

2A Cole Park Road, Twickenham, TW1 1HW

Planning Fire Safety Strategy for replacement outbuilding

This fire safety strategy accompanies the householder planning application for a replacement single storey garden outbuilding.

The statement sets out the responses to criteria 1, 2, 3, 4 and 6 of the Fire Safety D12(A) London Plan Guidance. The Guidance states that these are the Criteria to be met for a householder planning application.

Criteria 1 – Information on space provisions for fire appliances and assembly points

Emergency fire personnel can access the property from Cole Park Road, and will park in the road. In the case of fire, the evacuation assembly point would be on Cole Park Road in a safe point away from a fire and await fire emergency assistance. There are some parking restrictions outside the property by way of a single yellow line and resident's permit parking.

Criteria 2 – Information on passive and active safety measures

It is proposed to use the new outbuilding as a gym, so won't be in occupation on a full time basis. The active fire safety measure will include a fire and smoke alarm system. The passive measures will include 30 minute fire resisting construction materials.

Criteria 3 – Information and data on construction materials and products

The full specification of building materials has not been determined. The building shall be constructed to meet the fire ratings described above.

Criteria 4 – Information on means of escape and evacuation strategy

The means of escape will be through the proposed sliding folding door system which will remain unlocked while in occupation as it's proposed use is for a gym.

Criteria 6 – Information on access and equipment for firefighting

The emergency fire appliance would park on the public highway of Cole Park Road, and access would be made to the outbuilding from this point.