

## FIRE SAFETY STATEMENT

09/09/2024

In support of a full planning and listed building application at The Navigator's House, River Lane, Petersham, TW10 7AG, for internal refurbishment, replacement of the existing conservatory with a new single storey rear extension and reconfiguration of modern bay structures.

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### Introduction

The purpose of this Fire Safety Statement is to give an overview of the fire safety factors that are relevant to this site and to demonstrate that the proposal contained within the application complies with the local and national planning policy requirements for fire safety. Namely Policies D5 and D12(A) of The London Plan [2021] and section 116.d of the National Planning Policy Framework [2023].

The application site consists of a Grade II listed residential dwelling dating back to the 17C, accessed from River Lane, Petersham. The current application proposes an internal refurbishment, the replacement of the existing conservatory with a new single storey rear extension, and the reconfiguration of the modern bay structures.

This Fire Safety Statement has been authored by Michael Jones Architects Ltd, a RIBA chartered architectural practice with extensive experience of residential construction and regulations. Given the limited scope, complexity, and risk associated with this proposal it has not been deemed necessary to appoint an accredited fire engineer.

### Means of Escape

There are currently five possible fire exits from the ground floor, one from the front entrance door of the property, one from the ancillary front entrance, two from the french doors off of the reception/dining area, and a final set of doors from the existing conservatory. The location of the exits are to be in the same location as existing following the completion of the works. The proposed first floor escape route remains as existing through the two staircases at either end of the property; the locations of which are also to remain as existing. The proposed basement escape route is via the existing basement staircase. Drawings are included in this document for your reference.

The property does not contain any lifts so the provisions of policy D5 of the London Plan do not apply.

### Fire Spread and Control

The existing building is attached only along the south elevation, to the adjacent Glen Cottage (having originally formed one whole house), so fire spread remains possible. The building presents brickwork finish on all the floors, all to remain as existing. As such, the risk of external fire spread across the outside of the structure is low.

Internally, there is no proposed works or modification to the current fire exits or circulation. No internal fire suppression measures are proposed. Drawings are included in this document for your reference.

### Construction

The existing building has conventional masonry wall construction with a timber framed roof and floors. The external walls are to remain as existing. The proposed configuration of the modern bay structures which are currently timber clad, are sought to be rebuilt in masonry, in keeping with the existing brickwork, therefore proposing to improve the fire safety of these structures. No cladding panels or other non-standard materials are proposed.

## Fire Service Access

The positioning and view of the property from River Lane, from which the site is accessed, remains unchanged under this application. The property sits behind a gated entrance off of River Lane, with the entrance gates easily identifiable for means of access and egress. The property is therefore suitable for attending, in accordance with section 116.d of the National Planning Policy Framework [2023].

The front and sides of the property have accessible glazed doors and windows enabling good visibility into the property. The main entrance door would be suitable for use by attending fire services and is clearly visible once inside the property gates. Access to the first floor is possible via either of the existing staircases. Fire engines will park along River Lane. No assembly points are required given the dwelling house use of the property.

