

FIRE SAFETY STATEMENT

26/10/2024

In support of a householder planning application at 21 The Avenue, Twickenham TW1 1QP, for internal refurbishment, new side extension and rear fenestration at ground floor.

Introduction

The purpose of this Fire Safety Statement is to give an overview of the fire safety factors that are relevant to this site and to demonstrate that the proposal contained within the application complies with the local and national planning policy requirements for fire safety. Namely Policies D5 and D12(A) of The London Plan [2021] and section 116.d of the National Planning Policy Framework [2023].

The application site consists of a Victorian three-storey plus cellar and loft detached family home. The current application proposes an internal refurbishment, the removal of the existing rear canopy, the erection of a new single storey side extension and the reconfiguration of the rear fenestration at ground floor level.

This Fire Safety Statement has been authored by Michael Jones Architects Ltd, a RIBA chartered architectural practice with extensive experience of residential construction and regulations. Given the limited scope, complexity, and risk associated with this proposal it has not been deemed necessary to appoint an accredited fire engineer.

Means of Escape

There are currently six possible fire exits from the ground floor of the main house, one from the front entrance door of the property, one from the side entrance in the utility room, three along the rear elevation, from the french doors off of the kitchen, snug and dining room, and a final door from the side extension. The existing detached garage structure has a set of double doors to each the front and the rear elevation. The location of the exits are to be in the same location as existing following the completion of the works. The proposed second floor escape route is a continuation of the first floor escape route, through the proposed continued central staircase, located in the same place as the existing staircase. The proposed basement escape route is via the above mentioned continued staircase.

Drawings are included in this document for your reference.

The property does not contain any lifts so the provisions of policy D5 of the London Plan do not apply.

Fire Spread and Control

The existing main house is detached so fire spread to other structures is unlikely. The proposed ground floor side extension is to be built along the party wall shared with no. 19 The Avenue so fire spread is possible. The building presents brickwork finish on all the floors, all to remain as existing. As such, the risk of external fire spread across the outside of the structure is low.

Internally, there is no proposed works or modification to the current fire exits or circulation. No internal fire suppression measures are proposed. Drawings are included in this document for your reference.

Construction

The existing building has conventional masonry wall construction with a timber framed roof and floors. The proposed ground floor extension will have concrete floor structure and metal framed glazing to the rear. Perforated Corten cladding is proposed around the new rear glazing.

Fire Service Access

The front of the property faces onto The Avenue, which would be suitable for attending, in accordance with section 110.d of the National Planning Policy Framework [2023]. The main entrance door would be suitable for use by attending fire services and is clearly visible from the front of the property. Access to the first floor is possible via the internal staircase.

Due to the residential nature of the site and its relatively small size it is envisaged that, in case of emergency, fire engines will park along Petersham Road. No assembly points are required given the dwelling house use of the property.

The building is detached and unobscured making it straightforward for attending emergency services to identify means of access and egress. The front and back of the property have accessible glazed doors and windows enabling good visibility into the property.

