

Fire Safety Statement

19 Model Cottages, East Sheen SW14 7PH

This Fire Safety Statement is produced to fulfil the requirements of Policy D12 of the London Plan, as adopted March 2021.

Section A of the policy states, "in the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety."

Taking each requirement in turn;

1) **Identify suitably positioned unobstructed outside space:**

- a) for fire appliances to be positioned on, and;
- b) appropriate for use as an evacuation assembly point

The property is a two storey semi-detached dwellinghouse situated on the west side of Model Cottages which is a road which leads off the Waitrose car park and south of St Leonards Road. Half the front garden is laid out with hardstanding. There is no access from the rear.



The dwelling can be accessed by emergency appliances through the Waitrose car park which benefits from yellow hatching to prevent any blockages.

There is a safe area to the northern end of Model Cottages which provides an easy assembly point for evacuated residents, whilst keeping clear of the emergency services.

2) **The development is 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.

The development will be constructed in line with current building regulations on fire safety.

3) The development is constructed in an appropriate way to **minimise the risk of fire spread**.

The dwelling is of brick and slate construction. The new windows will mirror those existing. The proposed development will remove the existing uPVC conservatory which was added in 2000. All materials for the proposed development would be selected to the relevant fire safety standards as set out by building regulations.

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

The proposed development will be constructed in line with building regulations for means of escape. The replacement windows will enhance resident's means of escape from the property.

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

Not applicable to a single-family dwelling house.

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

Fire blankets and extinguishers will be used in line with requirements for single family dwellings.