

Reference: PP-10143330

Proposal: Conversion of Garage to habitable room

Date: 18/08/2021

Site: 7 Wallorton Gardens, SW 14 8DX

Applicant: Leon Liang

Under the Town and Country Planning Development Management Procedure order 11(3)(c) Local Authorities should only apply requirements in Local Validation Checklists so far as the documents it requests "are reasonable having regard, in particular, to the nature and scale of the proposed development; and are about a matter which it is reasonable to think will be a material consideration in the determination of the application".

As the application is regarding a single dwelling family house the information provided below is proportionate to the scale and nature of the development.

Policy D12 Fire safety A 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 and ensure that they:

1) IDENTIFY SUITABLY POSITIONED UNOBSTRUCTED OUTSIDE SPACE:

- a) **FOR FIRE APPLIANCES TO BE POSITIONED ON** – the house is located in Wallorton Gardens near Upper Richmond Road and Fire appliances would serve the property from both locations.
- b) **APPROPRIATE FOR USE AS AN EVACUATION ASSEMBLY POINT** – The assembly point would be at the junction of Wallorton Gardens and Upper Richmond Road (near 1 Wallorton Garden) which is about 20 metres away from the front entrance of the dwelling

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

All habitable rooms across 3 floors will have openable windows to allow escape in the event of fire. Internal partitions will provide the required fire retardance. Interlinked smoke alarms will be installed at all levels. All gas, electricity installations and any live appliances will be undertaken by qualified professionals (members of GASsafe, NICEIC, HETAS).

3) ARE CONSTRUCTED IN AN APPROPRIATE WAY TO MINIMISE THE RISK OF FIRE SPREAD

All the walls and floors will be plaster boarded as normal in accordance with Building Regulations. Standard 12.5mm plasterboard each side of walls provides 30mm fire resistance. Where steel beams are required in the construction these will be encased with 2 x 12.5mm or single sheet Fireline providing 60mins resistance.

4) PROVIDE SUITABLE AND CONVENIENT MEANS OF ESCAPE, AND ASSOCIATED EVACUATION STRATEGY FOR ALL BUILDING USERS –

All building users will be able to escape through the front door to the assembly point. As mentioned above, windows and garden doors will also be used as alternative escape routes when necessary.

5) DEVELOP A ROBUST STRATEGY FOR EVACUATION WHICH CAN BE PERIODICALLY UPDATED AND PUBLISHED, AND WHICH ALL BUILDING USERS CAN HAVE CONFIDENCE IN 147 THE LONDON PLAN 2021 – CHAPTER 3 DESIGN – not relevant as family members will agree this as common sense.

6) PROVIDE SUITABLE ACCESS AND EQUIPMENT FOR FIREFIGHTING WHICH IS APPROPRIATE FOR THE SIZE AND USE OF THE DEVELOPMENT. – not relevant as this is a family home.