

FIRE SAFETY STATEMENT

319 and 319A RICHMOND ROAD, TW1 2PB TWICKENHAM

DECEMBER 2024

PROJECT DESCRIPTION

The property is a four storey detached house currently divided into two separate flats. Flat No. 319A, a two bedroom flat, is located on the lower ground floor and is accessed via the front external steps and entrance door, with additional rear access to a patio. The upper flat, No. 319, spans the upper ground, first, and second floors, with its own separate entrance and access to the rear garden. Both flats are currently used as a single-family residence.

PROPOSED WORKS

The planned project includes the following works:

- Conversion from 2 flats into a single family dwelling
- Single storey rear extension
- Removal of external rear timber stair and landing
- Replacement of windows and doors
- Two new window openings to the side elevation and alterations to three existing window openings on the rear and side elevations
- Reinstatement of chimney
- Remedial works to front and rear facades
- Bike shed and bin store to front garden
- Installation of Air Source Heat Pump
- Installation of Solar Panels to side roof

The proposal comprises a reconfiguration of the current layout to enhance functionality and better suit the needs of a single family residence. A new staircase will be reinstated in its original location, reconnecting the lower and ground floors to restore the property's original flow. On the lower ground floor, the space will be redesigned to house a kitchen, dining area, utility room, playroom, and a small shower room. This level will also provide direct access to the garden, while the existing garden access from the upper floors will be removed to centralize outdoor connectivity.

The upper ground floor will see a transformation of the existing kitchen into a study, incorporating a floor void that visually connects it with the lower ground floor. The living spaces on this level will remain unchanged to preserve their current layout and function.

On the half landing leading to the first floor, the existing bathroom will be replaced with a single bedroom. The first floor itself will undergo further modification, with the addition of a new shower room and ensuite to enhance convenience and privacy for the household.

A new proposal aims to create a five bedroom house designed to accommodate 5–6 occupants.

FIRE SAFETY MEASURES

The proposed works prioritize fire safety by enclosing the new and existing stairs within a fire-protected enclosure, ensuring a safeguarded escape route from the lower and upper floors directly to the front door and ultimately to an external place of safety. The existing front door on the lower ground floor will be retained, providing an additional fire exit and maintaining the current exit locations. The escape route will remain unobstructed at all times.

To further enhance safety, the existing doors to both new and existing habitable rooms accessed from the staircase will be upgraded to FD20 fire rated standards. Mains powered smoke and heat detectors will be installed in the kitchen and circulation areas on all floors, where they are not already in place, to provide comprehensive fire detection coverage.

The existing building, constructed with brick walls and timber framed floors, roof, and stairs, will incorporate new materials certified to the latest fire safety standards. These materials will be carefully selected to ensure they do not increase fire risks.

Access for emergency services will remain unchanged, ensuring no impact on emergency response times or operations as a result of the proposed works.

COMPLIANCE AND INSPECTION

The proposed works will be subject to inspection and approval by building control to ensure compliance with all relevant fire safety regulations and standards.

By adhering to these measures, the project aims to maintain high standards of fire safety, ensuring the safety of the occupants and the property.