

Planning Fire Safety Statement

233 Sheen Lane,
London,
SW14 8LE

16/12/24

This statement is to be read in conjunction with the 233SL_DWG 900_Fire Plan_161224 drawing which shows road dimensions, evacuation point and turning circle.

Author – This statement has been prepared by Paul Dean. Paul is a RIBA Chartered architect with over 13 years experience of the extension and refurbishment of residential buildings in London.

A1 – (a) – The document “Fire Safety Guidance Note: Access for Fire Appliances GN29 (Rev13, 29 January 2020)” published by the London Fire Brigade states the minimum kerb to kerb widths for Pump (3.7m), Aerial (3.7m) and Special Appliance (6.1m). 233SL_DWG 900_Fire Plan_161224 shows that the roads are accessible for Pump, Aerial and Special Appliance.

A1 - (b) - 233SL_DWG 900_Fire Plan_161224 shows the Evacuation Assembly Point outside No 224 Sheen Lane. This land is public space (pavement) however it is likely to be retained as a pavement for some time.

A2 – Passive Fire Safety Measures – Currently the property has a mixture of doors some of which are not fire rated. All habitable rooms have doors between them and the escape route.

A2 – The proposal addresses this situation through the replacement of any doors between habitable rooms and the escape route with 30 min rated fire doors. The property currently has a mix of interlinked set of heat and smoke detectors.

A3 – Minimising the spread of fire. All separating structures are to be constructed to provide 60 mins fire protection, all lights in ceilings are to be 60 min fire rated. Intumescent collars and sealants to achieve a 60 minute fire rating will be used as appropriate on all service penetrations of separating structures.

A4 – The escape route is to be protected through the introduction of the fire doors.

A5 – The primary evacuation route is through the front door of the property. Although simple the instinctive route out of the building in the event of a fire is “back out the way you

came in". In this case this is the primary evacuation route. The secondary evacuation route is through the kitchen and garden and to the bottom of the garden, which would also be obvious to a house guest.

A6 – The building is a three storey four/five bedroom house with a standard water supply. The Fire Brigade will be required to rely on Pump and Stand Pipes for water supply for fire fighting. A fire blanket will be recommended for the kitchen however the clients will be encouraged to exit the building in the event of a fire.

END.