



**PROPOSED DEVELOPMENT  
AT  
HOME FARM  
KEMNAL ROAD  
CHISLEHURST  
BR7 6LY**

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**PLANNING STAGE – FIRE STRATEGY STATEMENT**

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**SEPTEMBER 2022**



## **1. INTRODUCTION**

- 1.1. This Fire Statement has been prepared on behalf of Mr & Mrs A Selby to support a planning application for alterations to existing dwellings and the erection of a single new dwelling.
- 1.2. The statement has been prepared having regard to the requirements set out at Article 9A of the Town & Country Planning (Development Management Procedure) (England) Order 2015.
- 1.3. The fire safety matters contained in this Fire Statement are relevant only to the extent that they are relevant to land use planning. The level of detail and focus of information does not contain the breadth and depth of information on fire safety that will be submitted at Building Control application stage.
- 1.4. This Fire Statement is intended to support the consideration of information on fire safety issues relevant to land use planning matters, for example, those fire safety issues that may relate to site layout and access.
- 1.5. It is the intention of this Fire Statement to provide information that is focused and concise, specific and relevant to the development, and proportionate to the scale, type and complexity of the proposal.



## **2. SITE ADDRESS & DESCRIPTION**

- 2.1. The site is located at Home Farm, Kemnal Road, Chislehurst BR7 6LY. The site is located on the eastern side of Kemnal Road, which is a private road leading in a northerly direction from Ashfield Lane, Chislehurst.
- 2.2. The overall site comprises an area of 8.30 hectares. Located in the south western part of the site is a complex of buildings including a substantial detached house known as Greenacres together with a number of cottages some of which have been converted from the original stable and agricultural buildings.
- 2.3. The site and all of the dwellings are accessed via a metalled road leading directly from Kemnal Road.

## **3. DESCRIPTION OF DEVELOPMENT**

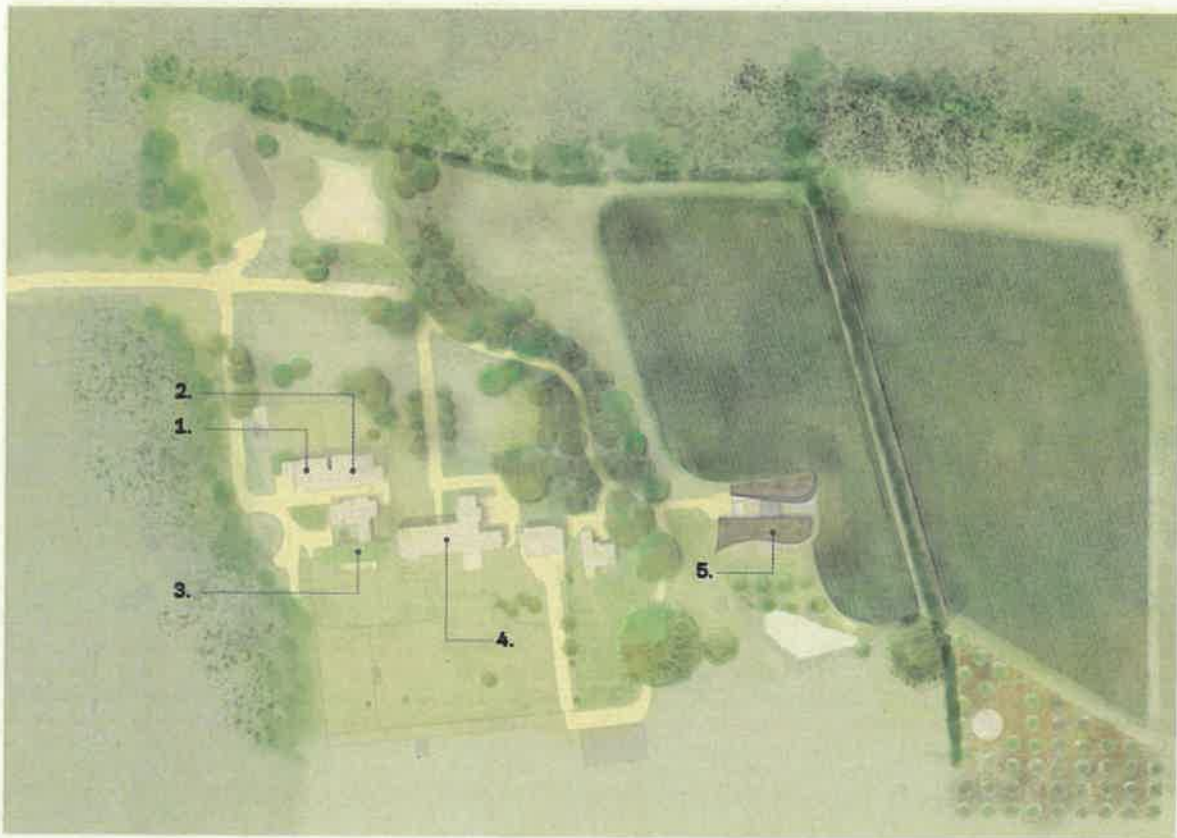
- 3.1. The proposed development is the remodelling of existing dwellings into four family homes. The development also includes the construction of a single new partly subterranean dwelling house.
- 3.2. The proposed development also includes a solar panel array and a hydrogen energy plant.



#### 4. SITE LAYOUT

4.1. The layout of the proposed development is as shown on the site layout plan below, the five dwellings are numbered on the site layout plan as follows;

1. Bothy Cottage
2. Bothy House
3. Polo Mews
4. Greenacres
5. Vine House



4.2. Dwellings 1 – 4 are all two storey detached houses. Dwelling 5 is a single storey dwelling partially subterranean.



**5. FIRE SAFETY CONSIDERATIONS RELEVANT TO PLANNING**

- 5.1. All of the proposed houses have direct and convenient access for fire service and other emergency vehicles. All dwellings have space about the dwellings to enable safe egress.
- 5.2. All mains services are currently provided on the site and will be provided for the new dwelling.
- 5.3. Fire appliance and emergency vehicle access will also be provided directly to the new hydrogen energy plant.
- 5.4. There are no impediments to safe access by emergency service vehicles in Kemnal Road.
- 5.5. The alterations to the existing dwellings do not increase the height of the number of storeys and all existing means of escape will be maintained. The alterations to the cottages will enable the introduction of new fire detection systems to bring them in line with current regulations.
- 5.6. Generally, the primary construction of existing property is masonry and therefore non-combustible. This strategy will be continued with non-combustible insulation to all areas.
- 5.7. The new property Vine House, is entirely single storey with adequate escape provision from all habitable spaces. As it is a new dwelling, this will also be designed with fully compliant fire detection systems.
- 5.8. The new property will be constructed with non-combustible materials for all facades.
- 5.9. All of the changes to the existing dwellings and the designs of the new dwellings have been done with due regard to Approved Document B.