

## **Fire Safety Statement**

### **8 Plough Lane, Teddington, TW11 9BN**

This Fire Safety Statement is produced to fulfil the requirements of Policy D12 of the London Plan, as adopted March 2021.

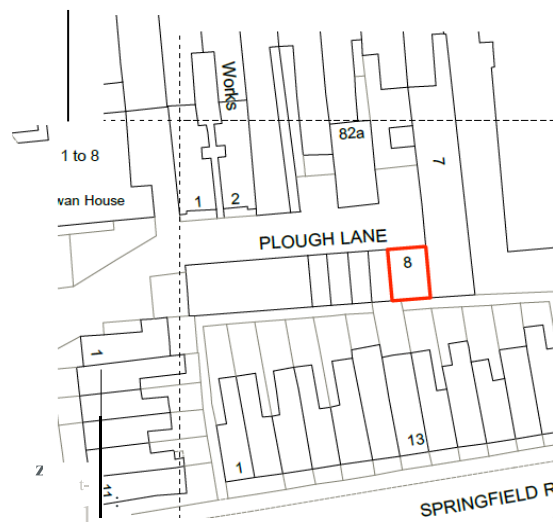
Section A of the policy states, "in the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety."

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 an end of terrace two storey building situated on the south side of Plough Lane, a cul-de-sac situated off Field Lane. Parking is adhoc along this lane. There would be adequate space for fire appliances to access the property off Field Lane and along Plough Lane.



There is adequate space within the lane for a clear assembly point for evacuated residents and is a very quiet mixed commercial/residential road.

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 converted 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**.

The dwelling is of brick and tile construction. Any 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 means of escape will remain as existing and any development 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.

Not applicable to single family dwelling house.

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 requirements for a single family dwelling.