

Fire Safety Statement

Site Address: 38 Hazel Close, Twickenham, TW2 7NR

Supporting Statement: Demolition of existing garage and construction of garden outbuilding.

Application Reference Number: 24/2447/HOT

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The following statement has been prepared to support the planning application for the demolition of existing garage and construction of garden outbuilding to the property at the above address. The proposal complies with Policy D12 The London Plan 2021 and numerous fire safety features have been incorporated within the development to ensure it achieves the highest standards of fire safety.

Policy Criteria for London Plan D12(A):

1. Evacuation from the property will be via the external entrance doors into the back garden with side passageways on both sides of the house leading to the front driveway and pavement/road (Hazel Close). The street at the front of the property can be appropriately used as an evacuation assembly point if required.
2. Smoke detectors will be provided within all habitable rooms and the circulation areas. All detectors are to be mains operated with backup battery power. FD30 doors will be fitted in all openings to habitable rooms. Internal partitions and floor/ceiling build-ups are to comply with fire regulations to meet a minimum of 30 minutes of fire resistance.
3. The proposed development will be constructed to minimise the risk of fire spread to the surrounding area in line with Approved Document Part B. Criteria to be updated after the planning phase, in compliance with paragraph 1.2.1 within the London Plan D12(A) the 'golden thread'.
4. All doors leading to lobby and habitable rooms are to be FD30. The walls separating the habitable rooms are to achieve 30 minutes fire resistance. This ensures there is a fire-protected escape route from all habitable rooms within the property directly to an external area.

5. The garden outbuilding is located in the garden of a residential dwelling located in a street with access directly to a public highway, Hazel Close. Emergency service vehicles are able to access the property via this public road in case of a fire.

All proposed works will be designed in accordance with Approved Document Part B.