

201 PETERSHAM ROAD RICHMOND TW10 7AW

Proposed Garden Room

PLANNING FIRE SAFETY STRATEGY

As required by the London Plan Guidance – Fire Safety Policy D12(A).

The requirements of the document are set out in italics, the responses are in plain text.

26 April 2021

PROJECT SCOPE

The proposal is for a freestanding, single-storey Garden Room in the rear garden of an existing two-storey, detached, single-family dwelling house to provide space for a Home/Office. The floor area of the Garden Room is 27.5m² and the site area is 422m². The property has a frontage on to the A307 Petersham Road which is an adopted highway. The rear garden can be accessed directly from Petersham Road and additionally from a rear pedestrian access.

Planning Application reference 21/0534 : Application type – Householder Planning Permission

LEVEL OF COMPETENCE OF THE AUTHOR

As required by Section 2.3 of the London Plan Guidance.

Response : This strategy has been prepared by a chartered architect whose name appears on the register of architects maintained by the Architects Registration Board, who is a member of the Royal Institute of British Architects and who has more than 40 years experience post qualification in designing buildings of many types.

Graham Pratt Dip Arch, ARB, RIBA

POLICY CRITERIA FOR LONDON PLAN POLICY D12(A)

As required by Section 3.1.1 of the London Plan Guidance.

CRITERIA 1

"Identify suitably positioned unobstructed outside space for:

a. fire appliances to be positioned on"

Response : The fire and rescue service pumping appliances would be sited on the public highway of Petersham Road at the frontage of the application property. Clear direct access is available at ground level at all times from this position to the proposed Garden Room. The Garden Room is within 45m of this position as required by Item 13.1 of Section 13 of Requirement B5 of Building Regulations Approved Document B,

Volume 1, current edition. Drawing 809-FSS indicates the designated appliance position relative to the proposed Garden Room.

"b. appropriate for use as an evacuation assembly point"

Response : The front garden of the property is to form the evacuation assembly point as indicated on drawing 809-FSS. This space will be available, is within the control of the property owner/occupier and is adequate for the number of occupants – typically 4 with an anticipated maximum of 8.

CRITERIA 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"

Response : The proposed Garden Room comprises a single space in a single-storey, freestanding building with direct escape access to the outside and any outbreak of fire would be immediately obvious to all occupants. The escape route provides direct escape access to the outside and a clear direct path to the designated assembly point as indicated on drawing 809-FSS. The building will be designed in compliance with Section 1 of the Building Regulations Approved Document B, Volume 1, current edition.

CRITERIA 3

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

Response : The proposed Garden Room will be designed with all elements of structure achieving 30 minute fire resistance in compliance with Section B3 of Approved Document B, Volume 1.

The external finishes will comply with Section B4 of the Building Regulations Approved Document B, Volume 1.

CRITERIA 4

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

Response : The proposal comprises a single space with direct escape access to the outside and a clear direct path to the designated assembly point. The escape provisions will comply with Section 2 of the Building Regulations Approved Document B, Volume 1.

CRITERIA 5

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

Response : Not applicable to a Householder planning application as set out in Appendix 1, Planning Applications and Information Requirements for D12(A), Table A1.1.

CRITERIA 6

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

Response : Access for the emergency services is direct, clear and at ground level. The proposed Garden Room is free-standing, single-storey and at ground level.

There are fire hydrants in the public highway nearby.

The access and facilities for the fire service will comply with Section B5 of Approved Document B, Volume 1,