

Fire Safety Statement

35 Elmsleigh Road, Twickenham, TW2 5EF

Proposal: raising of the ridge, extension of roof with gable ends and rear dormer roof extension

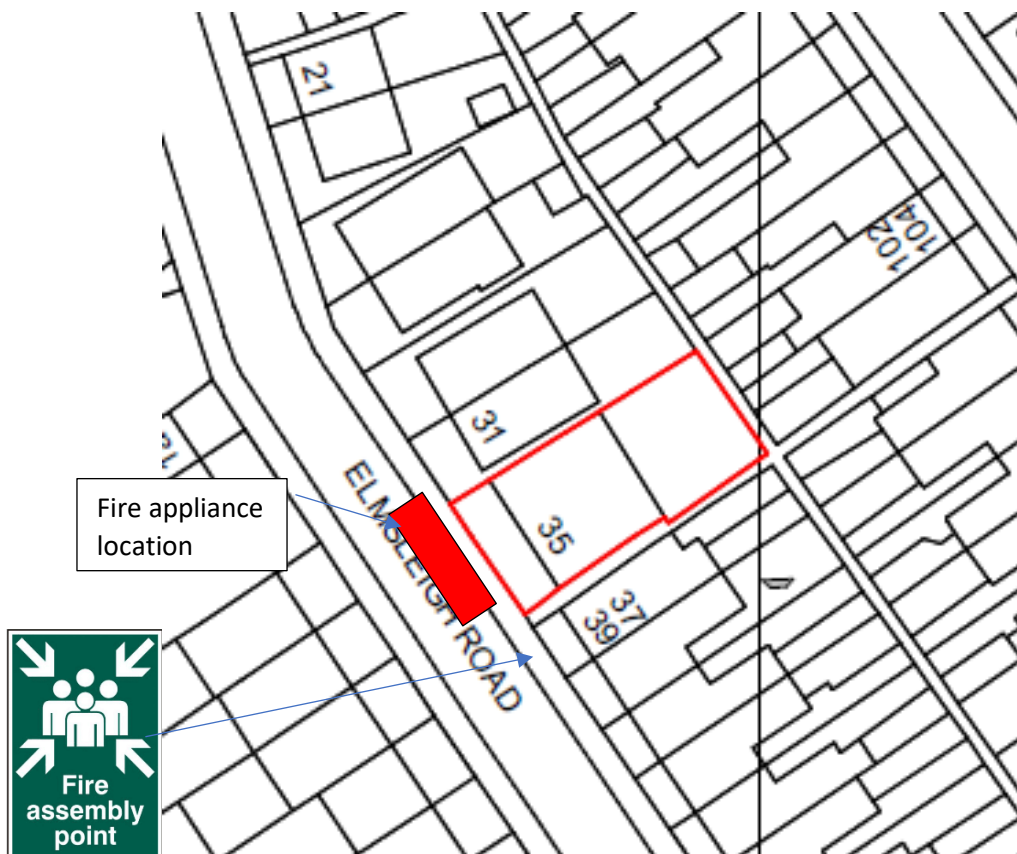
This Fire Safety Statement is produced to fulfil the requirements of Policy D12 of the London Plan, as adopted March 2021.

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 detached building situated on the east side of Elmsleigh Road. Parking is provided off-street with some on-street parking but 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 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 of brick and tile construction. Any materials for the proposed development would 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 will remain as existing and any development would 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 either 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.