



Fire Safety Strategy

246 Powder Mill Lane,
Twickenham,
TW2 6EJ

Summary

This 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 application site is located along Powder Mill Lane and comprises of an existing Tesco Metro on the ground floor and upper floor flats. The building is amongst a cluster of properties and faces both Power Mill Lane and Hanworth Road. The surrounding area is predominantly residential, characterized by two-storey family homes and flats with access to some local shops and some well-known establishments. The street scene is characterised by wide pavements and rear access path for a clear assembly point on the opposite side of the road for evacuated residents.

- 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.

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 proposed development affords the same (already approved) means of escape as the currently configured flats do & with a lower number of occupiers (across 1B1P units) enhances the fire safety of exit by way of a lower number of occupiers.

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 the application site.

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 the requirements for dwellings.

Fire Safety Policy Criteria as per London Plan D12(A)

1(a) Fire Appliances and Means of Access.

Please refer to the accompanying documentation which illustrates access arrangements.

2) Appropriate features to reduce risk to life

The first-floor habitable room windows are to be used as means of escape.

3) Appropriate features to reduce risk of fire spread

The building will comply with Part B to reduce the risk of fire spreading.

(4) & (5) Means of escape / evacuation strategy

Means of escape from protected hall through the front entrance and on the pavement (please refer to the accompanying documentation) and/or rear door/window access onto flatroof areas of existing building.

(6) Fire Fighting Equipment

Occupiers are advised to keep a Home Fire Safety Pack in the OM manual.