

Fire Safety Strategy

Location: 84A Kings Road, TW10 6EE

Proposal: Erection of single storey timber clad outbuilding in rear garden.

Fire safety provision as detailed in Policy D12A

1. Identify unobstructed outside space for positioning fire appliances, and as an evacuation assembly point

The garden room has enough garden area to allow for assembly, although there will only be a max of 2 people in the building and only during the day, with immediate access to the garden.

2. Features to reduce risk to life in the event of a fire: fire alarm, passive and active safety measures

A fire/smoke alarm could be mounted in the room to warn of fire outbreak. And a hand-held fire extinguisher can be sited within easy access if needed. As above, escape from the building is direct into open garden space.

3. Constructed to minimise risk of fire spread

Fire board cladding could be used on the side facing the boundary to reduce fire spreading to other gardens, although the siting of the garden room is far enough from other buildings not to be a risk in this respect.

4. Suitable/convenient means of escape and evacuation strategy

As already mentioned escape is via a door directly into the garden.

5. Evacuation strategy

As above

6. Provide suitable access and equipment for firefighting:

A hand-held fire extinguisher can be sited within easy access if needed.

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
 - b) appropriate for use as an evacuation assembly point
 - 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
 - 3) are constructed in an appropriate way to minimise the risk of fire spread
 - 4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users
 - 5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in
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- 6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.