

Fire Safety Report

In support of Part two storey part single storey rear extension including a rear courtyard and landscaping works. Replacement outbuilding.

**20 The Hermitage
Richmond
TW10 6SH**

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In order to comply with Policy D12 of The London Plan 2021 several fire safety features have been incorporated within the proposed development to achieve the highest standard of fire safety.

FD30 doors will be provided between the **proposed lower ground WC and Utility**, and the **proposed Kitchen area**. The **proposed lower ground floor Gym** and the **proposed upper ground floor Study** will also be provided with fire doors. This will ensure a half hour fire resistance as a Means of Escape in case of fire from all proposed habitable rooms to an external place of safety.

The **proposed lower ground floor WC, Utility, Gym and Kitchen** and **proposed upper ground floor Study** are to be provided with smoke detectors interlinked and mains powered with battery back up to BS5446-1:2000, as well as all circulations areas on the floor above

The **proposed kitchen** will be provided with a heat detector interlinked and mains powered with battery back up to BS5446-2:2003.

The escape route from both the **proposed WC and Utility** is either through the lower ground floor to the external garden area, or via the stairs to the upper ground floor and out of the front door.

Escape from the **proposed Study** on the upper ground floor is via the hallway and through the front door to the evacuation point 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. As can be seen from drawing 2103/PL.05 Fire Safety Strategy, with evacuation routes marked in red, there is an evacuation assembly point to the front of the property on the driveway, to the rear in the garden, there is also a route from the rear garden through the store leading back round to the front via the shared driveway.