

Fire Safety Statement

2 Westmoreland Road, Barnes SW13 9RY

Dear Sirs

Re Addition of garden gate to front wall of front garden, and increase in east side garden wall height to match the rest of the east side wall

This Fire Safety Statement is produced to fulfil the requirements of Policy D12 of the London Plan, as adopted March 2021.

Section A of the policy states, “in the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety.”

Taking each requirement in order

1) Identify suitably positioned unobstructed outside space a) for fire appliances to be positioned on, and; b) appropriate for use as an evacuation assembly point

The site comprises **the front garden** of a semi-detached two storey plus loft single family dwelling house situated on the south side of Westmoreland Road. The site plan below shows unobstructed access from both Westmoreland Road and Ferry Road to the house, and the front garden, which is the focus of this planning application, for emergency vehicles including Fire Engines.

The street scene is characterised by wide pavements. There is adequate space along Westmoreland Road and Ferry Road opposite the house which provides an assembly point for evacuated residents.

2 Westmoreland Road



2) **The development is 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 development is **entirely focused on the exterior front garden of the house**, and the front garden gate and side garden wall would be constructed in line with current building regulations on fire safety, to the extent these make reference to the construction of perimeter garden wall and gates

3) The development is constructed in an appropriate way to **minimise the risk of fire spread**.

The proposed garden gate will be made of metal, and the changes to the side perimeter wall will be made of brick, to match the existing exterior brick wall. All materials for the proposed development would be selected to achieve a minimum A2 fire rating which would exceed the minimum requirements of the Building Regulations 2010.

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

The proposed development is for the creation of an additional garden gate to the front of the property and therefore naturally improves the existing means of escape from the plot in the event of a fire.

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

Although this policy requirement does not directly apply (as the development is for a front garden and not for a property and there are no communal areas) the provision of an additional gate from the curtilage of the property ensures that there is an alternative route provided should the primary final exit from the property become unavailable.

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

Within the house, fire blankets and extinguishers will be used in line with requirements for single family dwellings. For the purposes of the development, we do not propose to include additional external fire equipment by the external garden gate as this is likely to expose the owners to risk of theft. The proposed development does not affect the existing provisions in respect to water supplies from street hydrants.

Limitations;

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This Fire Statement has been based on information, including floor plan and site elevation drawings, provided by the applicant. 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.

Yours sincerely,



Gary Ferrand MA FFireE MIFSM

Fire Safety South East Limited.