

FIRE SAFETY STATEMENT

257 Staines Road, Twickenham, TW2 5AY

September 2024

The following Planning Fire Safety Statement is to accompany a planning application for a ground floor rear extension, raised terrace and part first floor rear extension and internal refurbishment to an existing 2 storey semi detached house with no lift for single family occupation in Twickenham, within the London Borough of Richmond upon Thames. It has been drawn up in accordance with Fire Safety D12(A) London Plan Guidance.

The proposed ground floor rear extension is a minor development that will not change or increase the risk of fire within the building.

- Since the building is not regarded as a major development, there is no requirement to provide any specialist fire fighting equipment. The house fronts Staines Road, a public highway which is accessible by a rescue service pumping appliance. All areas of the dwelling will be reachable within 45m of the appliance.
- Means of escape provided by staircase, compliant with building control requirements.
- All elements of structure will be constructed to 0,5h fire resistance.
- All materials used will be fit for purpose and be certified for the latest legislations.
- Proposed automatic fire detection & alarm system to Type LD2 to a minimum grade D1, to BS 5839: Part 6:2019. Kitchen will have interlinked heat detector/alarm.
- An enclosed escape route from all habitable rooms to an exit are maintained in the proposal. Fire door's will be installed throughout.
- The primary evacuation route is through the front door of the property. The secondary evacuation route is through the garden on the ground floor and through the windows to all room at first floor level. Any new windows to first floor will have fire escape hinges allowing emergency egress.
- A kitchen cupboard will be used to store a fire extinguisher and a fire blanket, access to the cupboard will be kept free of obstructions. The location of fire appliances will be confirmed once the building works will end.
- All fire safety within the building will need to comply with current regulations and agreed on site with building control prior to works on site. Building control will have to sign off all works to comply before occupation.