

Fire Safety Strategy for Garage at 6 Ham Farm Road

The **London Plan 2021** mandates that all developments, including garages, incorporate robust fire safety strategies to safeguard occupants, firefighters, and the surrounding environment. Below is a fire safety strategy for the proposed garage that aligns with the London Plan's requirements.

1. Fire Risk Assessment

- No combustible materials will be stored within the garage.
 - No flammable liquids or gases with the exception of fuels within a vehicle.
 - There is a GRP cabinet behind the carport with the house and carport on separate circuits.
 - No additional electrical installations are required. Electricity, lighting and water are already connected to existing carport.
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2. Means of Escape

The garage design provides clear and effective means of escape in the event of a fire. It is a residential garage with a small footprint. Escape distances are very small from within the proposed garage and there are multiple escape route options.

1) A **Primary Escape Route** being a glass sliding door, this will provide an unobstructed exit. 2) Secondary escape route a further exit door to the rear, unobstructed. 3) Further escape routes. There will be two garage doors, these can be manually operated from inside the garage and are unobstructed.

All escape routes lead onto open external areas of lawn or driveway. No emergency lighting is necessary given the very small space on one level, multiple escape routes and natural light from extensive glass to one side of the structure.

3. Fire Suppression Systems

The existing carport and future garage is detached and several metres from the house. An appropriate fire suppression system is to retain a fire extinguisher within the garage for liquids. A smoke detection and heat detector will be installed to provide an early alert. As a small garage no automatic sprinkler has been considered.

The smoke and heat detection systems will be regularly maintained with the schedule of the main house.

There is no requirement for a fire door under Building Control regulations.

Materials:

- All materials used will be as previously approved and in compliance with building control standards. There are no highly flammable finishes.
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Firefighter Access

- These were designed with the main house and for the existing carport in compliance with Part 5B Buildings Regulations and provide an unobstructed vehicle access route for fire engines. There are 2 adjacent gates with a 4.25m opening to each 8.5M in total. The driveway installed was a reinforced heavy duty core grid system sufficient to support HGVs and fire engines. There will be no change to this access or driveway, it will remain intact and therefore remains in compliance.