

JRarchitect Ltd

Planning Fire Safety Strategy Statement  
15 THE GREEN, RICHMOND TW9 1PX

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## **Introduction**

This statement has been prepared by John Rich RIBA registered Architect. In-line with policy as set out in the London Plan Guidance policy D12(A) March 2021.

## **Proposal**

The replacement of a lead-sheet roof covering to the conservatory with a “green” sedum roof covering

## **Heritage Status**

- Grade 2 Listed.

## **Criteria 1 – Information on space provisions for Fire Appliances and Assembly Points**

### **Fire Appliances**

- Fire and Rescue service pumping appliances are to be sited on the street to the front of the house on the Green, Richmond. See Fire Strategy Plan.

### **Assembly Points**

- A large evacuation assembly point is not necessary for this site. The house is a single-family dwelling with a typical occupation of 2-6 persons, the assembly point for this site is to be at the front of the house. During construction, the number of people working on the site, including the occupants of the house is unlikely to be more than 10 people, therefore the same assembly point can be utilised. See Fire Strategy Plan

## **Criteria 2 – Information on passive and Active Safety measures**

### **Passive Safety Measures**

- There are to be no major layout changes that would affect the main means of escape. Layout changes that would make the means of escape better are limited due the listing of the building.

### **Active Safety measures**

- Smoke and Heat Detectors – Existing Smoke Detectors and heat Detectors are in the present property. If applicable or required by building control these will be upgraded to be mains operated linked smoke alarm detection system to BS EN 14604 and BS 5839-6:2019 to at least a Grade D category LD3 standard and to be mains powered with battery backup. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

### **Criteria 3 – Information and data on construction products and materials**

Full details of the construction materials to be used cannot be fully described at this stage of the project, as many different construction materials are available for use on this project and a main contractor has not been appointed. However, we will request a materials information register displaying the fire safety properties of the construction materials used within the project will be provided by the main contractor and from suppliers of directly supplied items at the conclusion of the project.

Generally, in regards to the materials used in the construction of the project. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking. At this stage a brief description of the proposed materials to be used within the project include:

#### **Externally**

- The existing building is brick-built on the front and rear elevations, with timber sash windows and a slate pitched roof. The rear conservatory is brick built to the flank elevations with aluminium framed fully glazed sliding doors, and a proposed “green” sedum roof.

### **Criteria 4 – information on means of escape and evacuation strategy**

The main means of escape for the building remains unchanged by this proposal.

Means of escape will be to the external doors marked on the plan. (See Fire Strategy plan) These include:

#### **Basement**

- Direct to the street via an external door and steps up to pavement level

#### **Ground Floor**

- Direct to the street via internal staircase and external door and steps down to pavement level

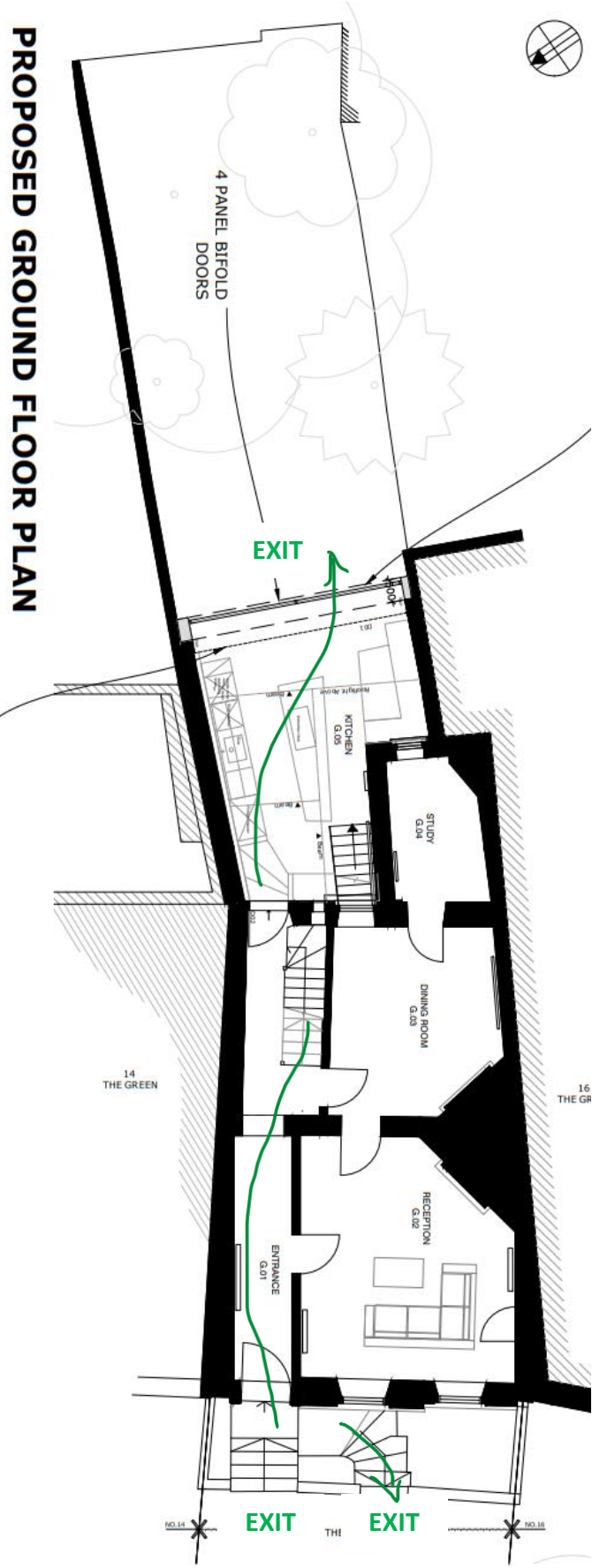
#### **Upper Floors**

- Direct to the street via internal staircase and external door and steps down to pavement level (alternative means of escape to rear via internal staircase to via external doors in the conservatory)

No layout changes are proposed to the property, the number of ground floor external doors, routes of escape are not reduced with this scheme.

### **Criteria 6 – Information on access and equipment for fire-fighting**

As the property is an existing house, the access for fire appliances and fire-fighting equipment is unchanged by this proposal. Access to the property is via the public road, The Green Richmond. (See Fire Strategy Plan).



**FIRE ASSEMBLY POINT**