

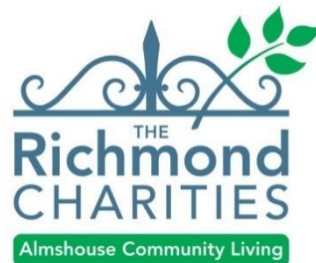
FIRE SAFETY STRATEGY - U0160164

ON BEHALF OF
THE RICHMOND CHARITIES

MITRE MEWS TO THE REAR OF 20-34 ST MARY'S GROVE,
RICHMOND

(22/2082/FUL)

SEPTEMBER 2024



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1.0 Requirements

1.1 Condition

U0160166 - The development must be carried out in accordance with the provisions of the Fire Safety Report and Drawing SMGG21-07; received 30 June 2022; unless otherwise approved in writing by the Local Planning Authority.

REASON: To ensure that the development incorporates the necessary fire safety measures in accordance with the Mayor's London Plan Policy D12.

2.0 Development Description

The proposed Mitre Mews development is for 5 No. 1- bed single-storey dwellings (Use Class C3 (a)) with associated landscaped amenity, providing 100% affordable housing for the over 65s. All the units are designed to 'Passivhaus' standards, with four units to be M4(3) wheelchair user dwellings and one to M4(2) wheelchair accessible and adaptable standards.

3.0 Changes to Proposal

Refer to SMGG-119 C6 - Fire Strategy Plan.

Following correspondence with the London Fire Brigade, the dry riser system has been changed to have a surface mounted inlet positioned to one side of the access road, within the footpath, and protected by a raised planter. This was for clear visibility for fire crews on entering the site.

A single surface mounted outlet is located by the activity mound, off the secondary footpath that serves as a fire fighting access route to each of the properties, within Approved Document B travel distances.

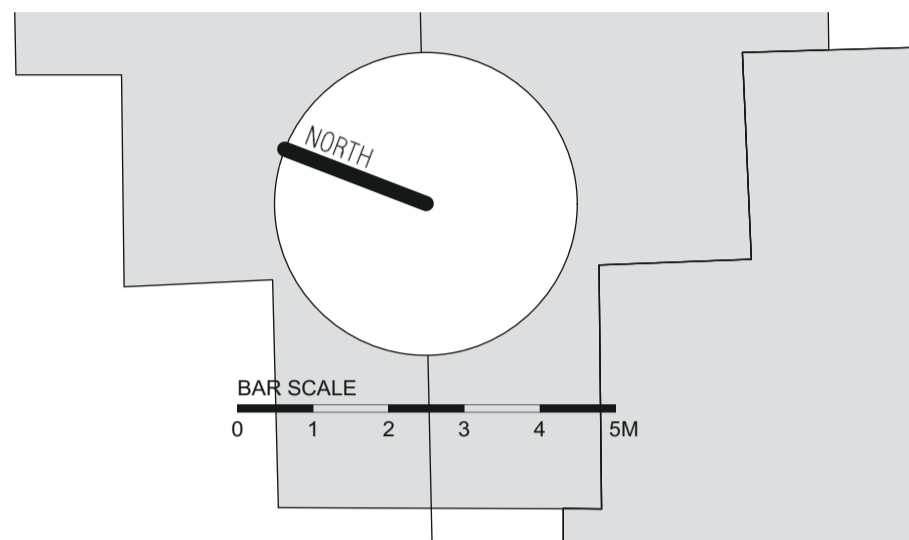
The system has been designed by a specialist dry riser company.

ACCOMMODATION SCHEDULE

SELF-CONTAINED DWELLINGS FOR THE OVER 65s
 4 No. 1 BED / 2 PERSON WHEELCHAIR ACCESSIBLE M4(3) UNITS @ 60M²
 1 No. 1 BED / 2 PERSON ACCESSIBLE & ADAPTABLE UNIT WITH WET ROOM M4(2) @ 50M²
 5 No. UNITS TOTAL

