

Fire Statement:

Proposed Extension and Conversion of 367 Richmond Rd, TW1 2EJ

The proposed work to the ground floor flat comprises:
Side and Rear Single Storey Extension

i) The building's construction method and products and materials used

Masonry construction with timber roof structure, slate pitched roofs.
Timber windows and doors.

Building regs requirement for Fire spread between properties through unprotected areas:

External doors and windows may need to have fire resistance and (in the case of doors) be self-closing or (in the case of windows) be fixed shut to limit the risk of fire spread between adjacent properties. The area of walls, doors and windows permitted to have reduced or undetermined fire resistance (known as "unprotected areas") will be dependent on how close these elements are to the boundary.

In this case all new glazing is sufficiently far from boundary lines.

ii) Means of escape for all building users and evacuation strategy

New windows and doors will comply with building regs Means of escape in case of fire:

When replacing any window, the opening should be sized to provide at least the same potential for escape as the window it replaces. If the original window that is being replaced was larger than necessary for the purpose of escape, then the new window opening could be reduced down to the minimum as specified in the criteria below. The means of escape should be considered for any new window installed to an extension or existing dwelling. If an escape window is required then criteria set out below should be followed. It is also generally good practice to replace any window on the first floor that is not used as an escape window with an escape window.

- Width and Height - Either of these are not to be any less than 450mm
- Clear Openable Area - No less than 0.33m²
- Cill height - The bottom of the openable area should be no more than 1100mm above the floor area.

The new accommodation will have floor level lower than 4.5m above ground (Ground Level)

iii) Passive and active fire safety measures

An interconnected smoke detector system will be retained with detectors at front and rear.
Fire extinguishers and escape signs will be retained and reused.

iv) Access and facilities for the fire and rescue service

No change