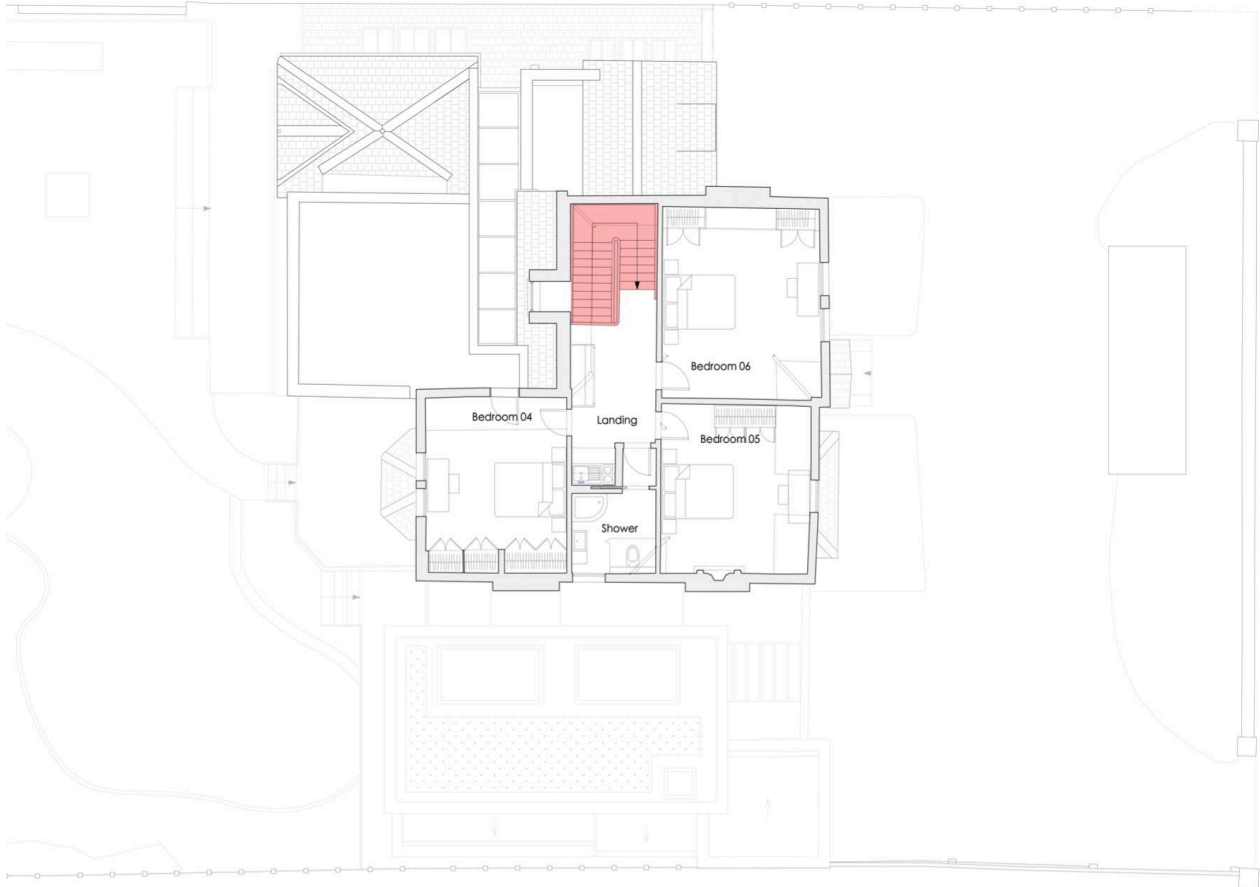
Fire Safety Management

The building would be fitted with a smoke alarm in accordance with BS 5839-6:2019+A1:2020 in the circulation space. Tests of the alarm system would be carried out on a regular basis by the occupiers of the house. While a Fire Risk Assessment is not required, as the property is 'single private dwellings', the occupiers would be encouraged to keep escape routes clear of impediments or hazards.

