

# STUDIO

---

## PLANNING FIRE SAFETY STRATEGY

Project name: 52 Station Road  
Project no: 122  
Date: 10/12/2024  
Rev: 1

---

# HOWSON

London Plan Guidance

Planning Fire Safety Strategy Policy

**Site:** 52 Station Road Barnes, SW13, OOLD

**Author and role in the development:** Steven Howson (Studio Howson), Architect, RIBA, ARB

## REV 1 December 2025

**External and internal Alterations to an existing Annex out-building to the rear of 52 Station Road. Reduction of existing glazing to accommodate 2 skylights, 2 Sash windows, 1 single door and 1 double door to the front elevation, installation of 1 single door to the side elevation.**

### **Contents**

1. Executive Summary
2. Fire Statement

### **Fire Statement Limitations**

less express written consent is provided by Studio Howson, no part of this Fire Statement should be reproduced or distributed to any party not related to the planning application.

Studio Howson do not accept any liability if this Fire Statement is used for an alternative purpose from which it is intended, nor to any third party in respect of this Fire Statement. This Fire Statement represents the best judgement of the author and is based, in part, on information provided by others. No liability is accepted for the accuracy of such information. This Fire Statement has been based on information, including floor plans and photographs, provided by the Client Salt Futures. If supplementary, relevant information is produced following the issue of this Fire Statement, then this Fire Statement should be updated prior to its final submission to the relevant Local Authority Planning Department.

Studio Howson LTD  
Royalty House  
72-74 Dean Street  
London  
W1D 3SG

## Executive Summary

### **Scope and Objective of this Fire Statement**

- This Fire Statement forms part of the full planning application for the proposed external and internal alterations to the rear garden annexe at 52 Station Road.
- The property at 52 Station Road is originally a Georgian structure with a modern single-level annexe outbuilding situated in the rear garden. The annexe is a purpose-built, open-plan garden studio. Primary access to the annexe is either through the main house leading into the large garden or via a private/shared entrance adjacent to 5 Ellison Road.
- The garden annexe is intended for use as a home office, hobby room, and accommodation for extended family members.
- Access to the garden studio will be provided through three designated doors leading to the office, studio, and bike storage spaces. The balcony above the annexe features cold timber flat roof decks, providing separation from the flat below. The balcony surface will be constructed using a suspended decking system made of Class A fire-rated, non-combustible materials, ensuring compliance with fire safety regulations.

## Fire Statement D12(A)

### A1

Identify suitably positioned unobstructed outside space:

- for fire appliances to be positioned on
- appropriate for use as an evacuation assembly point.

Upon arrival, Fire and Rescue Service (F&RS) pumping appliances can rendezvous at either the front entrance of 58 Station Road or the rear of the property at 2 Ellison Road.

Both locations are suitable for F&RS personnel to establish a control point, providing direct access to the main entrance of the property. Vehicle access to the building can be achieved via Station Road or Ellison Road, with the primary entrance accessible through a side alleyway.

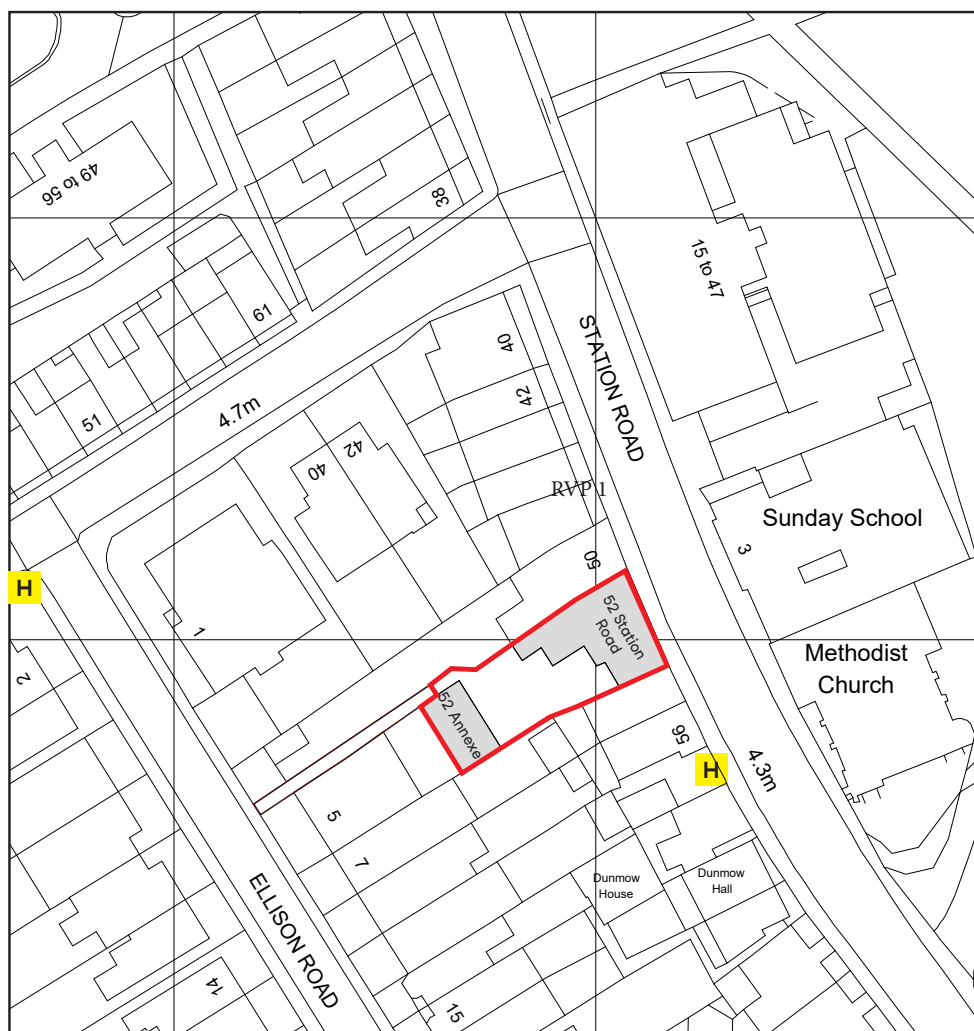
The road widths at both entry points comply with the requirements outlined in Approved Document B, Volume 1; Part B5, with a kerb width of no less than 3.7 metres, ensuring sufficient space for fire appliances to manoeuvre and park.

