

## FIRE SAFETY STATEMENT

Project: 40 Richmond Hill, Richmond TW10 6QX

### INTRODUCTION

This statement has been prepared in support of planning and listed building consent applications for the grade II listed property 40 Richmond Hill, Richmond TW10 6QX.

Proposed works include a single storey, half width ground floor rear extension to replace an existing structure, internal alterations to suit the new extension as well as external landscaping works to the rear garden

### CRITERIA ONE | POSITIONS FOR FIRE APPLIANCES + ASSEMBLY POINTS

Fire and rescue service pumping appliances are to be sited to the front of the property on Richmond Hill road (B321) with access into the property via the front door. A secondary point, to the rear of the property, can be accessed through the rear garden with vehicular access via Lancaster Mews

Assembly points are located to both the front of the property within a front garden and adjacent pavement or to the rear of the property which comprises of a long, open garden with gated access to Lancaster Mews beyond. Both assembly points would be suitable for both the construction phase and occupation.

### CRITERIA TWO | INCORPORATION OF PASSIVE + ACTIVE SAFETY MEASURES

Due to the listed status of the property a strong emphasis has been placed on retaining much of the existing built fabric to preserve historical character. The addition of a new rear extension is however an opportunity to improve safety measures which have been designed to meet current building regulation standards. These measures will include FENSA certified new windows and doors as well as installation of new 30-minute fire protection to all structural elements, all to reduce the risk of the spread of fire and to protect escape routes.

Active safety measures will be taken including the installation of mains powered interlinked heat detector installed within the Kitchen to connect into the previously upgraded smoke alarm system throughout the rest of the property. Final location and specification of additional detectors will be confirmed and approved by building control to be at least a Grade D category LD3 standard.

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**CRITERIA THREE | CONSTRUCTION METHODS TO MINIMISE THE RISK OF FIRE SPREAD**

Full details of the construction methods and materials to be used shall be confirmed once a Main Contractor has been appointed and a final package of technical design and drawings complete. These will be determined after the planning process and therefore cannot be provided in full detail at this stage. In areas of new construction, current building standards shall be applied to ensure new built fabric minimises the risk of fire spread.

A materials information register displaying fire safety properties of construction materials used will be requested of the Main Contractor and all relevant sub-Contractors and other suppliers.

Areas of alteration and addition shall be required to meet current building regulation standards, notably approved document B – Fire Safety and Approved Document 7 – Material and Workmanship.

**CRITERIA FOUR | MEANS OF ESCAPE**

Means of escape via the front of the property will remain unchanged within this application. To the rear of the property, proposals to rationalise the varying level changes from existing closet wing to rear garden will be rationalised to offer safer transition away from the building, further enhanced by improved sightlines when travelling through the property.

**CRITERIA FIVE | EVACUATION STRATEGY**

This criteria has been considered not relevant to the type and scale of property this application refers to as noted within guidance provided by London.gov.uk.

**CRITERIA SIX | SUITABLE ACCESS AND EQUIPMENT FOR FIREFIGHTING**

Emergency access will be to the front of the property via the main road, Richmond Hill B321 and also to the rear of the property via Lancaster Mews. Water supply shall be required from the fire department vehicle attending the fire.

A suitable Main Contractor will be expected to provide a strategy to reduce the risk of a fire and of fire spread as well as a plan of action in the event of a fire which should be provided to all trades, sub-contractors and other workmen associated with the construction phase. Adequate site signage will be required and clearly displayed, including fire escape routes as well as the placement of extinguishers throughout the area of works.

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