

Fire Safety Strategy for Proposed Front Garden Shed

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Introduction

This Fire Safety Strategy outlines the measures taken to ensure that the proposed front garden shed complies with fire safety requirements, aligning with the London Plan Policy D12(A). The strategy focuses on minimising fire risks, ensuring safe access and egress, and facilitating effective firefighting operations if necessary.

1. Fire Risk Minimization

- **Materials Selection:** The shed will be constructed using brickwork matching the existing front wall and slatted wood for the doors and roof. All materials will comply with relevant fire safety standards to reduce the risk of ignition and fire spread.
- **Positioning:** A 45 cm gap will be maintained between the shed and the front of the house, reducing the risk of fire spreading between structures.

2. Access and Egress

- **Unobstructed Entrances:** The shed is placed away from the main path leading into the property, ensuring that access to the front door and visibility of front windows are not obstructed. This allows for safe and rapid evacuation in case of an emergency.
- **Clear Pathways:** Adequate clearance around the shed ensures that occupants and emergency services have unobstructed movement to and from the property.

3. Firefighting Access

- **Emergency Access:** The shed's placement does not hinder access for firefighting personnel or equipment to the main property or the shed itself.
- **Visibility:** The shed's modest height and sloping roof design ensure it does not impede sightlines for emergency services.

4. Evacuation Considerations

- **Non-Occupancy:** As the shed is intended solely for the storage of personal bicycles and bins, it will not be occupied, eliminating the need for internal evacuation routes within the shed.
- **External Evacuation Routes:** The clear separation between the shed and the house ensures that all external evacuation routes remain accessible and free from obstructions.

5. Maintenance and Management

- **Regular Inspections:** The shed will undergo regular inspections to ensure that no combustible materials are improperly stored and that the area remains free of fire hazards.
- **Waste Management:** Bins stored within the shed will be managed to prevent the accumulation of flammable waste, reducing potential fire risks.

Conclusion

The proposed shed has been designed with fire safety as a priority. Its placement away from key access points ensures that it does not obstruct the front door access or front windows of the property. By adhering to fire safety guidelines and maintaining clear access and egress routes, the shed will contribute to a safe environment for both occupants and the surrounding community.