



HOME TALES

Planning Fire Safety Statement

10 Cleves Road, TW10 7LD

1.0 Introduction

- 1.1 This statement has been prepared by Home Tales to accompany the planning application submitted to the London Borough of Richmond upon Thames planning department, for the removal of existing conservatory and part of existing side extension to be replaced with the erection of a side and rear extension with a pitch roof on rear and side. As part of glazing to include new bifolding doors and one window on the rear elevation; 5 velux on the side and rear roof.

- 1.2 Home Tales specialise in the design of extensions to residential properties, particularly in the London area. Our partner contractors (if selected by the client) have years of experience and competence with building extensions in accordance to Approved Document B – Fire Safety: Volume 1: Dwellings.

2.0 Passive and Active Measures

- 2.1 Active fire protection measures will include an LD2 system in the property. Detectors will be incorporated in all circulation areas that form part of the escape routes and in all specified rooms or areas that present a high risk of fire (kitchen, principle habitual rooms etc). This includes fire alarms in hallway, landing and living rooms whilst there will be a smoke alarm in kitchen.

- 2.2 Passive fire protection measures will include the use of 60 minute fire rated doors and smoke seals separating the kitchen to the stairs area to prevent spread of fire and meet domestic fire door regulations. There is no requirement for this proposal to include a sprinkler system or fire extinguishers.

3.0 Construction and Materials

- 3.1 The new extension wall forming part of the boundary between the proposal property and the neighbouring properties shall be constructed as a compartment wall to prevent the spread of fire between two properties.

- 3.2 The kitchen shall be sub-divided with fire resistant construction throughout. Roof windows will be non-combustible and therefor comply with fire safety requirements.



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3.3 There are also fire risks during construction stage which will be avoided by following safety measures implemented by the contractors.

4.0 Means of Escape and Evacuation

4.1 The kitchen is separated from the stairs by 60 minute fire door. In addition, there are multiple exit routes from the rest of the property. On the ground floor this includes rear garden door exit and front door exit. On the first floor, escape routes include stairs to the ground floor and all windows, as they are lower than 4.5 meters from the ground

5.0 Access and Equipment for Firefighting

5.1 The property is on a residential road and the streetscape will not be affected by the proposal or the short-term construction work. In the instance that firefighters are called to the property, access and fire brigades' equipment will be accommodated as they were previously.

Document created by:

Clara Lopez
Head of Design
Experience in designing residential developments