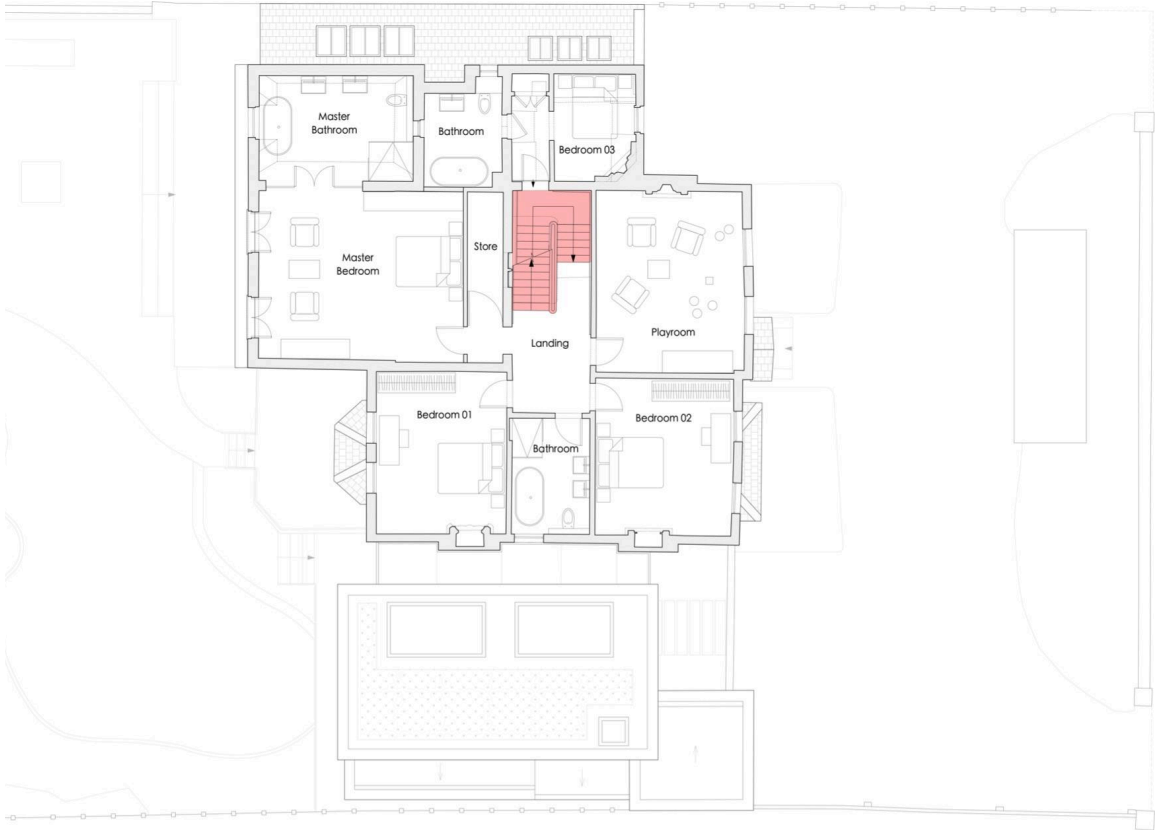
Conclusion

This fire safety statement demonstrates that the proposed works at 21 The Avenue comply with The London Plan [2021] and section 116.d of the National Planning Policy Framework [2023] with regard to fire safety.

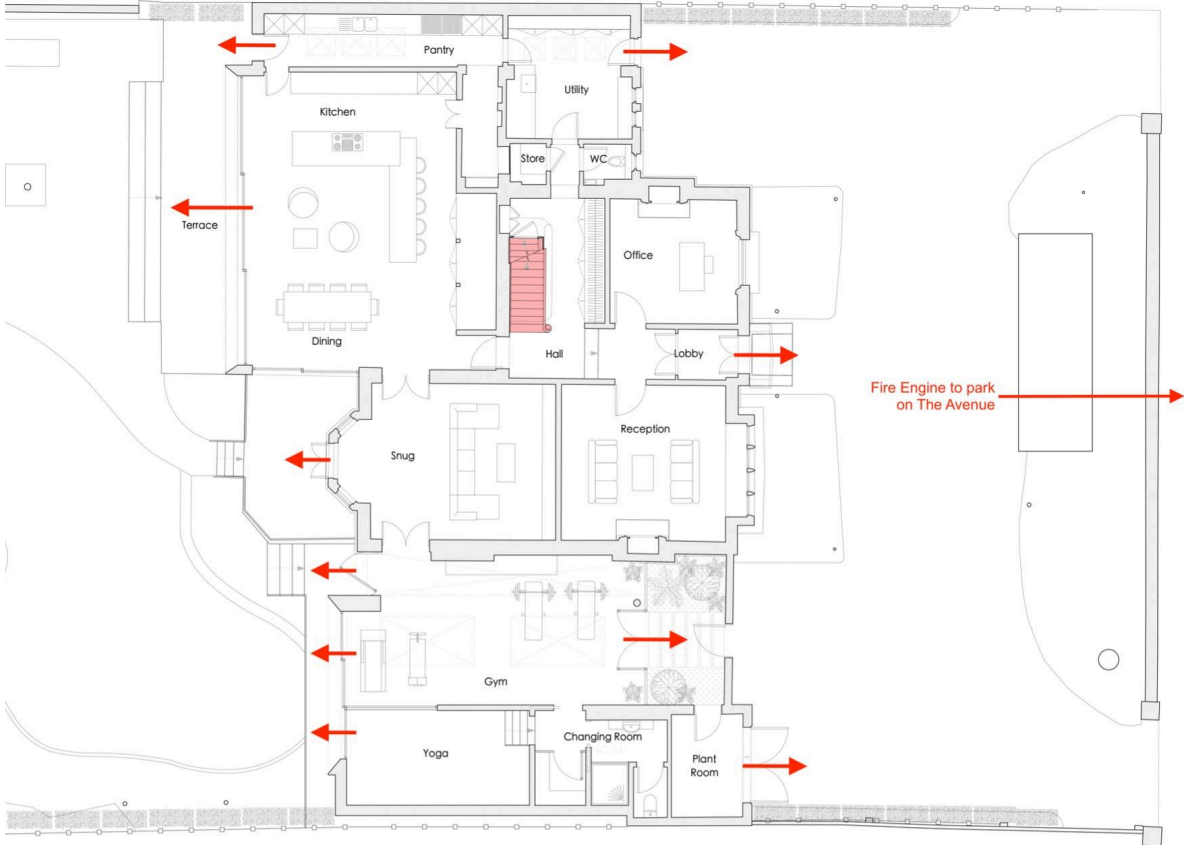
Proposed Fire Strategy Drawings



Second Floor Plan



First Floor Plan



Ground Floor Plan



Basement Floor Plan