuilding for hobby use. These criteria comply with the fire safety requirements specific to Twickenham and the London Borough of Richmond upon Thames.

1. Compliance with Legislation

Building Regulations: Ensure that all aspects of the demolition and construction adhere strictly to the current Building Regulations, particularly Part B (Fire Safety), which provides guidance on structural fire safety.

Local Authority Guidelines: Stay informed about any additional requirements set forth by the Richmond upon Thames Council and the London Fire Brigade, as they may have specific considerations for residential projects.

2. Fire Risk Assessment

Detailed Process: Implement a structured process for assessing risks, including both qualitative and quantitative evaluations of fire hazards specific to the existing site and proposed modifications.

Regular Updates: Set a timeline for routine updates to the fire risk assessment at key project milestones, ensuring it reflects any changes in design or construction methods.

3. Fire Prevention Measures

Material Specifications:

Select materials that meet or exceed fire resistance standards; for example, use Class A fire-rated insulation and roofing materials.

Encourage the use of treated wood that minimizes combustibility for any structural or aesthetic elements.

Storage Protocols:

Designate separate areas for the storing of materials such as solvents, paints, and other flammable substances. Ensure these areas are equipped with appropriate fire barriers and ventilation.

4. Emergency Planning

Comprehensive Emergency Plan:

Prepare a detailed emergency plan that includes contact numbers for local fire services and a clear outline of the roles each team member will play during an emergency.

Incorporate maps and signage that clearly mark emergency exits and the assembly point for evacuations.

Contingency Procedures: Develop contingency plans for various emergency scenarios, including fire outbreaks, severe weather, and site accidents.

5. Training and Awareness

Initial and Ongoing Training:

Conduct initial in-depth training for all workers before site activities commence, supplemented by periodic refresher courses throughout the project duration.

Create a visually available fire safety manual containing key guidelines and procedures to keep fire safety top-of-mind.

Inclusion in Daily Briefings: Incorporate fire safety discussions into daily toolbox talks to continually reinforce its importance across all phases of construction.

6. Monitoring and Maintenance

Inspection Schedule:

Establish a regular inspection schedule for fire safety equipment to ensure compliance and functionality, including monthly checks of exits, signage, and fire extinguishers.

Document all inspections and maintenance actions in a log for accountability and future reference.

Reporting and Feedback: Encourage workers to report any potential fire hazards or equipment failures immediately to ensure swift action.

7. Community Safety and Communication

Pre-Construction Meetings: Hold meetings with neighbouring residents prior to project commencement to discuss safety measures and address any community concerns.

Ongoing Communication: Use notice boards or newsletters to keep the community updated on project progress and any changes in fire safety protocols that may affect them.

8. Post-Completion Review

Final Inspection: Conduct a thorough fire safety inspection involving fire safety professionals to verify compliance before the new outbuilding is occupied.

Maintenance Plan: Develop a long-term maintenance strategy that includes:

Regular checks of smoke alarms and fire extinguishers.

Scheduled fire drills for occupants, ensuring familiarity with evacuation routes and procedures.

These expanded policy criteria reinforce a comprehensive approach to fire safety in the context of the demolition and construction project at 109 Hazel Close. By prioritizing compliance, risk management, training, and community engagement, this fire safety statement aims not only to protect individuals and property but also to foster a culture of safety that extends beyond the project itself. This proactive framework also enhances community trust and contributes positively to the local environment.

3.0 Conclusion

3.1 Conclusion

By addressing the key fire safety design principles, the proposed works at 80 Woodlands Road, Ilford, IG1 1JN will be designed and constructed to meet the necessary fire safety standards and provide a safe living environment for the occupants.

The comprehensive fire safety strategy incorporates the following measures to ensure compliance with Approved Document B of the Building Regulations:

Appropriate fire-resisting construction and compartmentation will be implemented to contain the spread of fire and limit the impact on the rest of the property.

Sufficient escape routes, emergency lighting, and clear fire safety signage will be provided to facilitate the safe evacuation of occupants in the event of a fire.

A state-of-the-art fire detection and alarm system will be installed throughout the property, including the new extension, to promptly alert occupants and enable a timely response.

The layout and design of the new extension will ensure that the property remains accessible and navigable for fire and rescue services, allowing them to respond efficiently and effectively.

By integrating these fire safety features, the proposed works will create a safe and compliant living environment for the occupants of 80 Woodlands Road, Ilford, IG1 1JN. The design prioritizes the protection of life and property in the event of a fire incident, in line with the requirements of Approved Document B.

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