

## Fire Safety Statement

### Rear of 35 Twickenham Road, Teddington, TW11 8AH

#### **Proposal: The erection of one detached villa comprising two semi-detached dwelling houses with associated parking and landscaping**

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 site comprises a corner plot to the rear of 35 Twickenham Road with the frontage onto Manor Road. The site formally housed the garages to the adjoining block of flats but has been vacant for some years. To the side of the site is an informal access road leading to the rear of Twickenham Road properties. Parking is on and off the street. There would be adequate space for fire appliances to access the properties from Manor Road



The street scene is characterised by wide pavements for a clear assembly point for evacuated residents and is a relatively quiet residential road.

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 dwellings are of brick and tile construction. All other materials for the proposed development would be selected to the relevant fire safety standards as set by building regulations.

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

The means of escape be via the main front door and would comply with Building Regulations.

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 single family dwelling houses.

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.