
FIRE SAFETY STATEMENT

18 WARREN AVENUE, RICHMOND TW10 5DZ

**DATE:
25.11.24**

Introduction:

This statement is submitted as part of a planning application for the proposed single storey GF rear extension and part single part double side infill extension, at the above address.

1. Suitably positioned unobstructed outside space.

1.a. Access and position of fire appliances

Warren Avenue come off the Upper Richmond Road where a fire unit would come from. The fire unit can drive down Warren venue and stop just outside the property, where the Avenue is slightly wider. Road is slightly wider.

The unit would then have to drive on and use the next Avenue, Rothesay to get back to the main Road.



1.b. Assembly point.

The best assembly point would be the front garden with access through either the front door or the side door and side alley. Any person within the property would be able to go out either through the front door or the side alley to the front of the house.

Once the side extension is built, the best assembly point would be the front garden.

2. Means of warning

The proposed extended spaces will be provided with smoke and heat alarms where required, which will be mains, operated and will have a battery backup.

The kitchen and any other room with a fire appliance will have a heat alarm, which will be mains operated and with battery back-up.

3. Reduce fire spread

The house is a semi-detached property. The shared wall is assumed to be a full brick 215mm thick wall extending into the attic space up to the roof and which should provide a 30min. fire resistance. All new structural elements will be fire protected to achieve FR30.

All new internal partitions will be designed so they are 30min Fire resistant

As the building will remain as a two storey, there is no requirement for internal FR30 doors.

4. Fire escape

All new habitable rooms will have an opening leading directly to a hall leading to a final exit or an escape window or door.

5. Means of evacuation

The extended ground floor area will have a door opening directly on to the entrance hall. To the rear, the extended ground floor will have a door on to the side alley, leading directly to the front of the house.