

TOM TURNER ARCHITECTS

**Fire Safety Statement**  
April 2024

Avenue Lodge  
Ham Common  
Richmond TW10 7JG

**This document has been produced to demonstrate that the development proposals contained within the application achieve the highest standards of fire safety in accordance with Policy D12 of the London Plan.**

## **Policy D12**

The Fire Safety Statement is produced to fulfil the requirements of the London Plan Policy D12 Part A and to demonstrate that the development proposal achieves the highest standards of fire safety. Commensurate with the size, scope and complexity of the development.

The London Plan 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 serious injury in the event of a fire; including appropriate fire alarm systems and passive 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*

The following sections address each item in sequential order.

### **1) The development identifies suitably positioned unobstructed outside space for:**

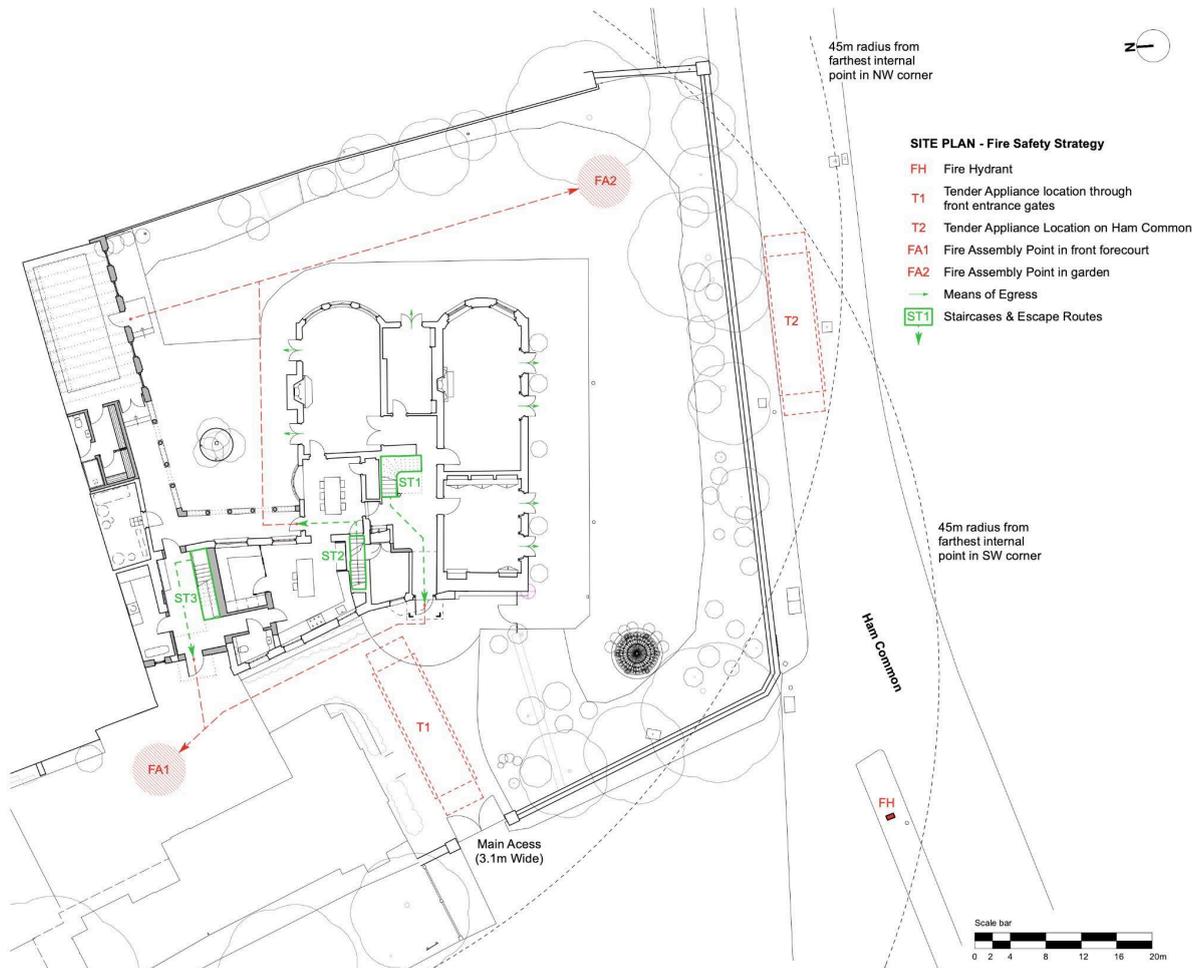
#### **a) fire appliances to be positioned on**

The development is sited within 45 m distance from the nearest vehicle access for pump appliances within the entrance gates of Avenue Lodge, and in a secondary location located on Ham Common. The front courtyard is accessed off of a public parking area through a 3.1m wide gate. The fire appliance can drive through the gates and travels less than 20m, which means that a turning circle is not required. An alternative position of Ham Common requires the appliance to park on the street with access to the house located over a masonry wall. The nearest fire hydrant is 24 m away from both highlighted locations for the fire appliance, which is well within the ideal 50m. The house can be accessed either through the main front door of the house, any of the many external doors around the property or through the rear link located near to Fire assembly point 1.

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

The proposals do not increase the escape distances within the existing property and the additional staircase ST3 provides an additional route for escape from the first floor. There are two fire assembly points, one in the rear garden within the development site which is 27 m

away from the furthest means of escape; and one in the yard area in front of the house which is 17 m away from the furthest means of escape.



**2) 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 alterations within the existing building have been designed in line with building regulations on fire safety. The existing house is a two storey dwelling with no floors above 4.5m above ground level. An additional staircase (ST3) has been included within the proposals to increase the number of fire escape routes within the building to three, each leading to separate external doors. Both active and passive fire safety measures are addressed proportionate to the size and nature of the development to minimise the risk to life and injury that stem from regular use.

**3) The development is constructed in an appropriate way to minimise the risk of fire spread**

The development proposes internal and external changes to the existing two storey dwelling with masonry finishes both on the external and internal walls minimising the risk of fire spreading externally. New materials will be selected to the relevant fire safety standards as set by building regulations.

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

See requirement 1) point b) as well as site plan above. Fire blankets and extinguishers will be provided. Materials will be selected to the relevant fire safety standards as set by building regulations.

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

Not applicable to the size, scope and complexity of the development.

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

The building is designed and constructed so as to provide reasonable facilities to assist firefighters in the protection of life. The development enables fire appliances to gain access to the building. Additional access could be gained from the driveway and access to 1-16 Orford Court & 54-55 Ham Common via the gates to the East of the property off of Ham Common, however obtaining the agreement of the landowners to keep these areas clear for emergencies has not been arranged as the development is suitably accessible through the existing property ownership. The nearest fire hydrant is 24 m away from both highlighted locations for the fire appliance, which is well within the ideal 50m. See Site Plan for more details.