

64 LYNDHURST AVE

TWICKENHAM

MIDDLESEX

TW2 6BU

FIRE STATEMENT

This statement is provided to indicate compliance with the criteria set out in policy D12(A) of the London Plan 2021, for a householder planning application.

The design also meets the requirements set out in the building regulations Approved Document B and updates.

The proposed alteration is for the demolition of the existing outbuilding. New single storey outbuilding for use as playroom with associated WC/shower room and storage space.

The property is a semi-detached house of brick construction with render finish.

Criteria 1a/1b: The proposed works do not alter existing emergency vehicle access, which will still need to utilise the road beyond the property boundary.

Assembly point out side number 64 Lyndhurst Avenue.

Criteria 2/3: Passive/active fire safety measures/materials will comply with Approved document B1 and updates.

Criteria 4: Means of escape/assembly points as criteria 1a/1b.

Criteria 5: N/A for householder applications.

Criteria 6: Existing access arrangements for firefighting and equipment will not be adversely affected by the proposals.

Proposals will comply with building regulations Approved Document B1 and updates, as well as all relevant British Standards including BS9999a and BS9991.

DECLARATION The requirements of policy D12(A) of the London Plan have been met.