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PLANNING FIRE SAFETY STRATEGY

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Site Address: 21 Ravensbourne Road, Twickenham, TW1 2DG
Proposal: This householder planning application is for a two-storey front extension
Date: 19th July 2024

The following statement outlines the necessary fire safety measures that the proposed development incorporates, in accordance with the Mayor's London Plan Policy D12.

Criteria 1 - Information on space provisions for fire appliances and assembly points:

The proposed two-storey front extension does not change the ability of the fire and rescue services to attend the site and position fire appliances.

The detached dwellinghouse will have 2x access and egress points. One to the front via the main front door and one to the rear via the double door of the proposed extension.

The property has direct access to the rear garden from the front.

Access points will be kept clear of obstructions.

In the event of a fire, occupants can evacuate the property through the main route of escape to an assembly point located on the opposite side of the road, a safe distance away from the main dwellinghouse.

Criteria 2 - Information on passive and active fire safety measures designed to reduce the risk to life and the risk of serious injury in the event of a fire:

Passive measures include the proposal of FD30 rated fire door between the living space and entrance hall. Fire-resistant plasterboard is proposed where applicable to prevent the spread of fire.

Active measures include the installation of a heat detector in the kitchen, linked via mains to smoke detectors. Heat and smoke detectors will conform to the current BS and BS EN in accordance with Approved Document B.

There will be the provision of fire extinguishers.

Criteria 3 - Information on construction products and materials to minimise the risk of fire spread:

Building materials to be used will be in accordance with Part B of the Building Regulations.

Criteria 4 & 5 - Information on means of escape and evacuation strategy:

The primary means of escape is via the front door of the property.

Criteria 6 - Information on access and equipment for firefighting:

Fire and rescue services can gain emergency access into the property from one of the access and egress points. Access to an adequate firefighting water supply will be obtained from existing facilities.