

## **Fire Safety Report**

In support of ground floor rear extension  
to no.7 Tatham Place

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Ground floor refurbishment and basement level extension of no.7 Tatham Place, Acacia Road, St John's Wood, NW8 6AF.

In order to comply with Policy D12 of The London Plan 2021, required fire safety features will be incorporated within the proposed development to achieve the relevant standard of fire, heat and smoke detection, fire protection and safe means of escape.

### **Existing Situation**

Tatham Place is a development of 12 terraced town houses built in the early 2000s. It is arranged in an open-ended u-shaped courtyard configuration. Vehicular and pedestrian access is via electrically operated gates located on Acacia Road leading to the open courtyard at ground level. A resident car park is located underneath the open ground floor courtyard, with vehicular access provided by a ramp close to the site entrance.

No.7 is located in the northeast corner of Tatham Place. The property includes 4 storeys above ground with principal access from a front door located in the open courtyard. The basement level storage / plant room, underneath the house, is currently only accessible from the basement car park.

In event of an emergency, Fire appliances can access the site and park within the open courtyard close to no.7.

A communal ground to basement stair is located close to no.6 & 7 Tatham Place leading from the car park to the open courtyard and a place of safety. The existing car park is sprinklered and includes mechanical ventilation / extract.

The existing house currently includes a mains powered interlinked LD2 fire alarm system with smoke detectors located within the main hallway and stair at each level and a heat detector located in the kitchen.

## Proposed Fire Safety

Proposals will replace the existing basement plant room to provide a new entrance from the car park into the property, and a new ground to basement spiral stair leading to the principal entrance hallway. New basement level accommodation will extend underneath the rear courtyard terrace.

Proposals will include:

1. A spiral stair designed in accordance with BS5395-2 as it forms part to of the proposed means of escape from the basement.
2. The entrance from the basement car park will be a fire door with FD30S rating and a self-closure. A step up will be maintained from the existing car park into the dwelling.
3. The basement gym and utility room will have FD30 fire rated doors and fire rated walls to protect the basement entrance hallway.
4. The existing hallway at all levels will be provided with smoke detectors interlinked and mains powered with battery back up to BS5446-1:2000.
5. All doors opening onto the protected hallway and stair at all levels will be FD30 half hour fire rated.
6. The existing LD2 system will be extended to the basement level with detectors located in the hallway, utility room and gym. All mains powered and interlinked with the existing.
7. The kitchen will be provided with a heat detector interlinked and mains powered with battery back up to BS5446-2:2003.
8. The proposed spiral stair will be separated from the existing ground floor hallway and main stair by a FD30 fire rated door to maintain protection of the principal escape route from upper levels of the dwelling.
9. A fire rated glass wall will separate the proposed spiral stair from the kitchen at ground level.
10. A fire rated glass wall will separate the proposed gym from the basement hallway.

Proposed escape routes will include final exit from the ground floor protected hallway via the front door to the external courtyard at the front of the property. A second means of escape from the basement accommodation will be via the new door leading to the car park, and close by communal stair leading to the ground floor external courtyard at the front of the property.

As part of Policy D12 of The London Plan 2021 it states that the development must have a suitably positioned outside space that can be appropriately used as an evacuation assembly point. Please refer to drawing 2102 /PL.03 Fire Safety Plan, which includes evacuation routes marked in red, an evacuation assembly point can be located at a safe distance from the front of the property within the open courtyard and or on the public pavement located outside the development on Acacia Road.

Fire engine appliances can access the development and park in close proximity to the front of no. 7 Tatham Place.