

17 Lansdowne road, Uxbridge UB8 3JR

Fire Safety Statement

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 two storey new built dwelling house situated at the Lansdowne Road. The site is benefited from having a front door entrance on the ground floor of the property from the Lansdowne Road. This would enable fire appliances to access the property from the Lansdowne Road and the user can use this door entrance for the evacuation from the property as well. The street pavements are wide enough for a clear assembly point for evacuated residents.



Figure 1: Above image show location plan of the site

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 New dwelling is a render work and tile construction. All the other materials for the proposed development would be selected to the relevant fire safety standards as set by the building regulation.

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

The proposed development affords additional opportunities for the evacuation in the event of a fire over the New dwelling. The design of the internal wall and the patio doors to access the garden makes a better connection between the internal and external.

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 single family dwelling house.

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

Fire blankets and extinguishers will be used in line with requirements for single family dwellings.