

Fire Safety Statement

384 Upper Richmond Road West, East Sheen, SW14 7JU

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 2 storey mid-terrace single family dwellinghouse situated on the north side of Upper Richmond Road West in East Sheen. The rear of the property benefits from an access which leads onto Graemesdyke Avenue and Holmesdale Avenue so there is easy access onto a number of neighbouring streets.

The dwelling can be accessed by emergency appliances from the front entrance where there is a wide pavement.

The pavement along Upper Richmond Road West provides a safe 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 proposal does not impact the risk of fire escape given it is to the front of the residential property.

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

The proposal would not impact on the existing means of escape which exist to both the front and rear elevations.

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.