

Fire Safety Assessment:

Carol gates 17 St Margarets Drive TW1 1QL

Site Location

The property is located on the north east corner of the junction of St Margarets Drive and Ailsa Road in St Margarets.

Proposed Development

The proposed development is to replace and relocate the existing wooden gates providing vehicular access to the property. There is no change to the existing dwelling house or associated garage. The fire safety assessment applies exclusively to the proposed changes to the type and location of the gates.

The London Plan Policy D12 Requirements and analysis

Policy D12 Fire safety

A 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:

a) for fire appliances to be positioned on

The change in the vehicular gates is right next to the public highway. A fire appliance can be parked on the highway within 2.5 metres of the gates location, ie the development.

b) appropriate for use as an evacuation assembly point

The garden of the property provides a suitable space and physical separation from the development for the foreseen number of individuals involved in the development. The public footpath could also be used in the event that an individual is on the outside of the property.

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

The development comprises a wooden gate. Appropriately sized fire equipment will be provided. The development is very small the site is open and the risk of fires is negligible. All individuals involved will be able to observe any fires. The contractor will be instructed to appoint an individual to raise the alarm in case of a fire.

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

Noted. The gates and material used are limited in scope hence the risk is negligible. Appropriate measures will be put in place to manage packing materials to reduce risk of fire.

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

The development is outside. Escape routes are a) into the garden for individuals on the inside of the development and b) out into the footway for individuals located on the outside of the development.

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

Not applicable.

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

The fire safety of the habitable residence is unchanged by the development.

Section B of the London Plan Policy D12 Requirements states

All major development proposals should be submitted with a Fire Statement, which is an independent fire strategy, produced by a third party, suitably qualified assessor.

This development is not a major development proposal and hence the requirements of Section B of D12 are not applicable.

Note all of the above will be discussed and refined in conjunction with the selected contractor upon appointment.

See the plan below showing how the requirements of paragraph 3.12.3 and 3.12.4 will be met.

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