

# **Fire Safety Strategy**

## **398 Richmond Road, Twickenham**

London Plan policy D12 requires the submission of a Fire Safety Strategy for all planning applications.

The property the subject of this submission comprises the ground floor of a three storey mid terrace building, in Class E Use Class. The premises benefit from an access onto Richmond Road, with an existing access at the rear.

The proposal involves a reduction in the depth of an existing single storey element, with a new rear access provided directly onto land owned by the applicant and the access path beyond. New windows, doors and rooflight are proposed.

The relevant criterion of Policy D12 is considered below.

### 1) Information on space provisions for fire appliances and assembly points

The property would have direct access via the new door to the rear of the premises and onto the path beyond. The existing access onto Richmond Road would be unaffected. Occupants could assemble on Richmond Road or on Cresswell Road if they exit via the new rear door.

Richmond Road is a two-lane adopted highway and fire appliances can park directly outside the property.

Traffic would continue to be able to pass the fire appliance if parked on Richmond Road.

### 2) Information on passive and active safety measures

All works would be undertaken in compliance with Building Regulation requirements.

### 3) Information and data on construction products and materials

The proposed materials are bricks and timber door/windows.

All works will comply with Building Regulations in terms of means of access and fire rating of materials.

### 4) Information on means of escape and evacuation strategy

The evacuation strategy will be directly onto Richmond Road or onto Cresswell Road via the new entrance at the rear.

All windows and doors will meet Building Regulation requirements.

### 6) Information on access and equipment for firefighting

Occupants of the property are expected to be familiar with its layout and routes for exiting it. Access by the fire service can be gained via Richmond Road or the path that leads from Cresswell Road.