

FIRE SAFETY STATEMENT

07/11/2024

In support of a full planning and listed building application at 10 Pembroke Villas TW9 1QF, for the replacement of the existing garage with a two-storey side extension and modifications to the rear fenestration layout, along with internal alterations and hard and soft landscaping.

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 116.d of the National Planning Policy Framework [2023].

The application site consists of a Grade 2 listed residential dwelling dating back to mid 19C, accessed from Pembroke Villas, in Richmond Green. The current application proposes to erect a side extension at ground and lower ground floor level, to replace the existing garage structure, as well as modify the fenestration layout along the rear elevation. The proposal also includes landscaping improvements and general internal alterations.

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

There are currently two possible fire exits from the ground floor, one from the front entrance door of the property and the other from the rear door at the end of the corridor, leading to the balcony that connects the ground floor to the rear garden. The location of the exits are to be in the same location as existing following the completion of the works. The proposed second floor escape route is via the existing staircase starting from the first floor landing. The first floor escape route is through the continued central staircase, that is to remain as existing. The proposed basement escape route is through the existing main staircase as well as through the garage door at the front of the proposed extension and through the french doors at the rear of the property, leading to the rear patio. Drawings included in this document for your reference.

The properties do 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 is possible. The building presents an exposed brickwork finish on all the floors, with the only exemption of rendered brickwork finish to the rear of the basement, all to remain as existing. As such, the risk of external fire spread across the outside of the structure is low.

Internally, there is no proposed works or modification to the current fire exits or circulation. No internal fire suppression measures are proposed. Drawings included in this document for your reference.

Construction

The existing building has conventional masonry wall construction with a timber framed roof and floors. The external walls are to remain as existing. No cladding panels or other non-standard materials are proposed.

Fire Service Access

The front of the property faces onto Pembroke Villas, which would be suitable for attending, in accordance with section 110.d of the National Planning Policy Framework [2023]. The main entrance door would be suitable for use by attending fire services and is clearly visible from the front of the property. Access to the first floor is possible via the existing staircase. Fire engines will park along Pembroke Villas. No assembly points are required given the dwelling house 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 and back of the property have accessible glazed doors and windows enabling good visibility into the property.

