

**SUBMISSION OF DOCUMENT TO SATISFY POLICY D12, WITHIN
THE LONDON PLAN 2021
RELATING TO
16 CASTELNAU, BARNES,
LONDON, SW13 9RU**

TO WHOM IT MAY CONCERN.

RE : ALTERATIONS and EXTENSION TO 16 CASTELNAU, LONDON, SW13 9RU.

London Plan policy D12 Fire Safety Document.

In the interests of fire safety and to ensure the safety of all building users this proposal will achieve the highest standards of fire safety for the proposed works.

Description of Property

The application site is a four-storey detached dwelling, located on the eastern side of Castelnau. The site features an ancillary building known as the Coach House, that has three storeys, and is attached to the main house by a link at ground floor level. The property is a Building of Townscape Merit (BTM) and is also located within the Castelnau Conservation Area (CA25),

Description of Proposals.

The proposed extension of the dwelling is divided into two sections:

- A. The two storey Coach House, a single storey flat roofed extension to the coach house at ground floor level together with first floor remodelling following minor demolition.
- B. Single storey rear extension to the main house, with minor demolition and internal alterations

Fire Assessment.

- The frontage of 16 Castlenau, London would be where fire appliances would be positioned and also appropriate for use as an evacuation assembly point.
- The works to the property are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire by using and including appropriate fire alarm systems and passive and active fire safety measures.
- The materials used within the works are constructed in an appropriate way to minimise the risk of fire spread.
- The main staircase which is enclosed is suitable and convenient means of escape, and will be associated safe evacuation for the private owners.
- There are no requirements for any permanent provision for firefighting equipment inside the property, as the application property is an existing single occupancy private dwelling.
- Clear access to the frontage of the property will provide suitable access for equipment for firefighting which is appropriate for the size and use of the development

- Access for firefighting within the property will be within the constraints of the existing circulation routes.

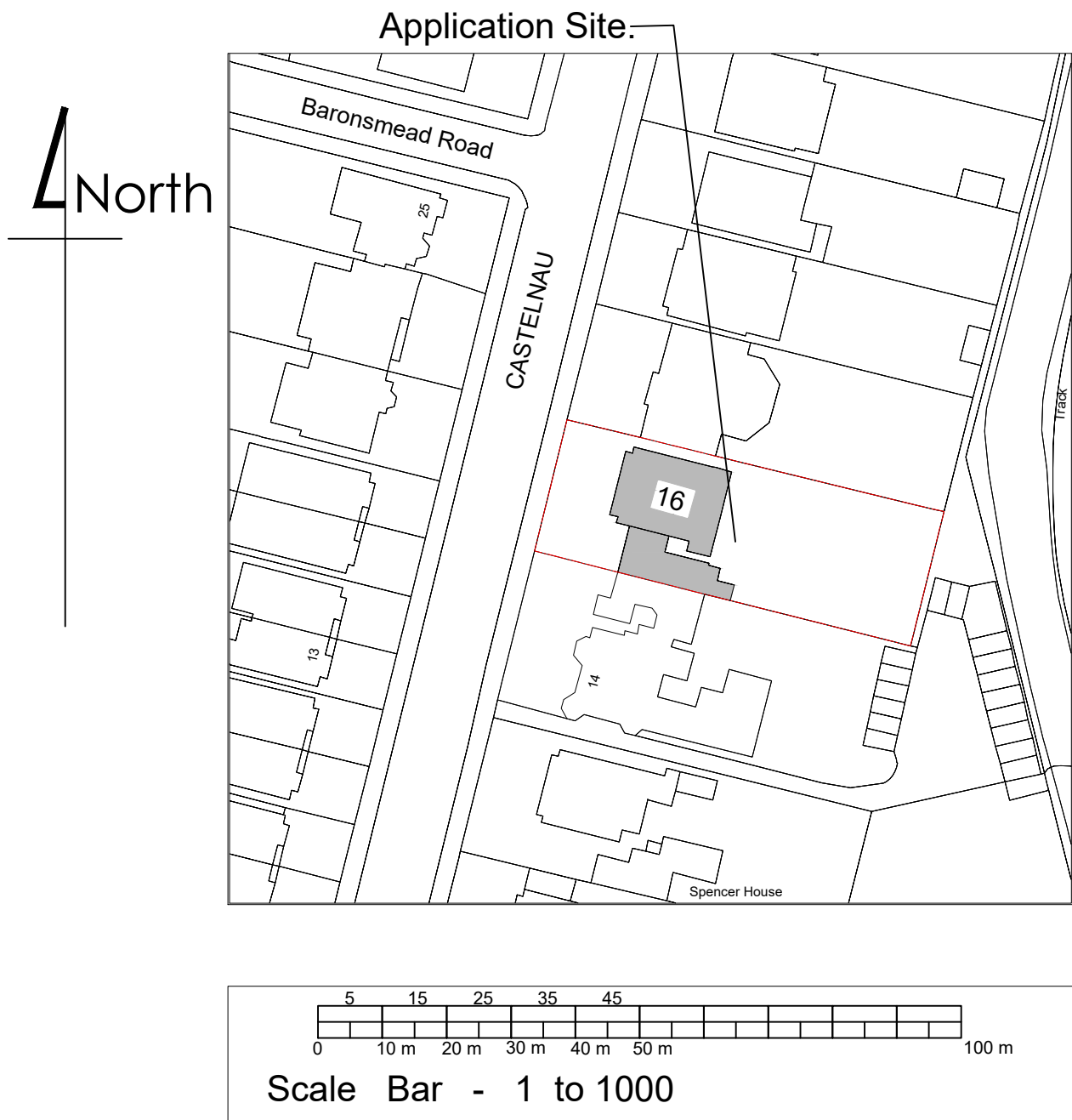
During the course of the proposed works, the main contractor will provide suitable hand-held fire extinguishers at strategic positions, as listed within their Health & Safety Plan.

