

## FIRE SAFETY STATEMENT

18 Wellington Road, Hampton, TW12 1JT  
16/12/2024

**In support of a householder planning application at 18 Wellington Road, Hampton, TW12 1JT, for the relocation of front door to the property, demolition of existing side extension, and erection of new part single, part two storey side extensions.**

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### 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 110.d of the National Planning Policy Framework [2019].

The application site consists of a semi-detached Building of Townscape Merit constructed in the early twentieth century. The property's address is Wellington Road, but the front door and driveway actually face Prince's Road.

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

The primary means of escape from the existing property is via the front entrance facing Prince's Road, with secondary means of escape via a secondary exit door through the kitchen, or via rear doors into the back garden. Currently, because of the lack of separation between kitchen and staircase, and the fact that the property is spread over three storeys, the house would not be compliant with approved Document B of the Building Regulations.

Our proposed extensions and remodelling of the property will address this by creating a protected escape route from the upper floors of the property. The kitchen will be relocated to the rear of the house, and physically separated from the vertical circulation of the house, reducing the risk of a fire in the open plan ground floor making the primary escape route unviable.

In the proposed scheme, whilst the front door is relocated and the kitchen door removed, other escape routes will be created, providing a similar, if not enhanced, provision of escape in the event of an emergency. Please see the diagram below which shows the protected escape route, and all principal exit points from the ground floor.

The proposed scheme will comply with Approved Document B of the Building Regulations from a means of escape point of view, where the existing house does not.

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 building is semi-detached so fire spread to other structures must be considered. Where it meets the boundary with 20 Wellington Road the property has a brick finish at ground and first floor, and a natural slate finish at second floor, so all external materials are non-combustible presenting a low risk of fire spread. Our proposed alterations are all set away from this area and therefore do not have an impact on this.

Internally, the creation of the protected escape route within the property will also reduce risk of fire spread within the property.

## Construction

The original parts of the property have conventional masonry wall construction with timber framed roof and floor structures. These are to remain as existing. The existing low quality side extension is of timber frame construction, and clad with timber weatherboarding, so would be seen as having a higher combustibility than the rest of the property. Its removal and replacement with a brick built extension will be positive from a fire risk point of view.

Proposed extensions and external alterations will all be formed using masonry walls, with natural slate, and other non-combustible flat roof coverings, and so there will be no increase in risk of fire spread due to construction materials.

## Fire Service Access

Although the property address is Wellington Road, the front door and driveway face onto Prince's Road. This side would be the principal direction of access for the fire services, as it is at the moment. This is quite clearly legible when visiting the property, a matter which is unaffected by our proposals. Fire engines are able to park along Prince's Road and access to the first floor and above is possible via the main staircase, or via first floor windows/the second floor roof terrace if necessary.

No assembly points are required given the single dwellinghouse use of the property.

The building is semi-detached and unobscured making it straightforward for attending emergency services to identify means of access and egress. The front, back and sides of the property all have windows and doors at ground floor level, enabling good visibility into the property.

## Fire Safety Management

The building would be fitted with a smoke alarm in accordance with BS 5839-6:2004 in the circulation space. Tests of the alarm system would be carried out on a regular basis by the occupants of the house. While a Fire Risk Assessment is not required, as the property is a single private dwelling, the occupants should be encouraged to keep escape routes clear of impediments or hazards.

## Conclusion

This fire safety statement demonstrates that the proposed works at 18 Wellington Road, Hampton, TW12 1JT comply with The London Plan [2021] and section 110.d of the National Planning Policy Framework [2019] with regard to fire safety.

