

Development Management  
Kingston Borough Council  
Guildhall 2.  
Kingston upon Thames  
KT1 1EU

19<sup>th</sup> April 2024

**For: Erection of a single-storey side and rear extension. Renovation of an existing dwelling to include replacement of existing windows, internal alteration and all associated site and landscaping works. Installation of 3nos bollards at entrance to site.**

**@  
1 Warbank Lane Kingston Upon Thames KT2 7ES**

This fire safety strategy has been prepared to accompany the subject application at 1 Warbank Lane, Kingston Upon Thames, KT2 7ES, with a view to demonstrate compliance with *Policy D12 of the London Plan 2021*. This Fire Safety Statement is based on the *Greater London Authority London Plan Guidance Sheet Policy D12(B)*.

### Fire Safety Statement

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

Our proposal, an extension to an existing three-storey house, is sited on a residential cul-de-sac. A gate provides access to a driveway at the front of the house. Whilst there is not sufficient external space for a fire appliance on site, there are two vehicular boundaries allowing Fire Engines to park in close proximity to the building. Fire Engines will be able to access Warbank Lane from the A238 (Coombe Lane West). A paved area beyond the boundary wall of the application site, at the junction of Warbank Lane and Coombe Lane, will provide a suitable Fire Assembly Point.

- 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.**

As part of the refurbishment and upgrading of this existing dwelling, our proposals will include an interlinked smoke/ heat detection system in the hallways, landings and kitchen. The existing escape route via the main entrance will be retained, with an additional escape route provided via the proposed extension. Upper floors, which remain largely unaltered, will retain their existing escape route via the main staircase. During construction, appropriate firefighting equipment will be available on site.

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

All proposed building materials will be specified and construction in line with current building regulations including *Requirement B4 External Fire Spread*. Alterations to existing fenestration and the addition of new materials will maintain the structural integrity and stability of the existing dwelling and provide appropriate fire rating to

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maintain opportunity for escape and prevent a potential fire from spreading to neighbouring structures.

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

As stated above, the main escape route via the front door will be retained, with an additional escape route provided as part of the single-storey extension, replacing the escape route via the lounge patio doors. Level access at ground floor level will aid the escape of building users with restricted mobility.

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

This is not applicable to applications relating to a single dwelling.

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

Fire extinguishers will be available throughout construction as is appropriate for a construction project of this scale and complexity. As previously discussed, fire appliances will be able to park along Warbank Lane, gaining proximate access to the dwelling via the main entrance. All points within the house would meet the 45m maximum distance from a pumping appliance in this instance.

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