

Fire Safety Statement

Site: 44 Kings Road, Richmond TW10 6NW

Proposal: Re-landscaped front driveway and rear garden areas, replacement entry gates at front, erection of a glass-sided pergola at rear with proposed front driveway and rear garden surface lighting



Introduction

This Fire Safety Statement has been prepared in support of a planning application for the landscape proposals at the front and rear of the property as described above and is in response to the criteria set out in the London Plan Policy D12 Part A on Fire Safety.

44 Kings Road is a detached dwelling comprising ground, first and second-floor loft accommodation. It is constructed of solid masonry with render details, timber casement windows and a clay-tiled roof.

The Proposal

The intention of the proposals is to enlarge the level surface parking area at the front of the property and to retain the existing driveway opening off Kings Road itself. The proposed front forecourt layout has been designed with fire safety as a high priority and in consideration of the following criteria.

Fire Appliances and Assembly Points

The front landscaped areas as proposed, will enlarge the existing arrangements for the access of fire appliances and assembly points in front of the house.

Appropriate features to reduce risk to life, including fire alarm systems and passive and active fire safety measures

The existing mains-linked smoke and fire detection systems will not need to be modified as a result of the proposal.

The hard landscaping at the front has been designed to comply with the Building Regulations with regards to loading and the ability to accommodate a fire tender.

The proposals will not increase the number of occupants in the dwelling and accordingly there is no change to the existing evacuation strategy.

Constructed to minimise the risk of fire spread

With no associated construction works to the main house, the proposals will have a neutral impact on the risk of the spread of fire.

Means of Escape

The proposed landscaping works and the new front driveway gates will not alter the existing means of escape arrangements from the property.

Access and Firefighting

The landscape works will not restrict access. The main access road in front (Kings Road) is at least 3.7m wide and capable of carrying a 12.5-tonne vehicle.

Access to the property to be within 45m of every point of the building, as existing, will not be affected by the landscape proposal.