Attachments.

- Location Plan (attached) Drawing No 007-108/Sk01
- Block Plan (attached) Drawing No 007-108/Sk02

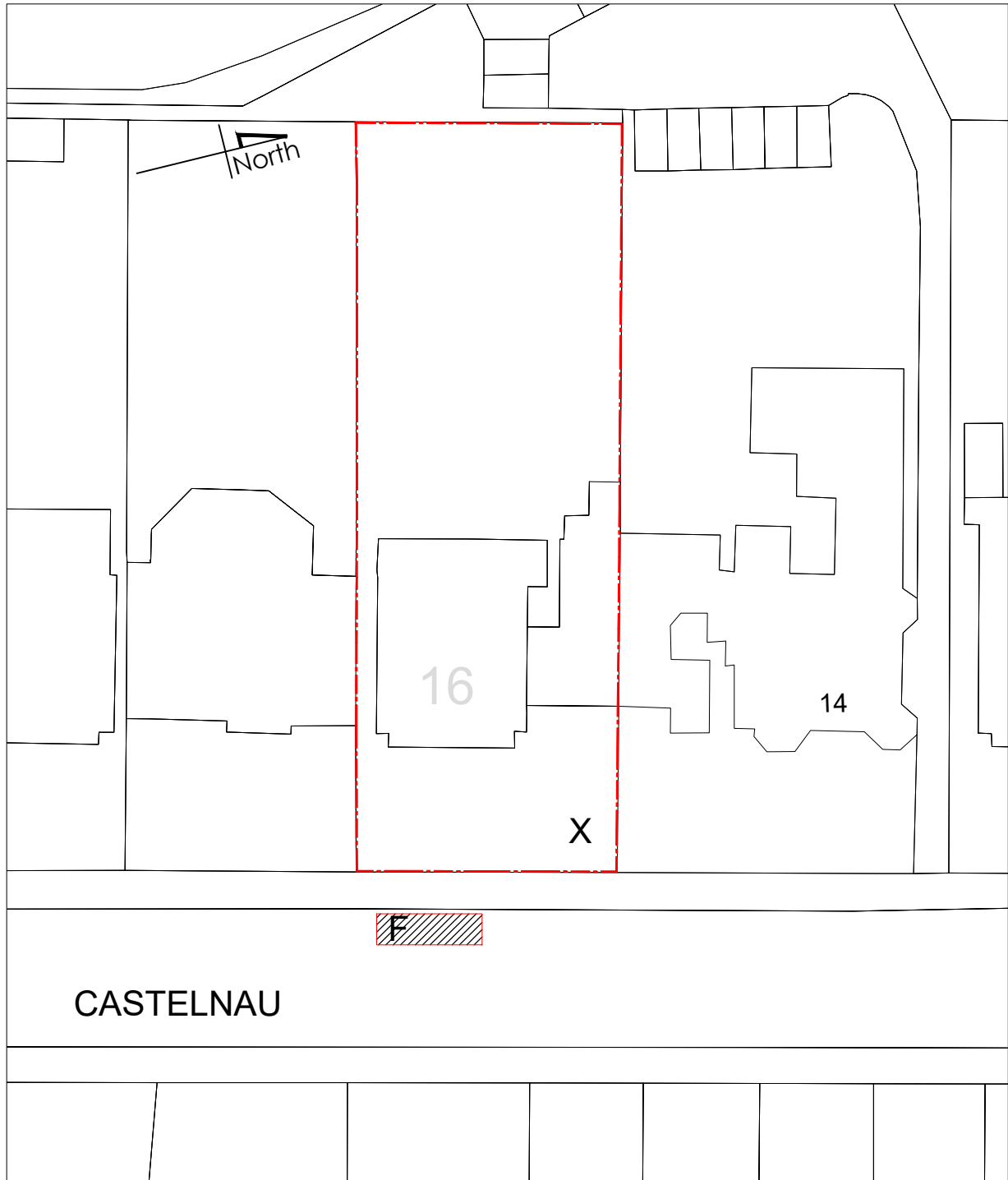
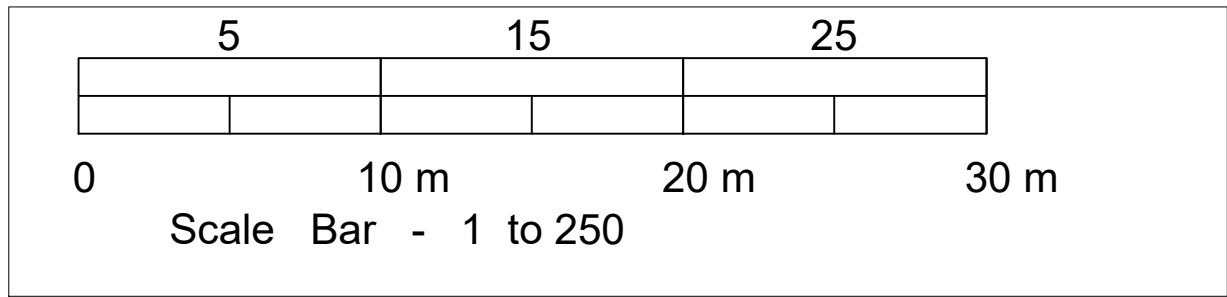
Position marked as F on the attached site plan Drawing No 007-108/Sk02 this space has been identified for the appropriate positioning of fire appliances. These spaces should be kept clear of obstructions and conflicting uses which could result in the space not being available for its intended use in the future.

Position marked as X on the attached Block site plan drawing No 007-108/Sk02 the appropriate evacuation assembly point. This space is positioned to ensure the safety of people using it as an evacuation situation.



SITE LOCATION PLAN to
16 CASTLENAU,
LONDON, SW13 9RU

007/105-SK01.
Scale : 1 to 1000



BLOCK PLAN to
16 CASTLENAU,
LONDON, SW13 9RU

007/105-SK02.
Scale : 1 to 250