

FIRE SAFETY STATEMENT

145, POWEDER MILL LANE,
TWICKENHAM, TW2 6EG

The proposal is for single storey side and rear extension for the above-mentioned site. To comply with the requirements set out within policy D12 of The London Plan (2021) fire safety features have been incorporated within the proposed development. These features are detailed below and shown on enclosed drawings.

Passive and active safety measures:

1.0 FIRE DOORS, MEANS OF ESCAPE AND EMERGENCY LIGHTING

Fire doors, FD 30 rated doors and emergency lighting has been incorporated throughout the development, to provide a protected Means of Escape from all habitable rooms accessing the staircase and the entrance hall.

This will ensure that there is a 30 min fire resistant enclosure and lighted escape route leading to external place of safety.

2.0 HEAT & SMOKE DETECTION AND FIRE BLANKET

Heat and smoke detectors are provided at appropriate locations. The smoke detectors will be interlinked with mains power and have battery backup, in accordance with the requirements of BS5446-2:2000

The kitchen will be provided with fire blanket and heat detector which will be interlinked, mains powered with battery backup, in accordance with the requirements of the BS5446-2:2003.

3.0 CONSTRUCTION PRODUCT AND MATERIAL

New steel beams required for the proposed development to be sufficiently fire rated with Fireline board encasement or by intumescent paint to provide half hour fire resistance as agreed with building control.

4.0 PLACE OF SAFETY

The development has private front garden and rear private garden both have direct access from the property and will be used for fire assembly points in accordance with the requirement of Policy D12 of the London Plan (2021).

5.0 EVACUATION ROUTES

The evacuation routes and the evacuation assembly points are shown on the attached drawings.