

Fire Safety Statement

27 Egerton Rd, Twickenham Rd TW2 7SL

The existing property is an end of terrace house on two floors.

The current proposal has side & rear extensions .

Access is to the main front door & rear garden.

The Fire Safety Strategy comprises several elements all of which will conform to current Building Regulations approval:

A Protected Staircase

Going from the ground floor thru first floor lobby to the new side & rear extensions

All habitable room doors on the staircase (not storage/bathrooms/WC/Utility Rm) will be FD30S doors.

All new/existing partitions adjoining the stairs will be upgraded to 30 minute Fire Resistant standard – ie 2 layers of 12.5 plasterboard and skim each side.

Fire Alarm System

At all floor lobbies there is a smoke detector & sounder with a fire alarm call point adjacent to the main front exit point. Fire Alarms will go off if smoke is detected or the call point is activated.

In addition there is a heat detector in the Kitchen areas also linked to the Fire Alarm and emergency lights in each lobby also linked to the fire alarm.

Addition Info for London Plan Policy D12A

External space for Fire Appliances – front & rear gardens.

Fire Evacuation Assembly points – rear garden or front pavement

Additional fire suppression – Kitchen to have wall mounted fire extinguisher adjacent to cooker.

Fire evacuation policy to be posted inside front door.

Bob Trimble AA Dip, RIBA

Architect

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