



Planning Fire Safety Strategy

June 2024

49 Palewell Park, London Borough of Richmond upon Thames, SW14 8JQ

1. Introduction

This Statement is submitted in support for the works to 49 Palewell Park and should be read in conjunction with the application drawings, site photographs and the Design & Access Statement.

2. Authoring Competency

The agent submitting this application and author of this Fire Safety Strategy is an ARB registered Architect, with 10+ years' experience in the residential refurbishment sector and detailed knowledge of the Fire Safety Regulations, specifically Approved Document B: Fire Safety Volume 1: Dwellings.

3. Policy Criteria for London Plan Policy D12(A)

3.1 Space provisions for fire appliances and assembly points

As existing, fire extinguisher and blanket located in the kitchen. Assembly points located externally at ground level to the front and rear of the property, depending on the evacuation route taken.

3.2 Active and passive fire safety measures

As existing, smoke, heat and CO alarms located in line with Building Regulations. FD30 fire doors and fire rated plasterboard installed to all protected escape routes.

3.3 Construction methods to minimise risk of fire spread

To be confirmed, but all new building materials to be specified in line with Building Regulations and signed off as code-compliant prior to occupation.

3.4 Means of escape

The primary means of escape will be via the hallway staircase down to the front door exiting onto the street. There is also a secondary means of escape through the kitchen and into the rear garden. In the event of emergency there is a third means of escape from the first floor rear windows onto the extension roof then down into the garden, or a fourth through the rooftop Velux windows and onto neighbouring property roofs to await rescue from Emergency Services.

3.5 Evacuation strategy

The proposed works do not alter the existing evacuation strategy.

3.6 Access and equipment for firefighting

The main access for firefighting is through the front door from the street, though there is a secondary firefighting access route via the access passage off Park Avenue directly into the rear garden. The proposed works do not alter the access into the property.

4. Conclusion

This Fire Safety Strategy for the proposed works to 49 Palewell Park shows that policy requirements have been addressed as set out in the London Plan Policy D12(A).