

FIRE SAFETY STRATEGY

59 Petersham Road, Richmond TW10 6UT

SEPTEMBER 2024_SCHEME 1

This statement has been prepared to demonstrate compliance with Policy D12 of the London Plan 2021. The statement has been prepared by Place Architecture and Design, a chartered architectural practice that has been working in the residential design sector since 2013.

Compliance with each of the criteria listed in Policy D12 (A) is set out below:

- 1) identify suitably positioned unobstructed outside space: a) for fire appliances to be positioned on b) appropriate for use as an evacuation assembly point.

The application site is on Petersham Road. There is not space within the application site itself for the fire appliance, however in the event of an emergency the fire appliance would stop outside of the property on Petersham Road.

The proposal in this application is to extend the house at the rear with a part single storey and part two storey extension. A front lightwell and new steps to access the lightwell are also proposed.

Suitable access routes to and from the proposals are shown on the accompanying fire strategy plan.



An appropriate assembly point for the property is identified as being at the front of the property on the pavement.

There is also the option of rear escape and on to the Thames tow path.

Image showing the property on Petersham Road with the rear garden leading on to the Thames tow path.

The fire appliance could stop outside of the property on Petersham Road.

- 2) are 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.

A mains interlinked smoke detection/heat detection system will be used.

During construction, necessary fire extinguishers will be available.

- 3) are constructed in an appropriate way to minimise the risk of fire spread

Appropriate rated building materials will be used in the construction to meet current building regulations guidance.

- 4) provide suitable and convenient means of escape and associated evacuation strategy for all building users

The existing escape routes in this property are via the front door for the upper floors and via the front steps for the garden level plan or via the rear and down the garden to the Thames to path.

This will still be the case for the extended property.

The rear steps access from the lower ground floor level (where the kitchen is currently located) will not remain in the new proposal. However, the kitchen will move to the garden level of the property so the kitchen will lead directly to the rear garden escape.

- 5) develop a robust strategy for evacuation that can be periodically updated and published, and which all building users can have confidence in.

The fire strategy plan will form part of the health and safety file for the project.

- 6) provide suitable access and equipment for firefighting that is appropriate for the size and use of the development.

During construction, necessary fire extinguishers will be available.

Suitable access is identified on the accompanying plan which is appropriate for the nature of the existing property.

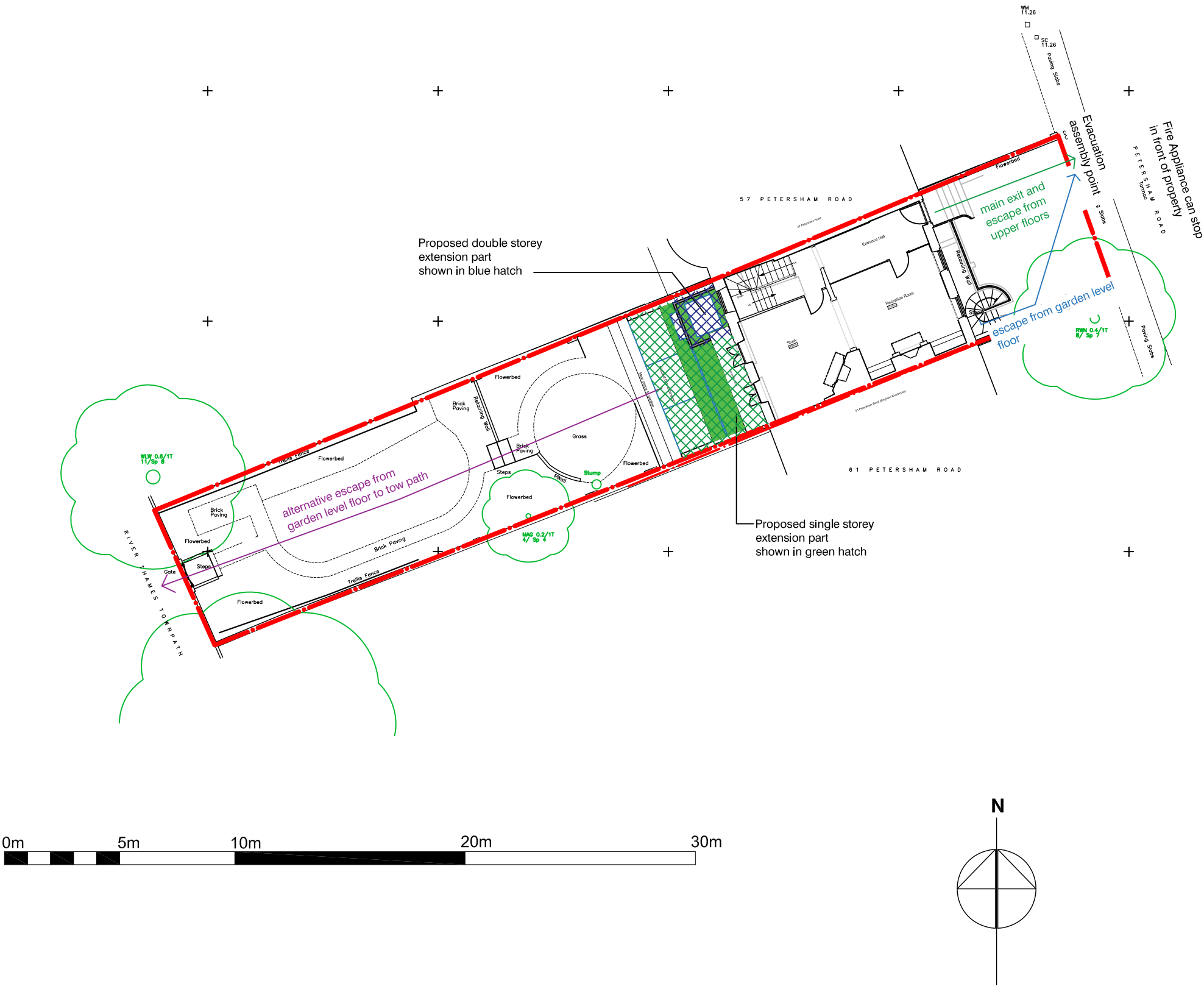
Conclusion:

New works will use appropriately rated building materials and a mains interlinked detection system will be used. Means of escape will follow the same principle as the existing escape route.

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NOTES:

1. Dimensions are in millimetres unless stated otherwise
2. Levels are in meters AOD unless stated otherwise
3. Dimensions govern. Do not scale off the drawing
4. All dimensions to be verified on site before proceeding
5. All discrepancies on this drawing to be notified in writing to the Architect.



REVISIONS:
00: 12.09.24 Issued for Planning

PLANNING

PROJECT
59 Petersham Road
Richmond
TW10 6UT

Mr J Earle and Ms A O'Donnell

DRAWING

PROPOSED FIRE STRATEGY PLAN

SCALE	PAPER SIZE	DATE	DRAWN BY
1:200	A3	SEPT24	SH
DRAWING N°		REVISION	
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