



**VIZARCHI**  
Architecture & Visualization

2 VICARAGE DRIVE

London  
SW14 8RX

FIRE SAFETY STRATEGY  
09.08.2024

# FIRE SAFETY STRATEGY

VIZARCHI Architecture & Visualization has prepared this document on behalf of the applicants, to be submitted in support of a Householder planning Application for construction of granny annex at the rear of the house located at 2 Vicarage Drive, London. SW14 8RX.

This document has been created to show compliance to Policy D12 of the 2021 London Plan.

The following outlines how each requirement of Policy D12 (A) is met:

## **1) Identify suitably positioned unobstructed outside space for:**

- a. Fire appliances to be positioned on*
- b. appropriate for use as an evacuation assembly point.*

The application site is located on Vicarage Drive and compromises a front drive. Although is no space for a fire appliance within the site, in the event of an emergency, the fire appliance would stop on Vicarage Drive outside the property to gain access.

This application proposes the construction of a granny annex. The accompanying fire strategy plan details suitable access routes to and from the proposed annex. The designated assembly point for the property is indicated on the plan as the pavement in front of the property.

## **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.**

- A mains interlinked smoke and heat detection system will be installed.
- Fire extinguishers will be readily available during construction.

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

Appropriate fire rated building materials will be used in the construction to meet current building regulations.

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

The current escape routes for this dwelling are through the front door or the rear door leading to the side alley.

There will be two escape routes for the granny annexe. 1st one is through main door of living area then via side alley of the main dwelling. 2nd one is through back door from bedroom then side alley next to the NorthWest boundary and via side alley of the main dwelling.

In the case of blocked sidealley users can still use the main dwelling rear door through inside of the dwelling then front door.

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

The fire strategy plan will form part of the health and safety file for the project.

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

During construction, fire extinguishers will be readily available. The accompanying plan identifies suitable access routes appropriate for the nature of the existing property.

## **CONCLUSION**

In conclusion, the proposed fire safety strategy for the construction of the granny annex at 2 Vicarage Drive ensures comprehensive protection and compliance with safety regulations. The strategy includes the installation of a mains interlinked smoke and heat detection system, providing early warning in case of fire.

The existing escape routes, will remain functional and accessible, maintaining safe evacuation options for occupants.

Overall, these measures collectively provide a robust fire safety framework that prioritizes the safety and well-being of the property's occupants and aligns with the necessary fire safety standards and regulations.

