

John Rich Architects

Planning Fire Safety Strategy Statement

1 Old Palace Terrace
TW9 1NB



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Introduction

This statement has been prepared by John Rich RIBA registered Architect at John Rich Architects, a RIBA Chartered Practice. In-line with policy as set out in the London Plan Guidance policy D12(A) March 2021.

Proposal

The design proposal for 1 Old Palace Terrace is for Internal and external remodelling to a Listed Building.

Heritage Status

Entry Name: 1 Old Palace Terrace; Listing Date: 10 Jan 1950; Grade: II*; Source: Historic England; Source ID: 1065311; English Heritage Legacy ID: 1065311

Criteria 1 – Information on space provisions for Fire Appliances and Assembly Points

Fire Appliances

- Fire and Rescue service pumping appliances are to be sited on the street to the front of the house (Old Palace Terrace). See Fire Strategy Plan.

Assembly Points

- A large evacuation assembly point is not necessary for this site. The house is a single-family dwelling with a typical occupation of 2-6 persons, the assembly point for this site is to be at the front of the house (Old Palace Terrace). During construction, the number of people working on the site, including the occupants of the house is unlikely to be more than 10 people, therefore the same assembly point can be utilised. See Fire Strategy Plan

Criteria 2 – Information on passive and Active Safety measures

Passive Safety Measures

- The proposal does not include any extensions or major layout changes. Therefore, there is little scope to incorporate further passive safety measures.
- New internal partitions to be designed built to current regulation standards.

Active Safety measures

- Smoke and Heat Detectors – Existing Smoke Detectors and heat Detectors are in the present property. These are to be checked to see if they comply with current standard. If applicable these will be upgraded to be mains operated linked smoke alarm detection system to BS EN 14604 and BS 5839-6:2019 to at least a Grade D category LD3 standard and to be mains powered with battery backup. Where the kitchen area is not separated from the stairway or circulation space by a door, there should be an interlinked heat detector in the kitchen.

Criteria 3 – Information and data on construction products and materials

Full details of the construction materials to be used cannot be fully described at this stage of the project, as many different construction materials are available for use on this project and a main contractor has not been appointed. However, we will request a materials information register displaying the fire safety properties of the construction materials used within the project will be provided by the main contractor and from suppliers of directly supplied items at the conclusion of the project.

Generally, in regards to the materials used in the construction of the project. All materials and workmanship must comply with Regulation 7 of the Building Regulations, all relevant British Standards, European Standards, Agreement Certificates, Product Certification of Schemes (Kite Marks) etc. Products conforming to a European technical standard or harmonised European product should have a CE marking. At this stage a brief description of the proposed materials to be used within the project include:

Externally

- New glazed doors and Windows to the internal courtyard/garden to be FENSA standard or equivalent standard.

Internally

- New Internal walls made up of softwood treated timbers studs with min 10kg/m³ density acoustic soundproof quilt in all voids. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.
- New ceilings to be 12.5mm foil backed plasterboard and skim
- New structural elements such as new beams, roof structure, floor structure, bearings, and padstones in accordance with the Structural Engineer's calculations and details. New steel beams to be encased in 12.5mm Gyproc FireLine board with staggered joints, Gyproc FireCase or painted in Nullifire S or similar intumescent paint to provide 1/2 hour fire resistance as agreed with Building Control. All fire protection to be installed as detailed by specialist manufacturer.

Criteria 4 – information on means of escape and evacuation strategy

The main means of escape for the building remains unchanged by this proposal.

Means of escape will be to the external doors marked on the plan. (See Fire Strategy plan) These include:

Basement

- Front door to Old Palace Terrace via stairs and hallway

Ground Floor

- Front Door to Old Palace Terrace – via Hallway
- Conservatory Doors to rear courtyard and side entrance to King Street

