

Fire Safety Statement

Paddock Cottage Hampton Court Road Hampton East Molesey

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. Provide Unobstructed External Space - Identify suitably positioned unobstructed outside space for fire appliances to be positioned on, and; appropriate for use as an evacuation assembly point

The property is an end of terrace family dwelling house situated on the north side of Hampton Court Road. The site plan (fig 1) below shows unobstructed access from the main road for emergency vehicles including Fire Engines to the site.

The street scene is characterised by wide pavements and good access. There is adequate space adjacent to the property which provides an assembly point for evacuated residents.

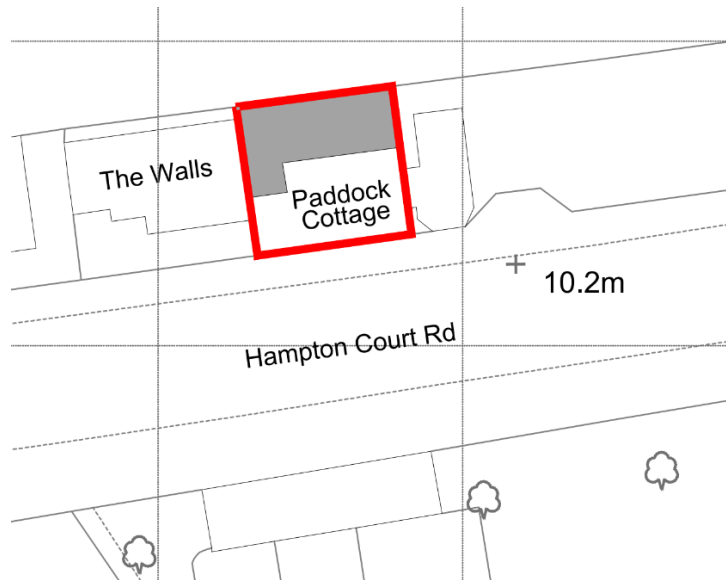


Fig 1

2. Reduce the Risk to Life - 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 type of works proposed do not require this feature but the addition of a wider access to the garden would be advantageous to the residents and emergency services.

3. Minimise the Risk of Fire Spread - The development is constructed in an appropriate way to minimise the risk of fire spread.

The type of works proposed make this point not applicable.

4. Means of Escape - Provide suitable and convenient means of escape, and associated evacuation strategy for all building users.

Means of escape is enhanced by the inclusion of our proposals. The host dwelling is unaffected.

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

This requirement is not applicable to a single-family dwelling house.

6. Equipment for Firefighting - Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

This requirement is not applicable to a single-family dwelling house.