



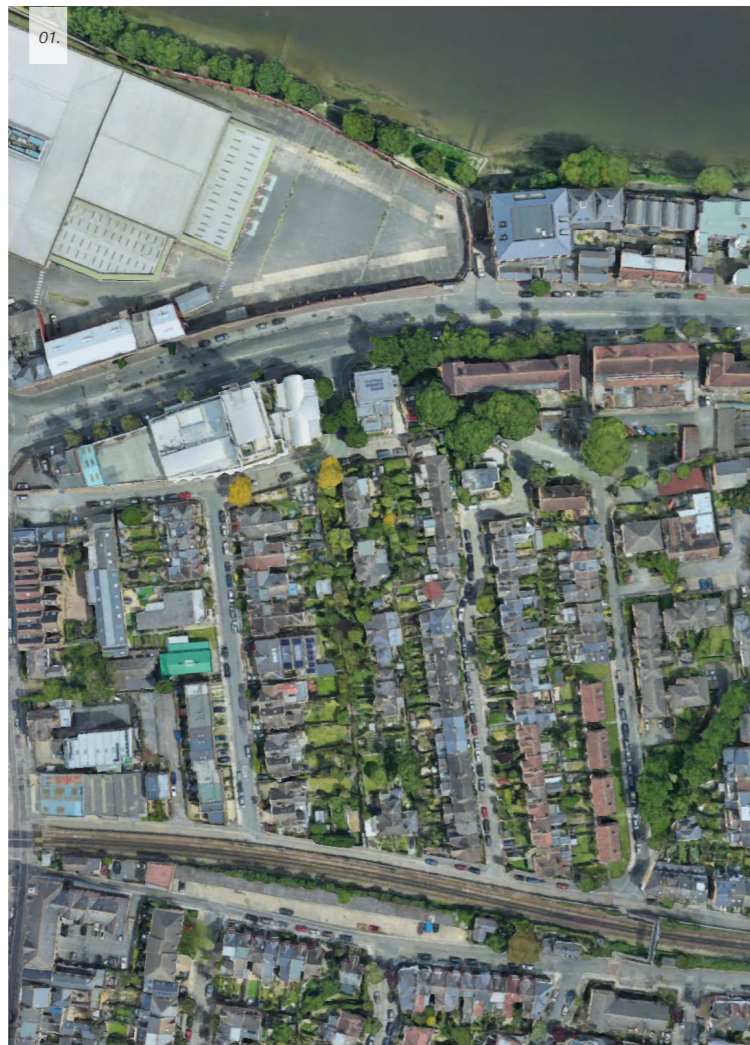
Project

43 VICTORIA ROAD

*Mortlake,
Richmond upon Thames,
London,
SW14 8EX*

Planning Fire Safety Statement

*Householder Planning Permission to London Borough of Richmond
Upon Thames*



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Statement

The Planning Fire Safety Statement relates to a ground floor extension to a terraced house in Mortlake, SW14.

Specifically, the works comprise: Replacement of the existing rear extension, with a new single storey pitched roof addition; the introduction of two rooflights to the main roofscape, replacement of Upvc windows with traditional timber sash windows, and associated internal alterations throughout.

Fig.1 _ (above) location of 43 Victoria Road, SW14 8EX

Fig.2 _ (right) property is located within Mortlake Conservation Area

Fig.3 _ (right) aerial view of the property showing nature of terrace.

