



Fire Safety Statement

229 Nelson Road, Twickenham, TW2 7BQ

Proposal: Erection of a single-storey side and rear extension, plus amendments to fenestration and the material finish

This Fire Safety 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 site comprises a single storey detached family dwellinghouse situated on the south side of Nelson Road in the Whitton area of the borough. Parking is on the street opposite the property. There is also a small driveway to the front of the dwelling.

There is adequate width for a fire engine to attend the property and for residents to safely stand on the pavement on Nelson Road.



Photograph courtesy of Google maps

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.

Response: 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**.

Response: The development will be constructed in line with current building regulations on fire safety.

4) Provide suitable and convenient **means of escape**, and associated evacuation strategy for all building users.

Response: The means of escape is via the main front door and to the bi-fold doors to the rear. This would comply with Building Regulations.

5) Develop a **robust strategy for evacuation** which can be periodically updated and published, and which all building users can have confidence.

Response: Not applicable to single family dwelling houses.

6) Provide suitable access and **equipment for firefighting** which is appropriate for the size and use of the development.

Response: Not applicable to single family dwelling houses or the size of this application.