

Fire Safety Statement

Site: 6 Wentworth Drive Pinner HA5 2PS

Proposal: Change of use from C3 dwelling to C4 HMO 5 room (5 person) HMO. with the bicycle and bin storage.

This statement has been written to address Policy D12(A) of the London Plan 2021.

The proposed HMO would meet Building Regulations, which include fire safety measures.

The proposed HMO would meet HMO licensing requirements, which include fire safety measures.

The property will be provided a fire alarm system with emergency lighting.

Fire extinguishers will be provided on a fixed bracket in each hallway on each floor level (three floors).

Fire blankets will be provided on each floor.

Smoke alarms will be provided in all hallways.

Carbon monoxide monitors will be provided next to gas boilers.

Kitchen doors will be self-closing, to comply with building regulations.

Doors to each room will meet fire safety standards, in accordance with building regulations.

The property has adequate space at the front for a fire engine to park and deal with any emergency – the possible parking areas are within sufficient distances to meet fire engine requirements to deal with a domestic fire.

The front of the property has sufficient space for occupants to assemble away from the property in the event of a fire or other emergency event within the property.

All occupants have uninterrupted access to the front door to escape any fire.

Means of escape for all bedrooms will meet building regulations.