

25 St George's Road, Twickenham, TW1 1QS Fire Safety Statement

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

25 St George's Road is a two-storey detached dwellinghouse situated on the east side of St George's Road. The front of the houses faces onto St George's Road where it curves round to the east and the rear garden backs on to an alleyway running between the properties on St George's Road and St Peter's Road.

The dwelling can therefore be accessed by emergency appliances from three sides.

The roads surrounding the dwelling are quiet and have wide payments, providing 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, concrete slate, shingle and metal construction. The proposed development will be constructed of materials to match. 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 demolition of the existing two-storey rear extension and construction of single-storey and first floor rear extensions and new bay window will be constructed in line with building regulations for means of escape. This will be a marked improvement over the various, inconsistent, extensions that the dwelling has been subject to over the years.

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.