

Householder planning application for residential annexe at 7 Raleigh Road TW9 2DU

Fire Statement

London Plan (2021) Policy D12 states that:

“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 and ensure that they:

- 1) *Identify suitably positioned unobstructed outside space:*
 - a) *For fire appliances to be positioned on*
 - b) *Appropriate for use as an evacuation assembly point*
- 2) *Are 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.*
- 3) *Are constructed in an appropriate way to minimise the risk of fire spread*
- 4) *Provide suitable and convenient means of escape, and associated evacuation strategy for all building users*
- 5) *Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in*
- 6) *Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development”.*

The response to these points is as follows:

1a - Fire appliances can be positioned on Raleigh Road – there is a side pathway to the rear garden where the annexe will be located.

1b – The garden of 7 Raleigh Road will be the evacuation assembly point.

2 - The annexe will be fitted with smoke alarms which are interconnected in order to provide early protection against a fire hazard. A fire extinguishers will be located within the annexe.

3 - The materials used (both internally and externally) will be suitably robust as to avoid easy ignition and / or the spread of a fire hazard. In addition, and in accordance with Building Regulations, fire rated doors will be fitted throughout in order to compartmentalise and prevent a fire hazard from spreading quickly.

4 - The main means of escape will be via the doors.

5 - A fire escape strategy and log will be maintained on site.

6 - Domestic fire suppression will installed within the property as / if required by Building Control.