

Content

London Borough of Richmond
Planning Department
Civic Centre
44 York Street
Twickenham
TW1 3BZ

96, Wood Vale,
London
SE23 3ED

24th July 2024

Dear Sirs,

46, Woodlawn Crescent, Twickenham Richmond Upon Thames, TW2 6BD

The existing house is a single storey two-bedroom dwellinghouse, it is a semi-detached period property, it is not in a Conservation Area, and it is not a Listed Building. The proposals are for a rear storey extension and refurbishment of the entire property, the existing property has a plain tile main roof, single storey rear lean too side extension and masonry rendered walls.

Fire Safety Statement Proposed

The existing two-bedroom private semi-detached dwellinghouse is set over the ground floor only, it is in a residential area with similar properties. It has a driveway to the front the property with off road parking. There is an attached garage which is used for recycling storage and parking the Owners motorcycles, the use of the garage will remain the same after refurbishment.

The driveway to the front of the property has access both pedestrian and vehicular access to Woodlawn Crescent. There is no vehicular or pedestrian access gate to the rear garden from the front of the house externally, however Crane Park is located behind the property, and there is a rear access gate into Crane Park from the garden. Within Crane Park there is a wide pathway should access from the rear be required in the event of a fire for possible vehicular access, this can be seen on the location plan.

If escape was required in the event of a fire, there is plenty of space on the opposite side of the public pavement of Woodlawn Crescent (refer to site plan where marked A) for those evacuating to wait for emergency services. Woodlawn Crescent also offers plenty of space for fire appliances to have

access to the property in case of a fire, refer also the site plan for a plan of the public road layout of Woodlawn Crescent.

Proposals will include installation of a new fire alarm to BS5839-6 Grade D1, which will be mains powered, wirelessly interconnected with a ten-year battery back-up pack. New detection alarms (heat and smoke alarms installed in compliance with Part B of the Building Regulations) will be located within the new kitchen / living area to the rear, in the hallway, garage and within the loft storage space. Two new fire doors will be installed to both bedrooms.

Should escape be required and the hallway is blocked adjacent to the bedrooms, escape via the bedroom windows towards the front street would be utilised as both windows are located on the ground floor of the property. Should escape be required whilst in the sitting room, there are two directions of escape, either via the hallway or to the rear of the property, dependant on the location of the fire. The rear garden is sufficient in length should those who have evacuated need to wait for emergency services away from the property, or they could use the access gate into Crane Park, to wait further from the property if required.

Should you require anything further information please do not hesitate to contact Lara Gosling the Agent for this application.

Yours faithfully,

Pamela McCretton
For and on behalf of
CONTENT DESIGN LIMITED