

**FIRE STRATEGY STATEMENT FOR**  
**951 SHEEN ROAD, RICHMOND TW9 1YJ**

1. The property is an end of terrace 2 storey family dwelling with accommodation in the roof space.
2. Built of 340/225mm thick solid brickwork, slate roof, suspended timber floors, timber doors and timber or upvc windows. The proposal is to enlarge a rear dormer.
3. The existing windows and doors have openings wide enough for Means of Escape being min. 0.33 sq.m. clear opening areas and no dimension less than 450mm wide x 450mm high [typ.450x750 clear opening]. Bottom of openable area not to be more than 1100mm above FFL.
4. The habitable rooms are all situated from the staircase and are not separated by fire doors.
5. The Means of Escape is via the single timber staircase.
6. All new external materials will be to requirement B4 of the current building regulations with Class B-s3, d2 or better, spread of flame.
7. Fire appliances can gain access to the building from the road at the front only.
8. The proposal does not affect the existing Means of Escape arrangements.

Peter Whalley  
25 November 2024