As the property is a single-family dwelling, a simultaneous evacuation policy will be implemented in the event of a fire originating within the annexe.

A designated assembly point is proposed on the opposite side of the road, near 3 Station Road or 1 Ellison Road. These locations are sufficiently distant from the property to avoid interference with F&RS operations and minimise the risk of harm from falling debris.

The building is a single-storey structure, with multiple windows and doors providing direct access to the exterior and the garden, ensuring safe egress routes.

The nearest fire hydrants are located at 58 Station Road and 2 Ellison Road, providing convenient and efficient access for firefighting operations.



## Fire Statement D12(A)

### A2

**Are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures.**

The building has been design to incorporate features to reduce the risk to life. Passive and Active protection in accordance with current Building Regulations (RES). The current proposal does not affect or ammend the current provision in place.

These measures include.

- 30min fire rating for internal doors and partitions
- Heat and Smoke alarm systems
- Provision of internal fire extinguishers and blankets

### A3

**Are constructed in an appropriate way to minimise the risk of fire spread.**

The construction is of solid cavity wall masonry construction which provides a physical separation separation and the materials used will be Class A non-combustible. The remainder of this Annes is already assumed to be separated with 30 minutes fire-resisting materials (at the junction with the adjoining properties), if this is the case, then the need to provide any additional protection or separation will not be necessary.

The existing brick-faced external cavity wall system will be used to infill the areas where facade sliding doors previously axisted and the current insulated slate covered roof will be used to infill the skylight areas.

The development will not incorporate any new materials meeting the description of 'combustible' and where applicable the door aperture will ensure the continued fire resistance of any cavity. Where installed the Cavity barrier should perform the following functions: - - To close a cavity to stop smoke or flame entering. To restrict the movement of smoke or flame within a cavity. All construction detail and materials will be retained digitally by the client and this will form part of the O&M manual which will be stored and shared as necessary in order to satisfy the principles of the 'Golden Thread'.

### A4

**Provide suitable and convenient means of escape, and associated evacuation strategy for all building users.**

The means of escape from the ground floor studio will be via ground-level doors. The spaces will be equipped with appropriate fire detection systems (heat or smoke detectors) as outlined in Section A2 above.

In the event of a fire, any visitors present in the flat will follow the simultaneous evacuation policy and will be instructed to leave the property immediately. Occupants will be able to reach a safe area free from fire danger.

The primary escape route from the building leads directly out from the ground floor into the rear garden of 52 Station Road. From there, occupants can exit via the alleyway towards Ellison Road or through the main house. This straightforward means of escape is designed to be intuitive and accessible, even for individuals with limited understanding of the English language.

There is no requirement to provide signage for either exit, as the escape routes are direct and clearly identifiable.

### A5

**Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in**

The Evacuation Strategy is predicated on a 'simultaneous' evacuation procedure where the occupants of the studio will evacuate immediately to a safe location away from the building. Those occupants who are located in adjacent buildings within the same terrace will adopt a 'Stay

## Fire Statement D12(A)

Put strategy and can remain in their residences. An emergency plan will be created and will be reviewed, notably prior to the completion of the balcony, with periodic reviews taking place post-completion.

### A6

#### **Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development**

The Fire & Rescue Service will be able to access the front elevation of the building without difficulty. The location of car parking immediately outside the front entrance of the property should not hamper or delay Firefighters when accessing the property as a suitably sized area (to pitch ladders)

The F&RS rendezvous point location is provided at ground floor level at the front elevation on Garrats Lane. There is an adequate supply of firefighting water available from the street level hydrants located **outside the front of 58 Station Road and 2 Ellison Road** (within 90 m of the F&RS access point);

Within the house, fire blankets and extinguishers will be used as necessary in line with recommendations for single family dwellings. For the purposes of the development, we do not propose to include additional external fire equipment. The proposed development does not affect the existing provisions in respect to water supplies from street hydrants.