

FIRE SAFETY STATEMENT

PROPOSED BASEMENT STOREY BELOW FOOTPRINT OF EXISTING DWELLING

**146 CASTELNAU
BARNES
LONDON
SW13 9ET**

Introduction

Policy D12(A) of The London Plan 2021 requires that developments achieve the highest standards of fire safety and that, where possible, features are to be incorporated to reduce the risk to life and the risk of serious injury in the event of a fire.

Proposal

The proposals are to create a new basement storey below the footprint of the existing property totalling 125m². The design rationale behind this scheme is to create additional leisure space within the property comprising a t.v. media/playroom, gym and study area.

The property is a semi-detached villa, built in the mid 1800's and set over 2 main floors with an attic storey. The property is well constructed with solid brickwork walls and timber intermediate floors.

Safety Measures

The property benefits from a fire detection system that is mains operated, battery backed up and interlinked throughout all floors. Any new habitable rooms will be fitted with the latest multi sensor detection interlinked within the property.

Fire separation within the building is in accordance with the building regulations and is based around a single protected stairwell.

In addition to the primary means of escape via the main internal staircase, secondary means of escape will be provided to all main basement rooms using an escape ladders within the external lightwell to the front, and the large external staircase into the rear garden at the rear.

Means of Escape Routes & Assembly

Policy D12 requires that suitable area be identified as an evacuation assembly point. Refer to the attached site plan for details of the fire escape routes within the property and the evacuation assembly point.

Access for Emergency Services

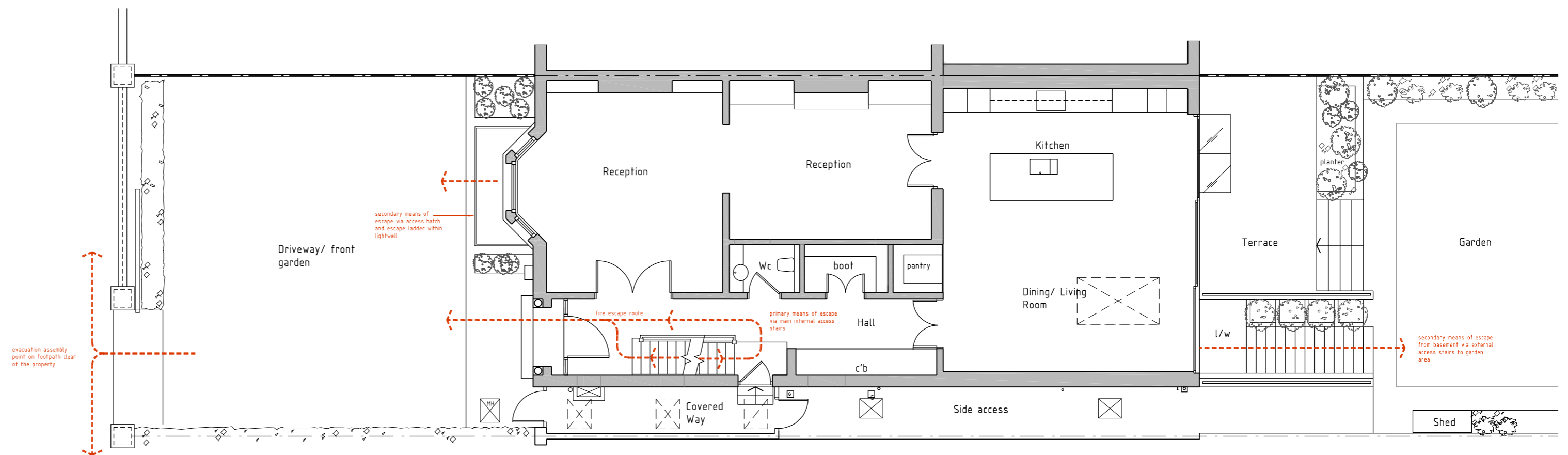
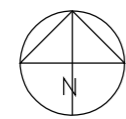
The property forms part of a terrace which will only allow access for firefighting appliances to the front facade of the building.



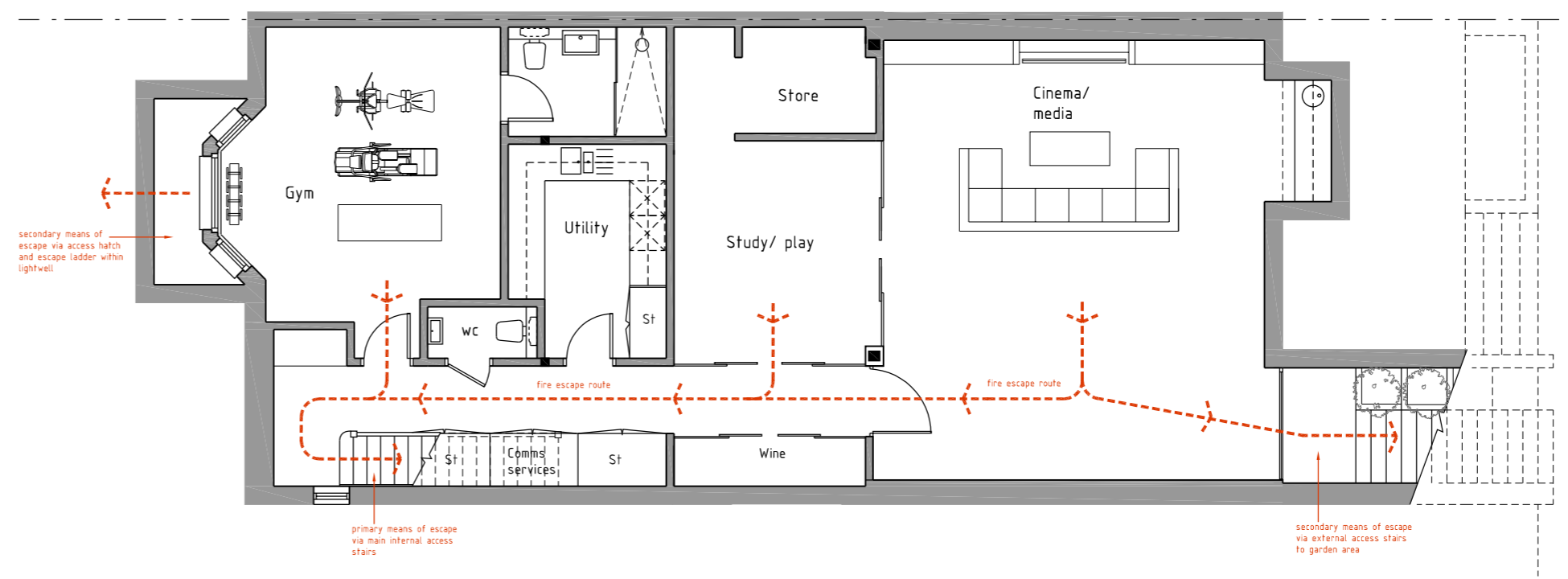
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metres 0 10 20 30 40 50
feet 0 30 60 90 120 150

LOCATION PLAN scale 1:1250



GROUND FLOOR (Fire strategy plan)



BASEMENT FLOOR (Fire strategy plan)

Client Mr & Mrs George Glasgow Jr

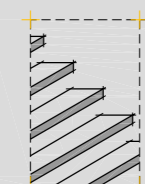
Project 146 Castelnau
London.
SW13 9ET

Scale 1:100 @ A3

Date Nov 24

Drawing Title FIRE STRATEGY

Drawing No. 24-015-FIRE



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