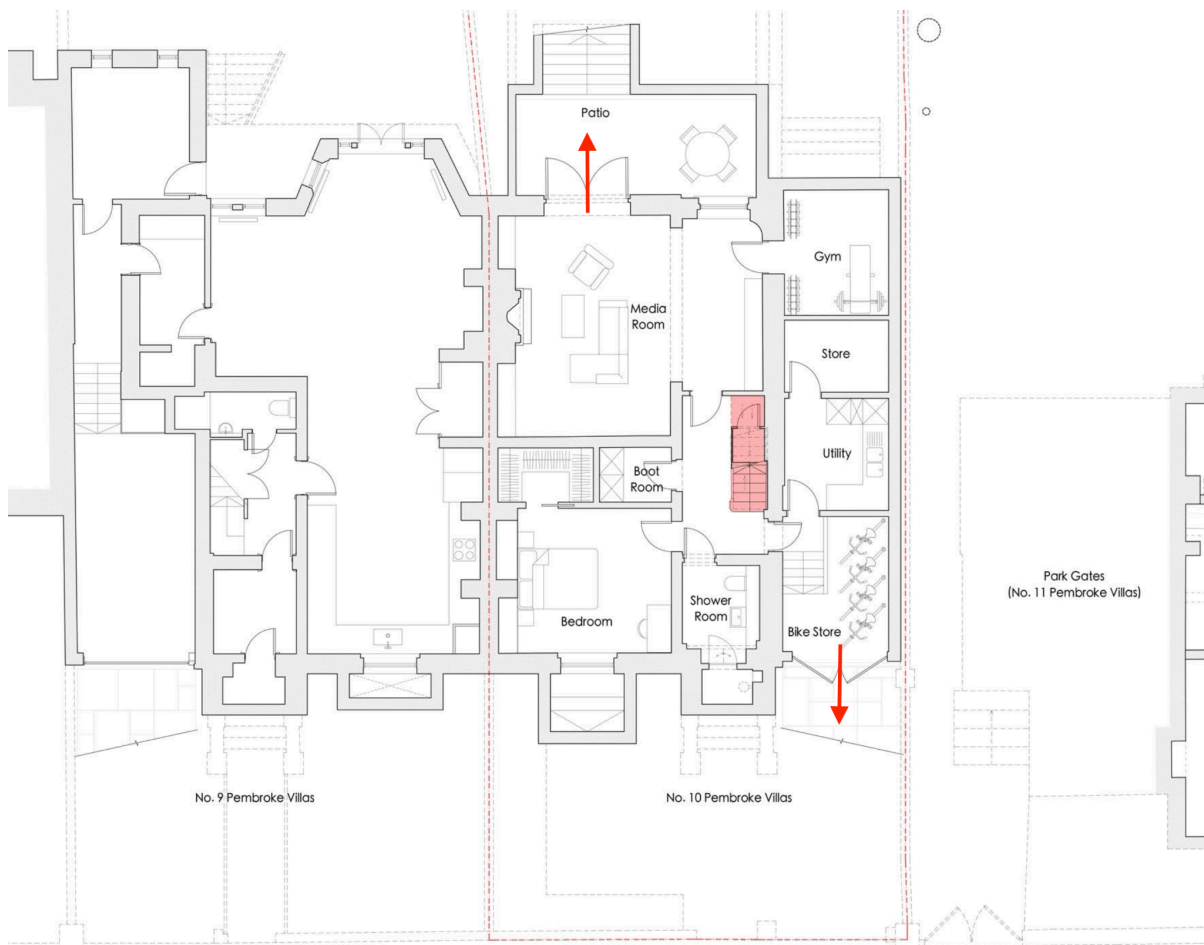
Fire Safety Management

The building would be fitted with a smoke alarm in accordance with BS 5839-6:2019+A1:2020 in the circulation space. Tests of the alarm system would be carried out on a regular basis by the occupiers of the house. While a Fire Risk Assessment is not required, as the property is 'single private dwellings', the occupiers would be encouraged to keep escape routes clear of impediments or hazards.

