Fire Safety Report

Site Address: **53 Cresswell Road, Twickenham TW1 2EA**

Prepared by: **Tim Houlihan (DipSurvPract, MFPWS)**

Ref: **53 Cresswell Road, Twickenham TW1 2EA**

Date: **07/11/2024**

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1) **Identify suitably positioned unobstructed outside space for:**

a. The proposed scheme is for a proposed raising of flank wall to create roof extension with raised ridgeline, solar panels to roof, removal of 2 rear chimney stacks, proposed rear projecting mini dormers, roof lights with internal alterations and fenestration at 53 Cresswell Road, Twickenham TW1 2EA. Therefore, it is not required that the site should have any fire and rescue service pumping appliances beyond the existing access. The attached plans identify suitable access routes into and out of the development.

b. The attached drawings indicate the appropriate evacuation assembly point to the rear and front of the building. This is located to the existing garden area and front street. This area is suitably sized evacuation assembly point for both the construction and occupation phases of the development.

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

The drawings attached set out passive and active fire safety. All new doors will form escape doors. All steel beams included in the scheme will be half hour fire resistant.

3) Are constructed in an appropriate way to minimise the risk of fire spread

The drawings attached indicate a semi-detached building and that the proposed new extension will be set away from the adjoining owners' properties. The proposed scheme would be at second floor level with 30 minutes fire separation.

4) Provide suitable and convenient means of escape, and associated evacuation strategy for all building users

The PFSS and drawings attached clearly states how the means of escape from the building and its users has been considered and planned from the initial design of the development. The PFSS and attached drawings give evidence, of which codes and standards the means of escape have been designed to meet. This will ensure a half hour fire resistance to the walls allowing for a Means of Escape in case of fire from all rooms to an external place of safety.

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

The attached drawings indicate the appropriate evacuation assembly point to the front and rear of the building. This area is suitably sized evacuation assembly point for both the construction and occupation phases of the development. There is also escape routes to the rear of the building. The Evacuation Strategy sets out how the users of a development will move to a safe location in the event of an emergency.

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

proposed raising of flank wall to create roof extension with raised ridgeline, solar panels to roof, removal of 2 rear chimney stacks, proposed rear projecting mini dormers, roof lights with internal alterations and fenestration. The property is a residential property which has its own water supply. The proposed access for the fire and rescue service would be to the front and rear of the building as they exist.

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