

## Fire Safety Statement

Householder Application (HOT) in a Conservation Area:

Garrick Cottage, Church Street, Hampton TW12 2EG

Proposal:

The changes proposed are to provide a new vehicular access onto Johnson's Drive with hardstanding to the front and a single storey garden building on the north west side of the dwelling.

A new single storey 13.5m<sup>2</sup> garden workshop is to be constructed 10.7m north-west of the existing cottage, and 0.5m away from the existing boundary brick wall.

For garden buildings such as this, The Planning Portal says:

*'If you want to put up small, detached buildings such as a garden shed or summerhouse in your garden, building regulations will not normally apply if the floor area of the building is less than 15 square metres and contains NO sleeping accommodation.'*

In addition to being under 15m<sup>2</sup>, and having no sleeping accommodation, the workshop is to be constructed substantially of non-combustible materials.

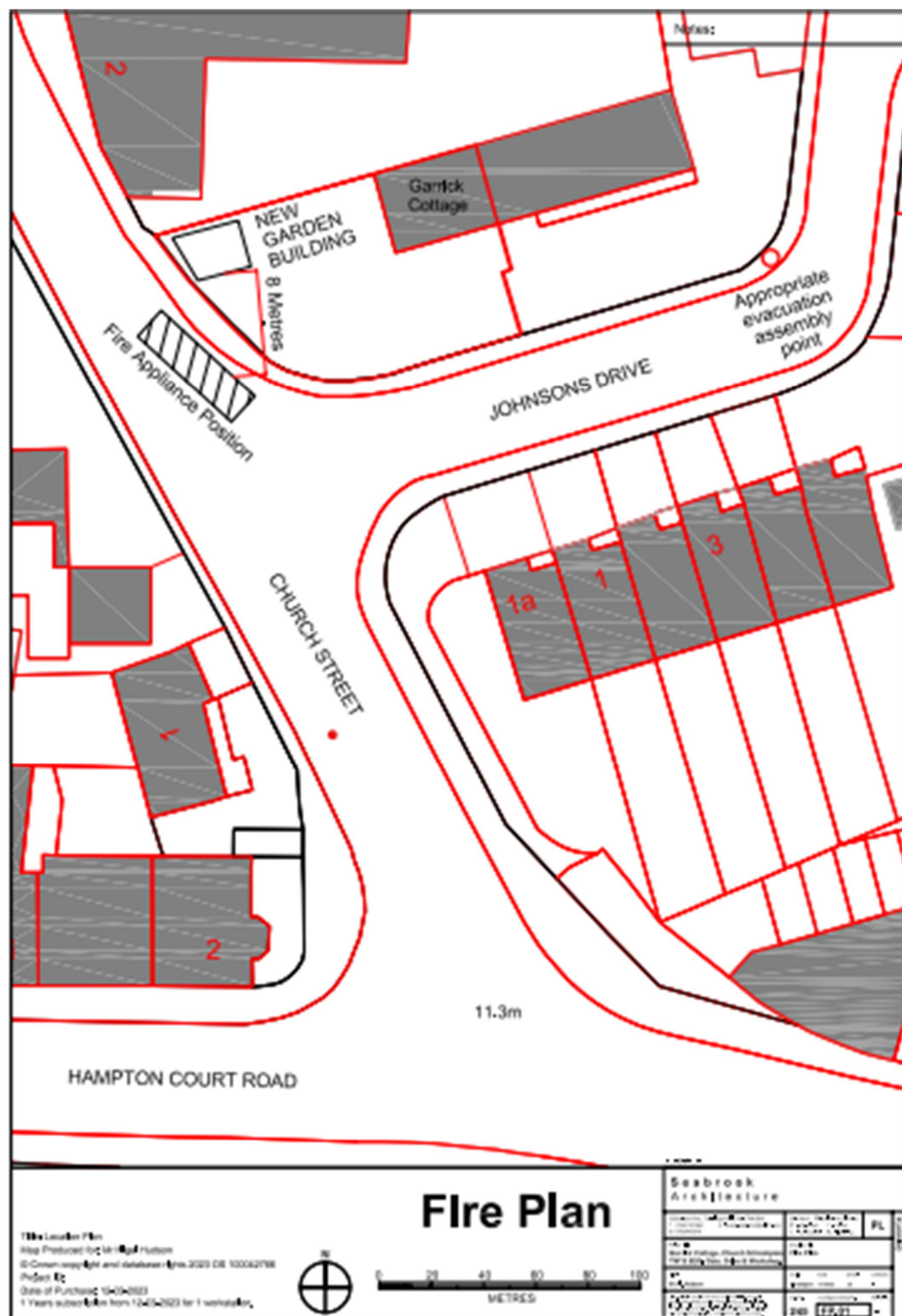
The following points are set out to mirror the structure of London Plan Policy D12 part A.

1. See Appendix 1 for possible fire appliance position and appropriate areas for used as an evacuation assembly point. The fire appliance position shown is clear of parked cars and other obstructions and is within 30m of the property.
2. The proposal will incorporate a hardwired with battery backup heat alarm in the workshop to provide early warning to occupants in the main house in the event of a fire.
3. Painted surfaces shall use Class 1 or Class 0 paint to ensure low potential of the surface spread of flames.
4. The main front entrance of the workshop is the principal escape route, with the side door to the patio providing a secondary escape route. Windows can also be used as an escape route, but this is unlikely to be required, as two escape routes are accessible. The main front doors and side door shall be fitted with thumb turn locks, to ensure they can be easily and quickly opened in the event of an emergency.
4. The evacuation strategy for the occupants of the workshop is to exit the property by the escape route and assemble at the end of the pavement along Johnson's Drive, as shown in Appendix 1. In the event of a fire, all occupants shall vacate the building, closing doors as they leave, to slow the spread of fire and smoke.
5. The evacuation strategy of the property is to vacate the property in the event of an emergency, dial 999 and gather at an assembly point as detailed in Appendix 1.
6. The existing access and equipment available for the fire service remains as existing and is not affected by the proposed garden building.

Prepared and completed by:

James Seabrook, Architect  
August 2023

# Appendix 1: Fire Plan



This Location Plan  
 Was Produced for Mr & Mrs Hudson  
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 Project 02  
 Date of Purchase 15-03-2023  
 1 Year subscription from 12-03-2023 for 1 workstation.

## Fire Plan

Seabrook Architecture		PL
Client: Mr & Mrs Hudson	Project: 02	Scale: 1:100
Date: 15-03-2023	Author: [Name]	Check: [Name]
200 12500		