

PLANNING FIRE SAFETY STRATEGY

94 Temple Sheen



Dec 2024

PLANNING FIRE SAFETY STRATEGY / 12 Midhurst Hill

Feb 2024

Site address:

94 Temple Sheen Rd,
SW14 7RR

This statement has been prepared for this application to demonstrate that the London Plan policy D12 requirements for fire safety have been considered to ensure the following criteria are satisfied.

This application is for an ancillary garden outbuilding in the rear garden of the property.

1. Identification of suitable outside space for fire appliances:

The property is a semi-detached house with the main façade facing Temple Sheen Rd. As such the house and garden access for the fire brigade will be no different than it currently is. Fire appliances could easily reach the rear garden area through Temple Sheen Rd.

2. Evacuation assembly point:

There are no proposed changes to the existing route of escape from the rear garden. This remains via the path between the property and neighboring boundary wall. There is also space in the front of the development that has direct access onto Temple Sheen Rd.

3. Passive and Active features for the reduction of risk in case of fire:

The new outbuilding has easy access to the open space that is the rear garden of 94 Temple Sheen. Adequate separation distances between the outbuilding, main house, and neighbouring properties minimise the risk of fire spread. During construction, temporary fire-resistant barriers will be installed to protect adjacent structures and construction zones from potential ignition sources.

4. Construction to minimize risk of fire:

All materials used in the construction of the outbuilding will comply with building regulations and will meet the minimum requirement of Class A2-s1 rated and above under the European classification system, as set out in the standard BS EN 13501-1 and as reflected in UK Building Regulations will be used except for the exempt elements as set out under Regulation 7(3) of Approved Document B.

5. Means of escape and evacuation:

The building's main means of escape is via the rear garden of 94 Temple Sheen towards Temple Sheen Rd. This will be maintained during construction and during occupation.

6. Evacuation Strategy:

Covered within point 5.

7. Access and equipment for firefighting:

As has already been stated there is adequate access for firefighting appliances in Temple Sheen Rd. During the construction phase the builder chosen will be in full compliance of all building regulation and CDM requirements including extinguishers for immediate firefighting etc.