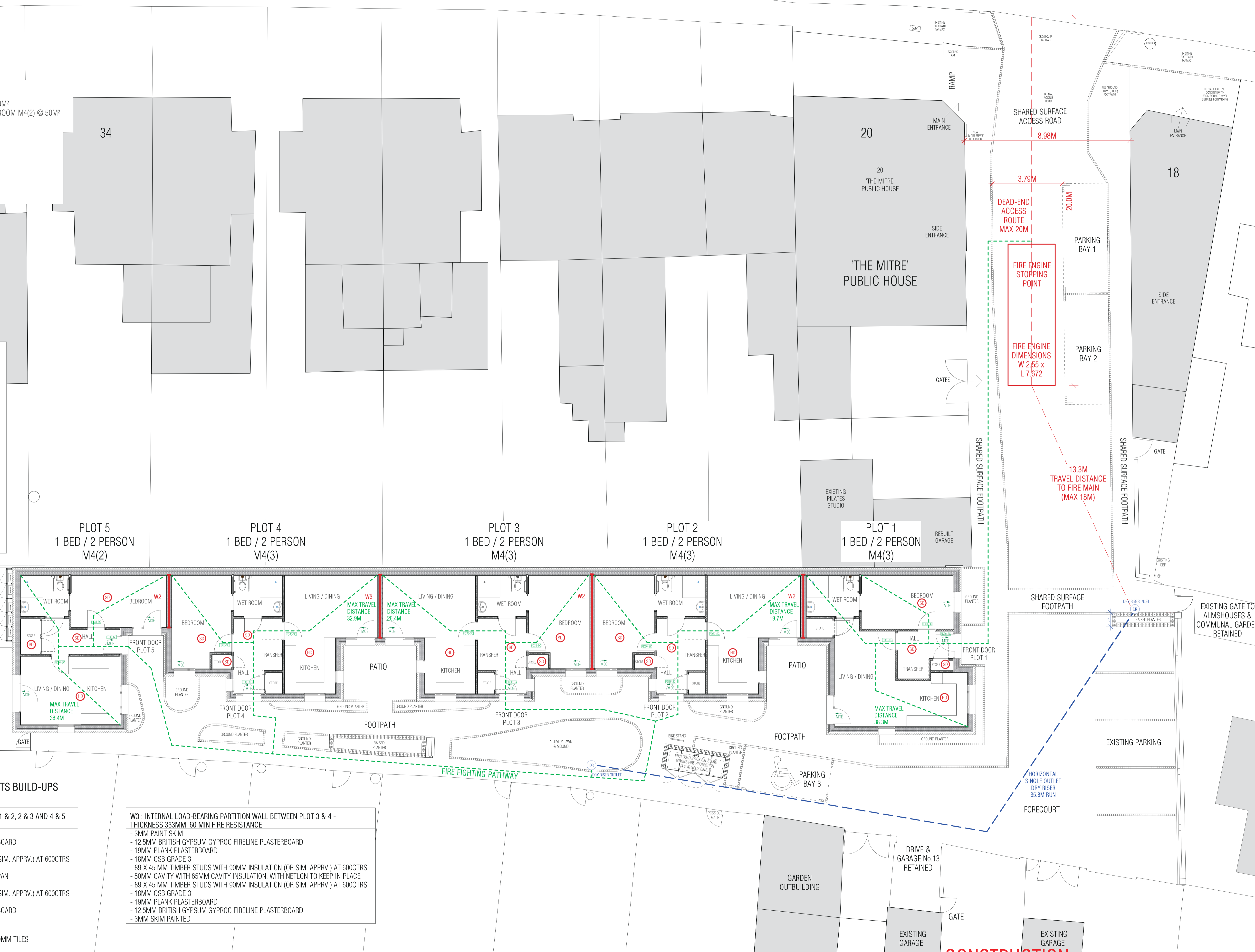
PARKING:
 1 No. BLUE BADGE DISABLED PARKING BAY (ELECTRIC CHARGING)
 2 No. VISITOR BAYS

NOTE:
 DRY RISER REQUIRED FOR FIRE BRIGADE ACCESS.



FIRE STRATEGY / MEANS OF ESCAPE (B1, B2 & B3) KEY:

- FD30-SC 30-MIN FIRE RESISTING DOOR WITH SELF-CLOSER
- MEANS OF ESCAPE
- DR DRY RISER SURFACE MOUNTED INLET / OUTLET BREACH (BY TRIANGLE FIRE)
- DRY RISER
- - - TRAVEL DISTANCE FROM OUTLET WITHIN 45M OF ALL POINTS WITHIN EACH PROPERTY
- SD INTERLINKED SMOKE DETECTOR
- HD INTERLINKED HEAT DETECTOR
- D1 LD1 FIRE ALARMS (TO BS 5839-6 - 2019)
- W2 SEPARATING PARTY WALLS - 60 MINS FIRE RESISTANCE & WALL BUILD-UP CODE



SEPARATING PARTY WALLS BETWEEN UNITS BUILD-UPS 60 MINUTES FIRE RESISTANCE

W2 : INTERNAL LOAD-BEARING PARTITION WALL TO PLOT 1 & 2, 2 & 3 AND 4 & 5 THICKNESS 322MM, 60 MIN FIRE RESISTANCE
 - 3MM PAINT SKIM
 - 12.5MM BRITISH GYPSUM GYPROC WALLBOARD PLASTERBOARD
 - 19MM PLANK PLASTERBOARD
 - 89 X 45 MM TIMBER STUDS WITH 90MM INSULATION (OR SIM. APPRV.) AT 600CTRS
 - 12.5MM FERMACELL
 - 50MM CAVITY WITH 65MM CAVITY INSULATION BY KINGSPAN
 - 12.5MM FERMACELL
 - 89 X 45 MM TIMBER STUDS WITH 90MM INSULATION (OR SIM. APPRV.) AT 600CTRS
 - 19MM PLANK PLASTERBOARD
 - 12.5MM BRITISH GYPSUM GYPROC WALLBOARD PLASTERBOARD
 - 3MM SKIM PAINTED
 NOTE : WALL TO WET ROOMS
 - CHANGE WALLBOARD FOR 12MM TILE BACKER BOARD + 10MM TILES

W3 : INTERNAL LOAD-BEARING PARTITION WALL BETWEEN PLOT 3 & 4 - THICKNESS 333MM, 60 MIN FIRE RESISTANCE
 - 3MM PAINT SKIM
 - 12.5MM BRITISH GYPSUM GYPROC FIRELINE PLASTERBOARD
 - 19MM PLANK PLASTERBOARD
 - 18MM OSB GRADE 3
 - 89 X 45 MM TIMBER STUDS WITH 90MM INSULATION (OR SIM. APPRV.) AT 600CTRS
 - 50MM CAVITY WITH 65MM CAVITY INSULATION, WITH NETLON TO KEEP IN PLACE
 - 89 X 45 MM TIMBER STUDS WITH 90MM INSULATION (OR SIM. APPRV.) AT 600CTRS
 - 18MM OSB GRADE 3
 - 19MM PLANK PLASTERBOARD
 - 12.5MM BRITISH GYPSUM GYPROC FIRELINE PLASTERBOARD
 - 3MM SKIM PAINTED