



Fire Safety Strategy

SITE: 21 Holmesdale Road Teddington TW11 9LJ

PROPOSAL: Construction of garden room

1. London Plan Policy D12 requires development proposals to achieve the highest standards of fire safety, embedding these at the earliest possible stage: “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....”
2. London Plan Policy D12(B) states: “all major development proposals should be submitted with a Fire Statement...” Major development proposals should demonstrate within the Fire Statement how the proposals respond to and contain information on the requirements of both parts A and B of London Plan Policy.
3. The garden room however is not a major development. No one will live in the building and as it is only a few meters wide, the means of escape in the event of a fire is not an issue.
4. The Richmond Council Local Validation Checklist (Appendix) explains what is required for a householder application.

5. Criteria 1- Information on space provision and assembly points is not relevant to a small garden room.
6. Criteria 2- Information on passive and active safety measures is not relevant to a small garden room.
7. Criteria 3- The building will be constructed with the appropriate fire resistance.
8. Criteria 4- Information on the means of escape and evacuation strategy is not relevant to a small garden room.
9. Criteria 6- Information for access and equipment for firefighting is not relevant to a small garden room.

APPENDIX

Householder planning permission			Information on space provisions for fire appliances and assembly points (criteria 1) .	Applicant justification
	Yes	n/a	Information on passive and active safety measures (criteria 2) . Information and data on construction products and materials (criteria 3) . Information on means of escape and evacuation strategy (criteria 4) . Information on access and equipment for firefighting (criteria 6) .	