

# Fire Safety Statement

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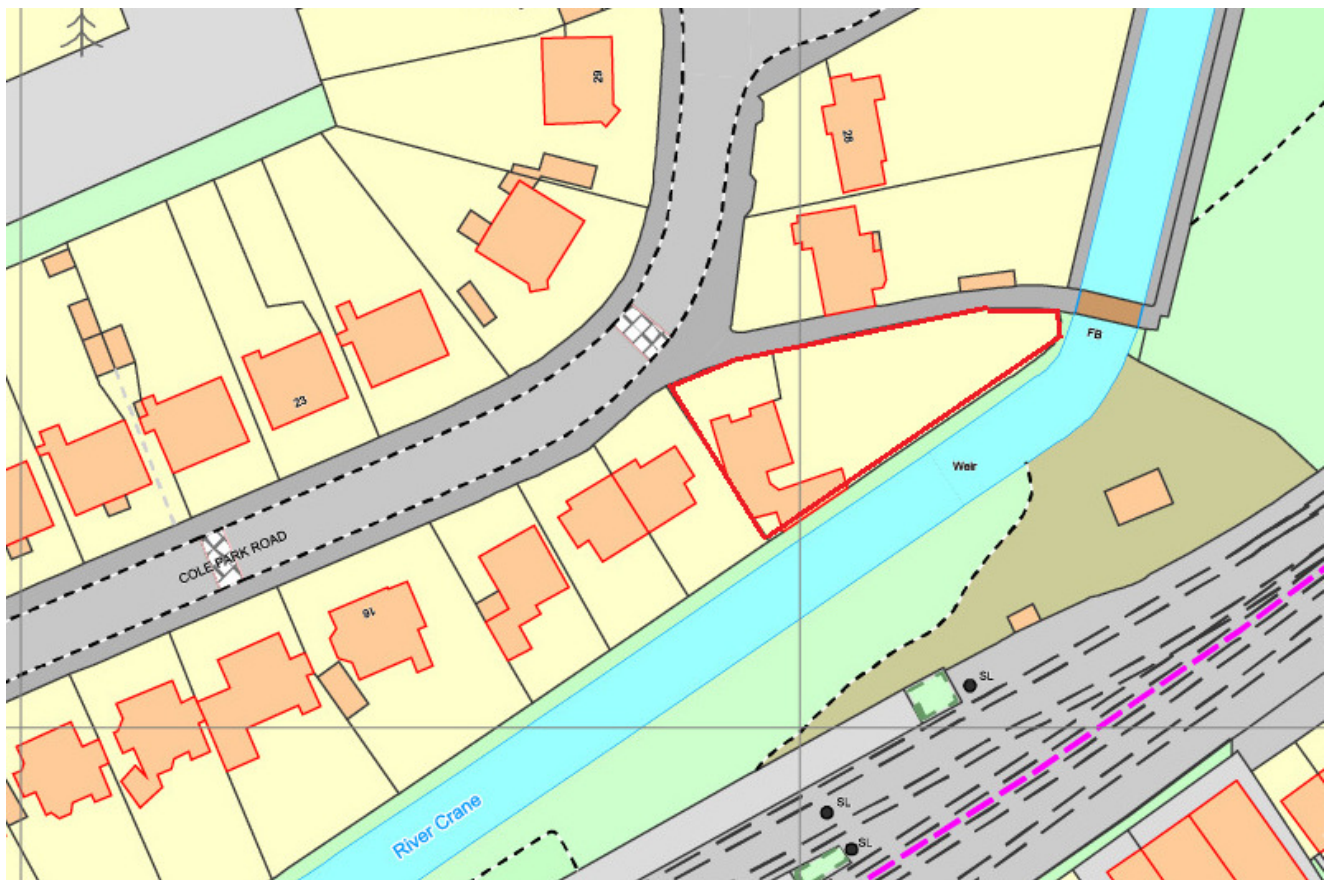
24 Cole Park Road, Twickenham, TW1 1HW.

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 a detached family dwelling house situated on the South East side of Cole Park Road. There is unobstructed access from Cole Park Road for emergency vehicles including Fire Engines to the driveway of the property.



There is adequate space along Cole Park Road which provides an assembly point for evacuated residents.

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 smart fire alarms on all floors and heat alarm to kitchen area with remote monitoring.
3. **The development will be constructed in line with current building regulations on fire safety.**
4. **Minimise the Risk of Fire Spread** - The development is constructed in an appropriate way to minimise the risk of fire spread.

The proposed works would be constructed in materials to match the existing house. All materials for the proposed development would be selected to the relevant fire safety standards as set out by building regulations.

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

The proposed garage conversion, first floor side extension and loft space will be constructed in line with building regulations for means of escape.

6. **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.

7. **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 however a fire extinguisher is currently installed in the kitchen which is to be retained.