

# FIRE STRATEGY STATEMENT

PROPOSED EXTENSIONS AND ALTERATIONS AT

FOX HOUSE, UPPER HAM ROAD  
RICHMOND UPON THAMES,  
LONDON, TW10 5LA



**Fire Strategy Statement  
For Proposed Extensions and Alterations at  
Fox House, Upper Ham Road, Richmond Upon Thames,  
London, TW10 51A**

**1.0 INTRODUCTION**

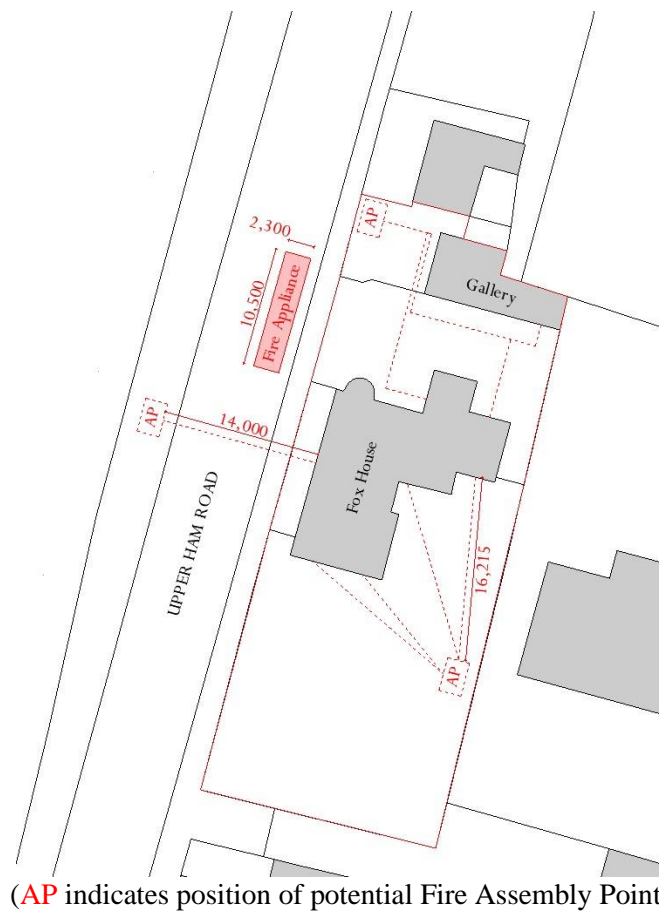
1.1 This fire strategy statement is prepared to accompany our application for the proposed extension and alterations to Fox House. This fire strategy statement is prepared to address policy D12 (a) of the Adopted London Plan which states:

*In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:*

- 1) Identify suitably positioned unobstructed outside space:  
A - for fire appliances to be positioned on  
B – appropriate use as an evacuation assembly point*
- 2) Are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures.*
- 3) Are constructed in an appropriate way to minimize the risk of fire spread.*
- 4) Provide suitable and convenient means of escape, and associated evacuation strategy for all building users.*
- 5) Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in.*
- 6) Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.*

## 2.0 FIRE STRATEGY

### SPACE FOR FIRE APPLIANCES / EVACUATION ASSEMBLY POINT



### APPROPRIATE FIRE ALARM SYSTEMS

- 2.1 There will be a mains powered and interlinked fire alarm and detection system installed throughout the property to meet BS 5839-6 (Grade D, category LD3). Due to the high level of smoke detection, any fire will be detected at a very early stage resulting in early warning to occupants.

### PASSIVE AND ACTIVE FIRE SAFETY MEASURES

- 2.2 Passive fire safety measures to be:
- New internal walls within the existing structure to achieve 30 mins fire resistance achieved with 12.5mm plasterboard and plaster skim.
- 2.3 Active fire safety measures to be:
- New main powered fire alarm system as detailed in paragraph 2.1 above.

**APPROPRIATE CONSTRUCTION DETAILS TO MINIMISE THE RISK OF FIRE SPREAD**

- 2.4 The proposed extension to the property and replacement outbuildings will be built of solid masonry with external face render, waterproof membrane to areas of flat roof, timber roof structure, solid concrete slab to ground floor, timber doors and windows.
- 2.5 All new external materials will be to requirement B4 of the current building regulations Part B with Class B-s3, d2 or better spread of flame.
- 2.6 All new internal linings and ceilings will be formed from materials with limited combustibility, predominantly comprising of gypsum-based plasterboard products on timber stud walls.

**PROVISION OF SUITABLE AND CONVENIENT MEANS OF ESCAPE/EVACUATION STRATEGY**

- 2.7 The existing ground floor windows and doors have openings wide enough for secondary means of escape. Taking as an example, one of the smaller windows facing the street, these have a 0.643m<sup>2</sup> clear opening area and are approx. 800mm wide x 780mm high.
- 2.8 No internal rooms are created as part of the proposed alterations.
- 2.9 Occupants on upper floors to evacuate using the existing stair leading to the front door of the house. Secondary escape via north and south windows on to the area of existing flat roof to the south or the flat roof of proposed extension.
- 3.0 Occupants of the Kitchen/Orangery and Snug are to exit via the external doors at the rear of the property.
- 3.1 The proposed works do not compromise the existing means of escape from the building. Fire appliances can gain access to the building from the road.

**PROVISION OF SUITABLE ACCESS AND EQUIPMENT FOR FIRE FIGHTING WHICH IS APPROPRIATE FOR THE DEVELOPMENT**

- 3.2 There is vehicle access via Upper Ham Road for a pump appliance to within 45m of all points within the dwelling house.
- 3.3 The front elevation has an external door of not less than 850mm clear opening, giving access to the interior.

**STATEMENT OF COMPETENCE**

- 3.4 This Fire Strategy Statement has been produced to satisfy Policy D12 (Fire safety) of The London Plan.
- 3.5 The fire safety objectives have been identified which include compliance with Part B of the Building Regulations performance recommendations.
- 3.6 This Fire Strategy Statement has been produced by ADAM Architecture, an RIBA chartered practice. ADAM Architecture believe this Fire Strategy Statement meets the requirements Policy D12 (Fire safety) of The London Plan.