



Planning Fire Safety Statement For:  
16 Bryanston Avenue  
Twickenham  
TW2 6HP

This statement and associated plan is provided to indicate compliance with the criteria set out in policy D12(A) of the London Plan 2021, for a householder planning application.  
The design also meets the requirements set out in building regulations Approved Document B and updates.

Criteria 1a/1b: The proposed works do not alter existing emergency vehicle access, which will still need to utilise the road beyond the property boundary.  
Assembly point as per plan attached.

Criteria 2/3: Passive/active fire safety measures/materials will comply with Approved document B1 and updates.

Criteria 4: Means of escape/assembly points as per plan provided.

Criteria 5: N/A for householder applications.

Criteria 6: Existing access arrangements for firefighting and equipment will not be adversely affected by the proposals.

Proposals will comply with building regulations Approved Document B1 and updates, as well as all relevant British standards including BS9999a and BS9991

Prepared by Eugene Coleman  
Architectural designer and structural engineer  
Property Design and Draw Ltd

Date  
26/02/2024