

FIRE STRATEGY STATEMENT FOR 32 THE GREEN, RICHMOND UPON THAMES TW9 1LX

Applicant

Mr S Browne, 32 The Green, Richmosnd Upon Thames, TW9 1LX

Agent

Claire Humphreys RIBA CA, Shu Architects, Bristol BS2 5NL

Accommodation

Basement: Utility, Study, Studio, Plant Room & WC
Ground: Dining, Kitchen, Reception Room & Pantry,
First: Living Room, Study, Bedroom, WC & Bathroom
Second: 2 Bedrooms & 2 Bathrooms

Outline

The house is existing and sited on the corner of The Green and Old Palace Terrace and is built of solid brickwork, with a clay tiled roof, suspended timber floors, timber doors and timber windows with some internal shutters.

There is no proud Party Wall separating the roof spaces between 32 The Green and 6 Old Palace Terrace.

The roof to 31 The Green meets the external wall of 32 The Green at just below eaves level.

Proposal

The proposal is for the reinstatement of the internal walls following the structural repairs to the walls and the roof. The works include the introduction of new sanitary provision

Fire Strategy Measures

All primary structural elements will be protected with intumescent paint providing a minimum of 60 mins fire protection, or clad with plasterboard to meet the requirements of Part B of the current Building Regulations.

The construction of new and separated partitions and separating walls will be specified to ensure a minimum of 30 minutes fire resistance

The habitable rooms are all situated from the staircase and will be separated by half hour FD30 fire doors. The hinges will be fire rated to the same level of protection.

The Means of Escape is via a single timber staircase which exits at ground floor. All walls to the staircase will be separated by walls with 30 minutes fire protection from the Second storey to the Ground floor exit. The basement floor will have 30 minutes fire from the ground floor.

The alternative Means of Escape from Basement will be via an external door to a basement area with stone steps to the public pavement.

All walls and ceilings adjacent to the party wall at second floor will have 60 minute fire protection.

There will be new a Grade A Category LD2 self-contained mains operated smoke detector and fire alarm system to comply with BS 5839-6 complete with standby power positioned on each landing or hallway. This will have a interconnect heat detector to the kitchen and pantry areas.

All new external materials will be to requirement B4 of the current building regulations with Class B-s3, d2 or better, spread of flame.

Fire appliances can gain access to the building via The Green and Old Palace Terrace. There is a fire hydrant located directly on the corner of The Green and Old Palace Terrace.