

2 The Coach House, The Gateways, Park Lane, Richmond TW9 2RB

The Mayor of London’s London Plan Guidance, Pre-consultation draft March 2021 requires that the following information be produced to demonstrate compliance with Fire Safety D12(A):

Householder planning permission application (p15)

- Information on space provisions for fire appliances and assembly points (criteria 1).
- Information on passive and active safety measures (criteria 2).
- Information and data on construction products and materials (criteria 3).
- Information on means of escape and evacuation strategy (criteria 4).
- Information on access and equipment for firefighting (criteria 6).
- All development proposals must achieve the highest standards of fire safety.
- Criteria 1 - Fire appliances will access the property from Park Lane. There is vehicle access up to the front boundary of the property. The assembly point is to be on Park Lane pavement adjacent to The Gateways. Fire appliances are also able to access the upper rear of the property from the car park at No 83 Parkshot.
- Criteria 2 - Interlinked and hard wired smoke detectors are to be installed throughout the property, with heat detectors in the kitchen.
- Criteria 3 - Materials are traditional, rendered masonry construction, solid concrete ground floor, with timber first floor, staircase and roof construction.
- Criteria 4 - Means of escape is through the front door of the house and out onto the private road behind The Gateways mansion block. The private road leads to Park Lane. The property has no doors to the rear, but all the first floor habitable rooms are located at the front with large opening casement dormer windows.
- Criteria 6 - Access is from Park Lane and via the private road to the side of The Gateways mansion block. There is a fire hydrant on Park Lane in front of The Gateways.