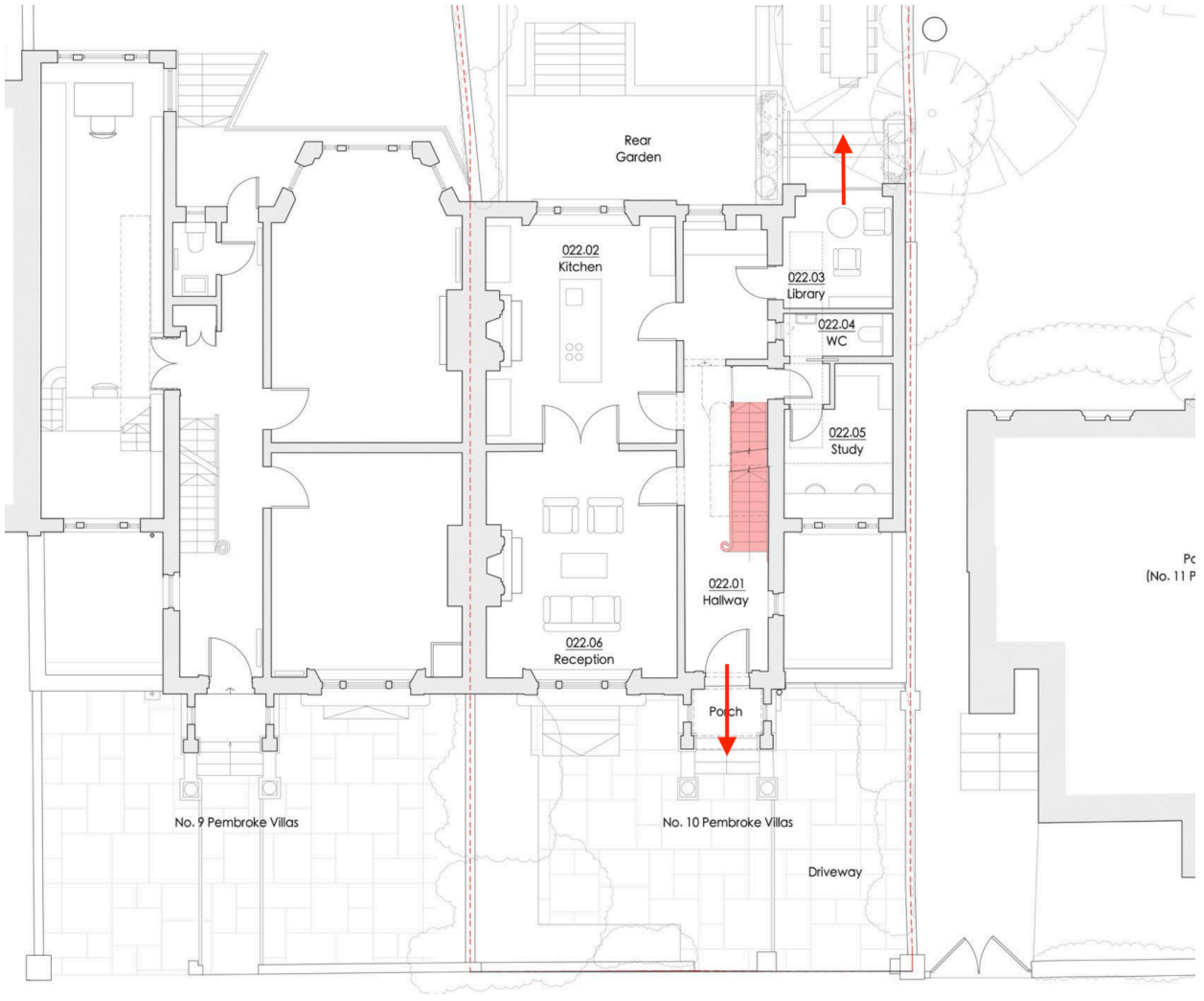
Conclusion

This fire safety statement demonstrates that the proposed works at 10 Pembroke Villas comply with The London Plan [2021] and section 116.d of the National Planning Policy Framework [2023] with regard to fire safety.

