

Chestnuts TW1 Limited

Form 2 – Planning Fire Safety Strategy template (London Plan Policy D12A) for non-major development

Site address	22 Strafford Road, Twickenham, TW11 0RW
Description of Development	Erection of Garden Room
Name, qualifications, Professional Membership and experience of author	Alison Archibald, Managing Director, Early Years Level 6, responsible for Safeguarding, risk Assessment and Health and Safety.
Has a Gateway One Statement been submitted	No
Policy Considerations	Addition of garden room to policy for evacuating the garden area
Identifies suitably positioned unobstructed outside space for fire appliances to be positioned	Fire appliances can be position in the unobstructed driveway.
Identifies suitably positioned unobstructed outside space appropriate for use as an evacuation assembly point	The current evacuation assembly point will continue to be used which is the pavement end of the driveway.
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	Garden Room by Green Retreats is fully compliant with Fire Safety regulations
Constructed in an appropriate way to minimise the risk of fire spread	Garden Room by Green Retreats is fully compliant with Fire Safety regulations
Provides suitable and convenient means of escape, and associated evacuation strategy for all building users	Garden Room has one internal space with wide door opening to the rest of the garden
A robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in	Evacuation strategy is annually reviewed, displayed on notice board and posted on website.
Suitable access and equipment for firefighting which is appropriate for the size and use of the development	Fire extinguishers and alarms are annually inspected and approved.
Where a lift core is provided, at least one lift is an evacuation lift	There is no upper floor and no lift.