

# Roger Davis Design

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## Fire Safety Statement

297 Waldegrave Road, TW1 4SU

### Proposal:

- Conversion of garage to a habitable room - the garage, which forms part of the existing residential dwelling, will be altered internally to form a new habitable room with a new window to replace the garage door.
- Demolition and construction of a front garden wall with vehicle and pedestrian gates.

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 semi-detached residential building situated on Waldegrave Road and is in a wholly residential area. Parking is provided off-street but there is ample space for fire appliances to park and access the property.

There is adequate space within the road for a clear assembly point for evacuated residents and is a quiet 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 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.**

The dwelling, which incorporates the garage, is constructed of brick and tile cladding.

Any materials for the proposed development will 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 from the dwelling will remain as existing, which are appropriate. In addition, the conversion of the garage will include an openable window to replace the garage door. Lastly, any development will 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.

Evacuation from all rooms will be via the protected stair/ corridor to the final exit and away from the building to a place of ultimate safety.

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 residential dwelling.

A 3.5m gated opening in the front garden wall will be maintained to allow access for emergency vehicles.