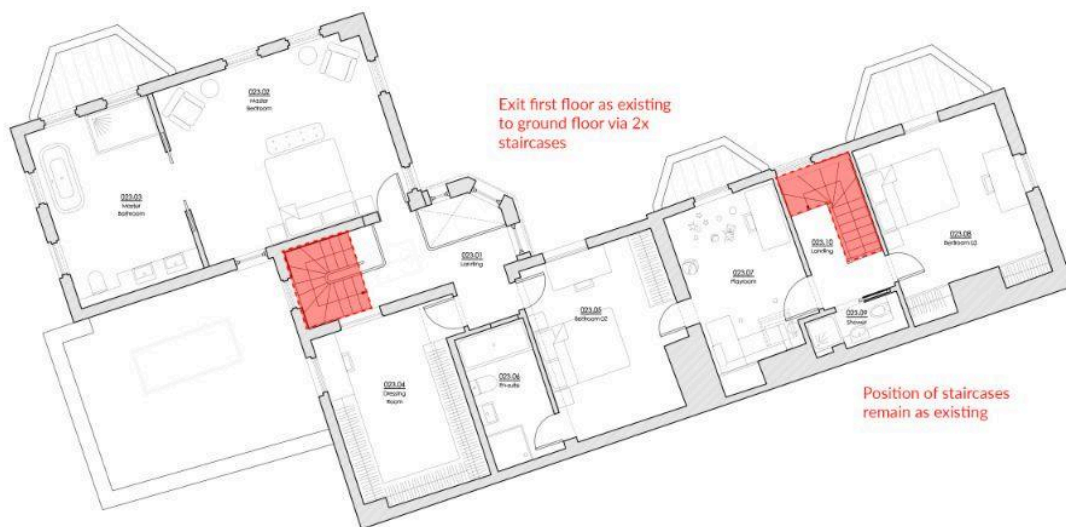
## Fire Safety Management

The building would be fitted with a smoke alarm in accordance with BS 5839-6:2019+A1:2020 in the circulation space. Tests of the alarm system would be carried out on a regular basis by the occupiers of the house. While a Fire Risk Assessment is not required, as the property is 'single private dwellings', the occupiers would be encouraged to keep escape routes clear of impediments or hazards.

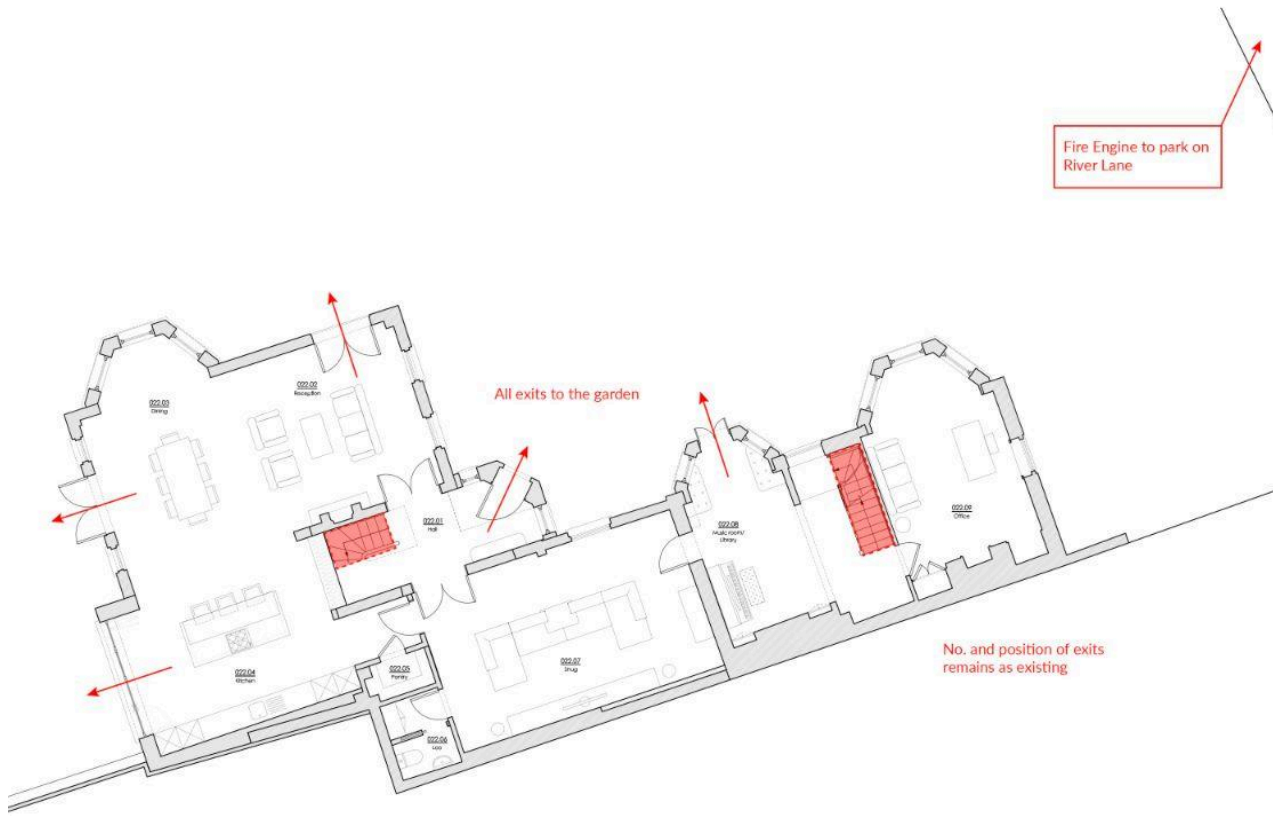
## Conclusion

This fire safety statement demonstrates that the proposed works at The Navigator's House comply with The London Plan [2021] and section 116.d of the National Planning Policy Framework [2023] with regard to fire safety.

## Proposed Fire Strategy Drawings



First Floor Plan



Ground Floor Plan



Basement Floor Plan