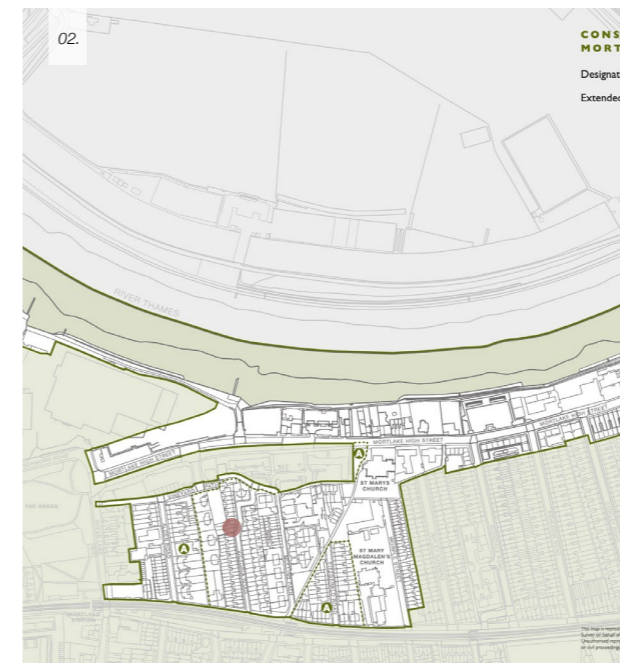
Introduction

The proposal will not have a material impact on how the property is accessed and escaped in the case of fire. As a dwelling house, the property is treated as one compartment and provides fire separation along the party walls. As the alteration to the property is so small and will not have a significant impact on or change to the fire safety plan for the dwelling, it is considered that a registered fire Engineer is not required to provide this information.

This statement exhibits how the proposed extension will comply with London Plan Policy D12. The statement will cover responses to criteria 1, 2, 3, 4, 5 and 6 of the Fire Safety D12 London Plan Guidance for a Householder planning application.

PROPOSAL:

Replacement of the existing rear extension, with a new single storey pitched roof addition; the introduction of two rooflights to the main roofscape, replacement of Upvc windows with traditional timber sash windows, and associated internal alterations throughout.



Policy Criteria

CRITERIA 1

Information on space provisions for fire appliances and assembly points: The proposal will not affect fire appliances access to the site. In case of fire, evacuation assembly point will be on Victoria Road, as both fire appliance and assembly points can be within public highway.

The proposal will not change how the site would be evacuated.

CRITERIA 2

Information on passive and active safety measures:

The existing staircase remains. There will be smoke detectors and fire alarms on both floor levels and the means of escape from the first floor is provided as separate from the kitchen/living rooms to the rear, with the integration of a FD30 fire door.

New proposed kitchen will also be fitted with a main powered heat detector and sounder with battery backup, to ensure safety of occupants by warning them adequately in case of fire.

CRITERIA 3

Construction to minimise the risk of fire spread:

The construction and alterations would be built with Class 1 rated materials to achieve 30 minutes internal fire resistance whereas 60 minutes external resistance to comply with Class B-s3, d2(2). Materials and construction will be designed in accordance with Part B Volume 1 2010 209 edition incorporating 2020 amendments – for use in England.

CRITERIA 4

Information on means of escape and evacuation strategy.

The proposal is not affecting the means of escape to this ground and first floor (only) dwelling. All habitable rooms would be accessed from landing, down the stairs and through the front door. This means of escape is a protected route from the kitchen.

All bedrooms will have FD30 doors, as well as the kitchen space (new extension). The hallway and route out will be kept clear of any obstructions at times.

CRITERIA 5

Develop a robust strategy for evacuation:

In line with the Fire Safety Policy 12D(A) Pre-consultation Draft March 2021 Table A1.1 Planning Applications and Information Requirements for D12(A), criteria 5 is not applicable for householder planning application.

CRITERIA 6

Information on access and equipment for firefighting:

As a small residential property, no firefighting equipment is proposed within the proposed curtilage, access for a pumping appliance is within the limiting 45m of all points within the dwelling house.



Fig.4 _ Photo of front facade facing on to the Victoria Road

Fig.5 _ Photo of existing rear facade

Fig.6 _ Photo to show the extent of the rear garden

Conclusion

The proposal will not obstruct or alter the existing escape routes or access to the property from Victoria Road. It will be designed and constructed in accordance with the building regulations. This statement provides sufficient explanation on how fire safety will be achieved in the proposal and that it complies with Fire Safety Policy D12.



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