

Fire Safety Statement

28 Larkfield Road, Richmond, Surrey TW9 2

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 turn;

1. Provide Unobstructed External Space - Identify suitably positioned unobstructed outside space for fire appliances to be positioned on, and; appropriate for use as an evacuation assembly point

The property is a detached single family dwelling house situated on the north side of Larkfield Road. The site plan below shows unobstructed access from the road for emergency vehicles including Fire Engines.

The street scene is characterised by typical width pavements. There is adequate space along the road which provides an assembly point for evacuated residents.

2. Reduce the Risk to Life - 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 will be constructed in line with current building regulations on fire safety.

3. Minimise the Risk of Fire Spread - The development is constructed in an appropriate way to minimise the risk of fire spread.

The dwelling is of brick with some external render and a tile roof construction. The proposed dormer and roof extensions would be constructed of materials to match. All materials for the proposed development would be selected to meet the relevant fire safety standards as set out by building regulations. The party wall will give resistance to fire spreading to the neighbouring property.

4. Means of Escape - Provide suitable and convenient means of escape, and associated evacuation strategy for all building users.

The proposals do not alter the existing means of escape.

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

This requirement is not applicable to a single-family dwelling house.

6. Equipment for Firefighting - Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

This requirement is not applicable to a single-family dwelling house.