

# PLANNING FIRE SAFETY STRATEGY

**TW10 ARCHITECTS** RIBA MEMBER, RIBA CHARTERED PRACTICE AND & ARB MEMBER

1 NETHERTON ROAD, ST MARGARET'S, TW1 1LZ

## EXTERNAL BIKE STORE TO SIDE

The proposed pre-fabricated metal bike store will be placed externally to the side of the house behind an existing gate.

## LONDON PLAN POLICY D12

*In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:*

*1. Identify suitably positioned unobstructed outside space:*

*1.a For fire appliances to be positioned on:*

*1.b Appropriate for use as an evacuation assembly point*

The fire appliance can park on Netherton Road in front of the property. It is a two-way road, so will not cause potential blocking of residential local traffic.

The homeowners can gather outside the house on the pavement.

The fire appliance parking position and emergency gathering will be the same during construction stage.

*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:*

Passive Measures:

The side gate leads directly to the front garden. The proposal is purely external.

Active measures:

External placement of store.

During construction, exits will have exit lights and there will be fire extinguishers on site following CDM2015 Health & Safety regulations.

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

The bikestore is made of metal.

During construction, the site should be kept clean to reduce the risk of fire.

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

The store will be placed externally with direct access/exit from/to the front garden.

During construction additional to emergency lighting, the escape routes should be kept clear to avoid the risk from falling.

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

Not relevant as single family use.

During construction, the contractor will have an emergency plan, following CDM2015 Health & Safety regulations.

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

The firefighters can enter the annex from Netherton Road, while parked on the road, through the front garden.