

# Fire Safety Statement

**141 Queen's Road,  
Teddington,  
TW11 0LZ**

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PREPARED BY : WH  
CHECKED BY : SS  
PLANNING REFERENCE : **21/1624/HOT**  
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**Erection of single storey ground floor extension to rear of property.  
Internal and external alterations including to windows. Some demolition  
to facilitate the works**

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## **1.0 Introduction**

This document has been prepared in line with the London Plan 2021 - Policy D12 (A) & D5. The following fire safety features are proposed to achieve the highest standards of fire safety.

## **2.0 Fire Assembly Points**

As part of Policy D12 of the London Plan 2021 it states the development must have suitably positioned external space that can be appropriately used as an evacuation assembly point.

It is recommended that an assembly point should be specified and located outside the property, allowing a safe distance from the property in the event of a fire. The assembly point is placed in Queen's Road itself.

## **3.0 Means Of Escape**

The means of escape will be unaltered by the works. This will be to the garden and from the rear or through the main front entrance door of the property

## **4.0 Smoke & Carbon Monoxide Detectors / Alarms**

The property will be fitted with new smoke, heat and carbon monoxide detectors, in line with the current Building Control requirements. These locations will be checked by an approved building control inspector to comply with the current building regulations.

Each new habitable room will be fitted with multi sensor alarms, these alarms contain two separate sensing elements – optical and heat detection and from this monitors two different by-products of fire smoke and heat. All equipment will be installed by a qualified and professional electrician.

## **5.0 Fire Doors**

The property will also be fitted with appropriately rated fire doors in all corridors and rooms as recommended by an approved building control inspector to comply with the current building regulations. This will ensure that a protected escape route can be maintained to the front door.

## **6.0 Firefighting**

The main access for firefighting is via the front or rear entrance of the property which is to remain as existing. The proposed works do not alter the access to the property from the street and it will be possible for fire appliances to be used near and within the building.

The main internal circulation routes through the property will remain as per the existing and will allow fire services unburdened access to the entirety of the dwelling.

## **7.0 Building Regulations**

Detailed plans will be agreed and signed off in writing with an approved Building Inspector prior to implementation.

## **8.0 Materials**

All materials used will be fit for purpose and aligned to be certified for the latest legislation.