

Fire Safety Statement

Land Opposite Wigsell House, Manor Road, Teddington, TW11 8AB

Proposal: The erection of car port and associated landscaping

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

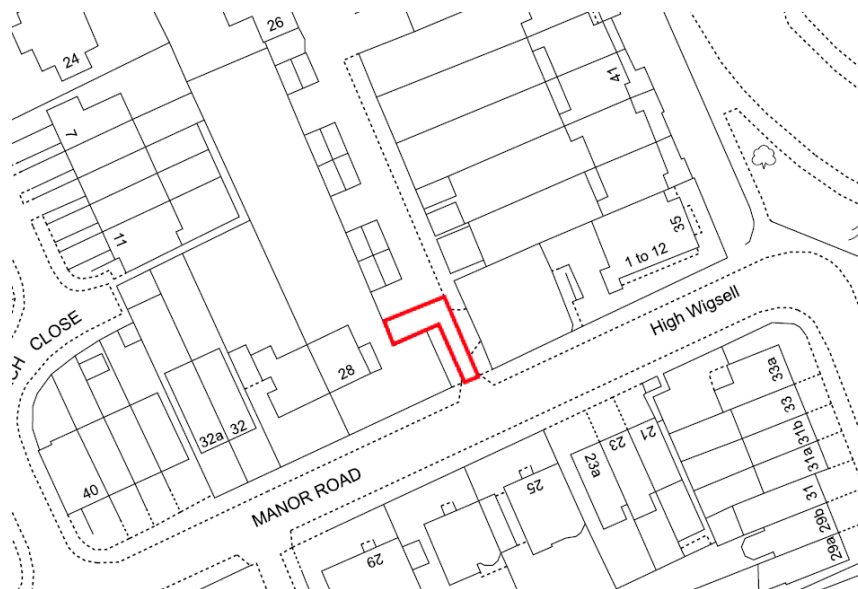
Section A of the policy states, "in the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety."

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 parcel of land situated opposite 24a Manor Road, off the access way which leads along the rear of Twickenham Road. Parking is on and off the street. There would be adequate space for fire appliances to access the site from Manor Road.



The street scene is characterised by wide pavements for a clear assembly point for evacuated residents and is a relatively 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 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 would be via the access road.

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

Not applicable to this application.

6) Provide suitable access and **equipment for firefighting** which is appropriate for the size and use of the development.

Not applicable to this application.