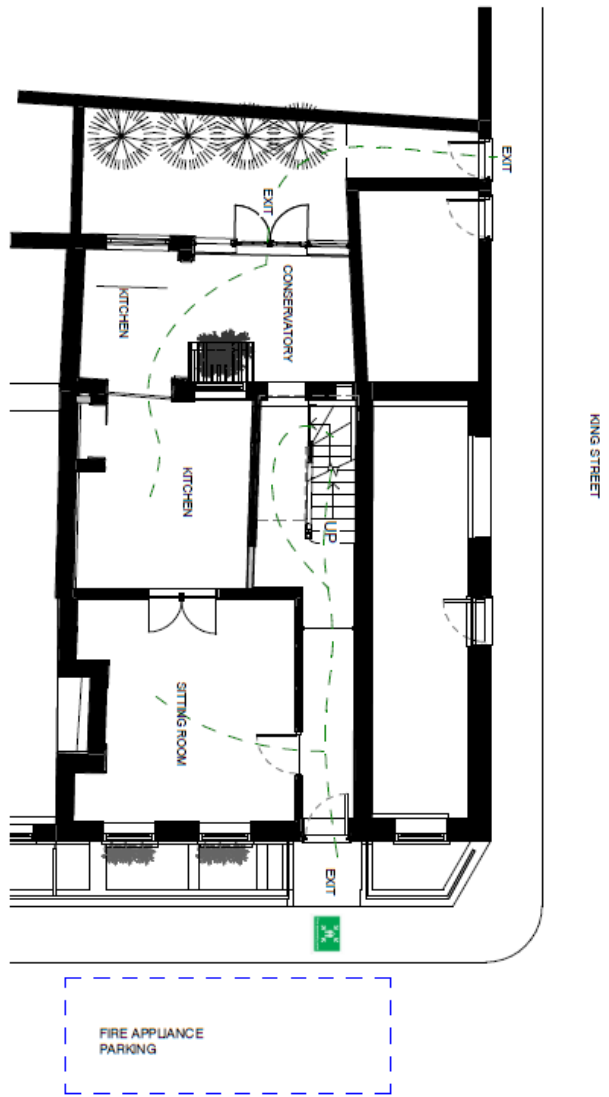
Upper Floors

- To stairway via landings to Ground Floor hallway – to Front Door to Old Palace Terrace

No layout changes are proposed to the upper floors of the property, the number of ground floor external doors, routes of escape are not reduced with this scheme.

Criteria 6 – Information on access and equipment for fire-fighting

As the property is an existing house, the access for fire appliances and fire-fighting equipment is unchanged by this proposal. Access to the property is via the public road – Old Palace Terrace. (See Fire Strategy Plan).



1 Fire Strategy Plan
Scale 1 : 100

<p>NOTES:</p> <ol style="list-style-type: none"> DO NOT SCALE FROM THIS DRAWING ALL DIMENSIONS TO BE CHECKED AGAINST THE DRAWING THIS DRAWING SHOULD BE USED IN CONJUNCTION WITH ALL OTHER DRAWINGS THIS DRAWING SHOULD BE USED IN CONJUNCTION WITH THE DIMENSIONS DRAWING CONTRACTOR TO CHECK DIMENSIONS ON SITE ARCHITECT'S RESPONSIBILITY IS TO DESIGN THE BUILDING AND ANY OTHER DOCUMENTS THAT RELATE TO THE BUILDING FROM THE DATE OF ISSUE OF THIS DRAWING TO BE PROVIDED TO THE CONTRACTOR ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS AND ANY OTHER RELEVANT REGULATIONS ALL DIMENSIONS IN THIS DRAWING ARE IN METERS UNLESS OTHERWISE SPECIFIED 	<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>DESCRIPTION</th> <th>DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DESCRIPTION	DATE																																																																						<p>PROJECT INFORMATION</p> <p>PROJECT: 1 Old Palace Terrace, Richmond, TW9 1NB</p> <p>CLIENT: Mr A Batten & Ms G Wood</p> <p>AS SCALE: 1:100</p> <p>PROJECT DESCRIPTION: External and Internal Remodelling to a Listed building</p> <p>PLANNING</p> <p>PROJECT NUMBER: Fire Strategy Plan</p> <p>John Rich Architects</p> <p>11, 12 & 13, The Square, Richmond, Surrey TW9 1NB Tel: 0181 871 0000 Fax: 0181 871 0001 Email: info@johnricharchitects.com</p> <p>DATE: Aug-21 DRAWN BY: [Signature] CHECKED BY: [Signature]</p> <p>CONTRACT NO: 21.5980 REF: A161</p>
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