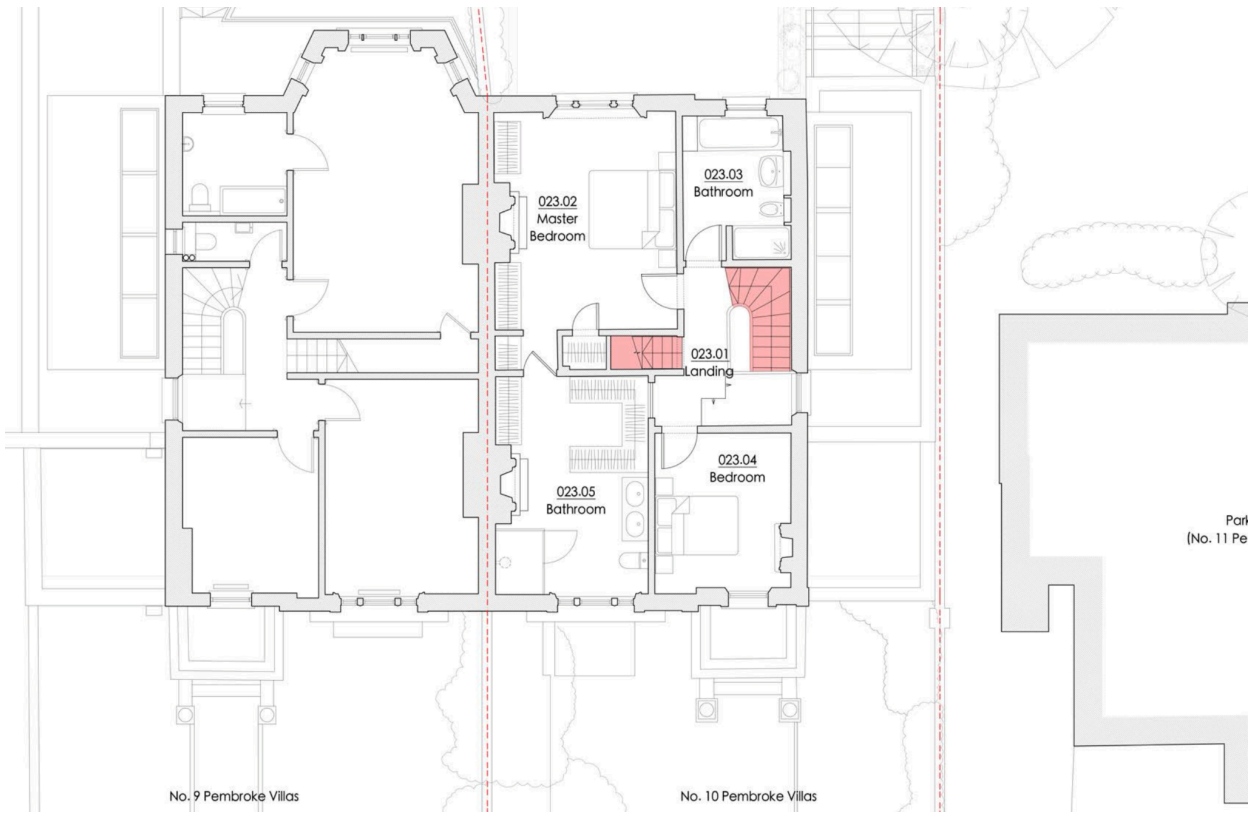
Proposed Fire Strategy Drawings



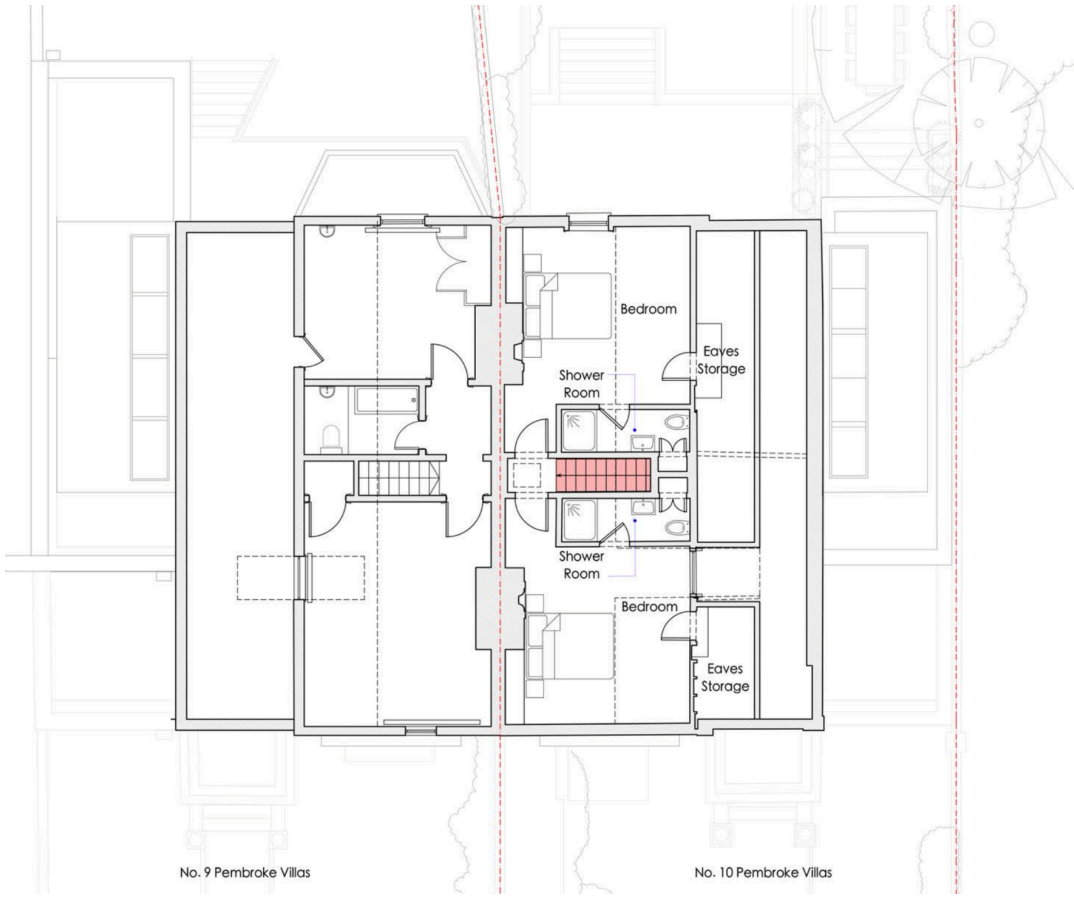
Lower Ground Floor Plan



Ground Floor Plan



First Floor Plan



No. 9 Pembroke Villas

No. 10 Pembroke Villas

Second Floor Plan