

Policy D12: Fire Safety

With reference to the London Plan 2021, Policy D12 – Fire Safety, states:

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

a) As an existing property on the corner of two established roads this application cannot change the context of this building. The existing access is off River Lane. The fire appliance would have to be parked on River Lane. Although the fire appliance itself would block the traffic this emergency and infrequent positioning would always be available due to its nature as a road. River Lane leads down to the river and although used for access to properties along this stretch and to the river it is not a busy road.

b) The diagram indicates an assembly point 15 metres from the front door however from the front door River Lane offers many places of safety sufficient distance from the building.

- 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.

This proposal introduces an ensuite to a main bedroom and enlarges a secondary bedroom. In the existing condition exit is via the first floor hall, down the stairs and through the lounge. There is no change to this escape route. This proposal changes the locations of the bedroom access to the first floor hall only.

- 3) Are constructed in an appropriate way to minimise the risk of fire spread.

As part of the proposal the first floor doors will be replaced with FD20 doors. Any new walls will achieve FD30.

- 4) Provide suitable and convenient means of escape, and associated evacuation strategy for all building users.

See item 1b) above.

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

See item 1b) above.

- 6) Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

The proposal does not alter the access or equipment for firefighting.

general notes

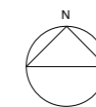
All dimensions to be verified on site.
To be read in conjunction with all relevant documents.
In the event of discrepancy notify the Architect immediately.
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All drawings subject to planning approval.
Do not scale from drawings.

SK Concept Information PP pre-planning
P Planning level S Scheme T Tender
BC Building control level Information C Construction
E Existing Condition

Note 1: This drawing is not to be scaled for construction purposes. Any dimensions provided on these drawings and the general layout can only be considered approximate as no measured survey has been conducted. Immediately after taking possession of the site the contractor should fully check the levels and dimensions of the site in order that he is fully satisfied with and accepts the drawings as a true record of the situation on taking possession of the site. Any discrepancies to be discussed with architect.

Note 2: DRAWINGS + INFORMATION FOR USE AT 145a PETERSHAM ROAD ONLY

PROPOSED SITE PLAN scale 1:200



(-): issued for planning	(17.07.24/LM)
(rev): description	(date/initials)

THE HOUSE
Proposed Fire Strategy Plan

1:200@A3 JUL 2024

HOU-P-01(-)