

FIRE SAFETY STATEMENT PLN.08

24/12/2024

In support of a householder planning application at Stokes House, Ham Street TW10 7HR, for rebuilding, refurbishment and enhancement of the existing outbuildings on the boundary of the property.

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 Georgian residential dwelling dating back to circa 1760, accessed from Ham Street and Back Lane, Ham. The current application proposes the rebuilding, refurbishment and enhancement of a single storey outbuilding.

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 means of escape from the proposed single storey outbuilding has a clear route to the outside via a single door, onto the garden. 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 must be considered. The building presents a painted brickwork finish on the existing buildings. As such, the risk of external fire spread across the outside of the structure is low. The proposal to modify the outbuilding to make them habitable and service the occupants of the main house in this application does not affect the risk of fire and spread and control.

Drawings included in this document for your reference.

Construction

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

Fire Service Access

The rear of the property faces onto Back Lane, which would be suitable for attending, in accordance with section 110.d of the National Planning Policy Framework [2019]. The main gate would be suitable for use by attending fire services and is clearly visible from the rear of the property. Fire engines are able to pull onto the site from Back Lane or alternatively can park along Ham Street. 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 5839-6:2004 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 Stokes House, Ham Street comply with The London Plan [2021] and section 110.d of the National Planning Policy Framework [2019] with regard to fire safety.

Proposed Fire Strategy Drawings - Site Plan

