

**115-117 Kew Road, Richmond, TW9 2PN**

Proposed reversion of use from commercial proprietary club to a public house

3 May 2023



**BIDWELLS**

# **PLANNING FIRE SAFETY STRATEGY**

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# Planning Fire Safety Strategy

1. This Fire Safety Strategy has been prepared to accompany an application for planning permission for the reversion of use from commercial proprietary club to a public house at The Hope, 115-117 Kew Road, Richmond, TW9 2PN.

## Planning Policy Requirements

2. Policy D12 of the London Plan addresses fire safety. Part A of this 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 and ensure that they:*

*1) identify suitably positioned unobstructed outside space:*

*a) for fire appliances to be positioned on*

*b) appropriate for use as an evacuation assembly point*

*2) 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*

*3) are constructed in an appropriate way to minimise the risk of fire spread*

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

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

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

3. Part B of Policy D12 concerns major development only and is therefore irrelevant to the application proposals.
4. Supporting paragraph 3.12.2 to Policy D12 also states that: *'The matter of fire safety compliance is covered by Part B of the Building Regulations.'*

## Application Proposals

5. The application proposes no internal or external alterations to the property and there is little change in the operational characteristics of the use, therefore the consequential fire safety implications are modest in nature.

### **Fire Safety Strategy Requirements**

6. The proposed reversion to public house use would have no impact upon, and would not amend any existing arrangements already in place at the application site for, the appropriate positioning of fire appliances; the appropriate evacuation assembly points; existing floor layouts and the strategy for evacuation of the premises; existing suppression systems; nor existing stair cores.
  
7. The management of customers and staff in the event of a fire event would continue to be in the same manner as before.

Prepared by

**Bidwells LLP**

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