



FIRE SAFETY STRATEGY

Our reference: 24125

4 Popham Gardens Lower Richmond Road Richmond TW9 4LJ

Part removal of existing conservatory with conversion to habitable extension, new mono-pitched roof to new and existing extension, removal of existing porch replaced by new porch canopy and new smooth white render

STAAC

T: 0808 1699964 • T: 01323 325354

E: support@staac.co.uk

Head Office: Suite 1, The Hub
3 Drove Road, Newhaven, BN9 0AD, East Sussex

1. INTRODUCTION

This Fire Safety Strategy is submitted in support of the planning application for the proposed partial removal of the existing conservatory, its conversion into a habitable extension, the addition of a new mono-pitched roof, and the replacement of the existing porch with a new porch canopy and smooth white render at 4 Popham Gardens, Kew. This document outlines how fire safety measures are incorporated into the design in compliance with the London Plan (2021), specifically Policy D12 (A).

STAAC are acting as agents for the applicants and will be more than happy to answer any queries or address any issues or provide additional information to London Borough of Richmond upon Thames have regarding the application, the design of the building or any queries relating to the proposed works.

2. PLANNING POLICY

Policy D12 (A) of the London Plan (2021) emphasizes the need to achieve the highest standards of fire safety in developments, integrating these measures from the initial design phase. This strategy ensures the proposed works comply with all necessary fire safety regulations and requirements.

3. SITE CONTEXT

The property at 4 Popham Gardens is a detached residential dwelling located in Kew, Richmond upon Thames.

The proposal involves partial removal of the conservatory and conversion into a habitable space, along with modifications including a new roof and a porch canopy. These changes will not significantly impact the existing fire risk or access arrangements for emergency services.

4. FIRE STRATEGY

Space Provisions for Fire Appliances

The property enjoys direct access to the public road via Popham Gardens, ensuring there is ample space for fire appliances in the event of an emergency. The proposed changes will not affect this access, which remains fully sufficient for fire service vehicles to reach the property.

Identifying Suitably Positioned Unobstructed Space for Fire Appliances and Evacuation Assembly Points

The open space in front of the property, along Popham Gardens, provides a clear, unobstructed area where fire appliances can be positioned if needed. The evacuation assembly point for the residents will be located in the front garden, a safe and accessible distance from the property in case of fire.

Passive & Active Fire Safety Systems

- **Passive Systems:** The extension will be constructed with fire-resistant materials, ensuring that all walls and structural elements offer a minimum of 30 minutes of fire resistance.
- **Active Systems:** The property will be equipped with smoke and heat detectors installed in key areas such as the hallways, kitchen, and bedrooms. These detectors will be hardwired to the main electrical system with backup battery power, ensuring functionality during a power outage. Portable fire extinguishers and fire blankets will be placed in the kitchen and hallway for immediate use.

Construction Materials

The extension will utilize materials that comply with fire safety standards, including cavity wall construction with a block wall and render finish. Structural elements, such as steel beams, will be enclosed in fire-resistant plasterboard. All new doors will be fire-rated (FD30) to provide at least 30 minutes of fire resistance, reducing the risk of fire spread.

Evacuation Strategy

The primary evacuation route remains through the front door, which leads directly onto the public highway. If necessary, occupants will also have the option to evacuate via the rear of the property. The installation of smoke detectors and fire alarms ensures that any potential fire is detected early, giving residents sufficient time to evacuate safely.

Access for Firefighting Equipment

The property retains the same level of access for firefighting equipment as before the proposed works, with no new obstructions introduced. Fire appliances can easily access the front of the house via Popham Gardens, allowing for effective firefighting operations if needed.

4. Space Provisions for Fire Appliances

No additional provisions for fire appliances are required due to the nature of the

proposed development. The current access from the public road is adequate, ensuring that fire service vehicles can quickly reach the site and access all parts of the building if necessary

CONCLUSION

The proposed development at 4 Popham Gardens has been carefully designed with fire safety as a key consideration. The project aligns with the requirements of the London Plan (2021), Policy D12 (A), ensuring the safety of current and future residents. Key measures, such as providing adequate space for fire appliances, installing both passive and active fire safety systems, and ensuring safe evacuation routes, have been integrated into the design. This strategy ensures full compliance with fire safety regulations, prioritizing the safety of both residents and neighboring properties.