

Roger Davis Design

Architectural Technician

Fire Safety Statement

297 Waldegrave Road, TW1 4SU

Proposal:

- Conversion of loft to a habitable room with ensuite shower room, with flat dormer roof and new windows to the rear elevation, with additional internal staircase from first floor to loft.

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:**

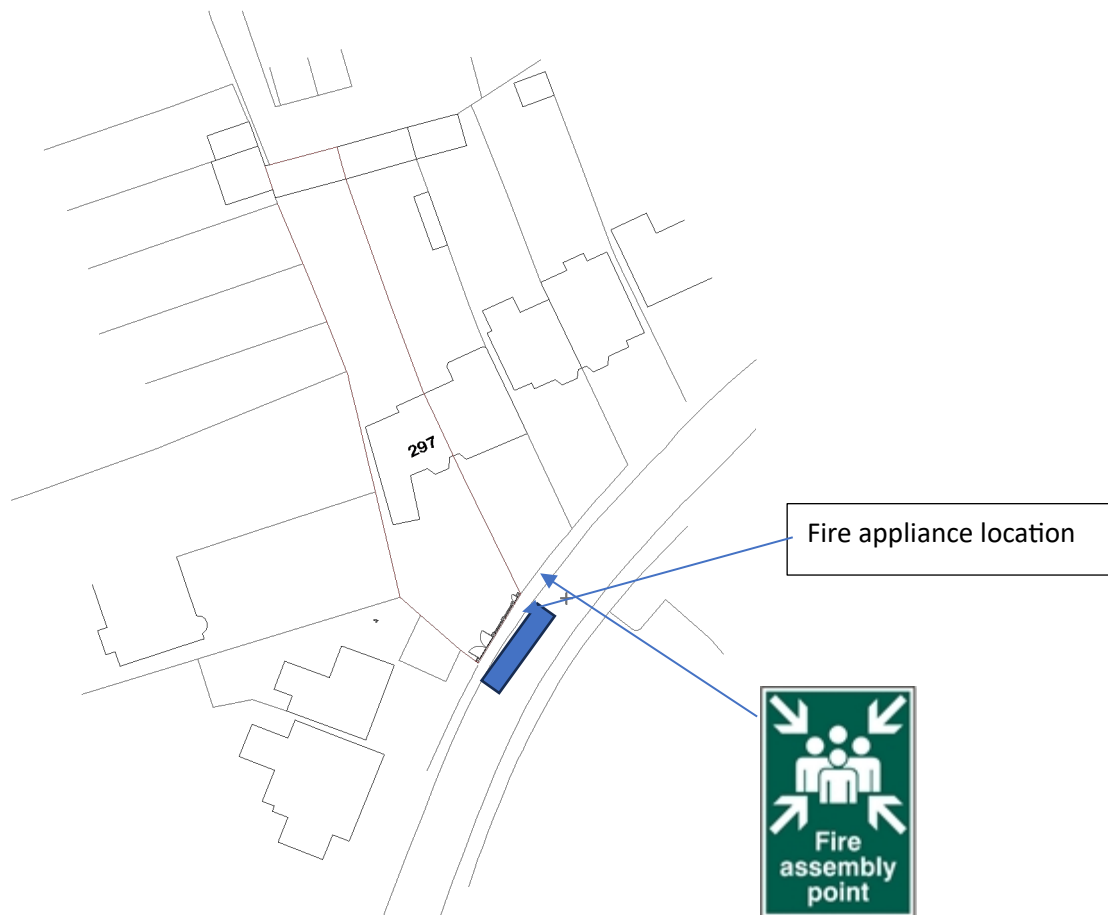
- a) for fire appliances to be positioned on; and
- b) appropriate for use as an evacuation assembly point

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The site comprises a semi-detached residential building situated on Waldegrave Road and is in a wholly residential area. Parking is provided off-street and 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 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. 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 in.

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.