
Fire Safety Strategy

**163 Piccadilly
St. James's
London
W1J 9ED**

Prepared for:

Pret A Manger (Europe) Limited

Prepared by:

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1. Introduction

1.1. Introduction

- 1.1.1. This Fire Safety Strategy has been prepared by Savills on behalf of Pret A Manger (Europe) Limited (“Pret”), in support of applications for planning permission and listed building consent at 163 Piccadilly, St. James’s, London, W1J 9ED (“the site”).
- 1.1.2. The application is submitted to Westminster City Council, as the Local Planning Authority (“LPA”).

Background

- 1.1.3. Policy D12 of the London Plan (2021) requires that all planning applications are accompanied with a ‘Fire Safety Strategy’.
- 1.1.4. This Strategy contains the relevant details necessary to satisfy Policy D12 of the London Plan.

2. Fire Safety Strategy

2.1. Introduction

- 2.1.1. This section provides the details of the Fire Safety Strategy. As the works relate to the installation of external plant (with no changes to the entrance, egress or outside spaces for the position of fire appliances), the information provided in respect of London Plan Policy D12 is considered proportionate and sufficient.

2.2. Fire Safety Strategy

- 2.2.1. London Plan Policy D12(A) requires all development proposals to achieve the highest standards of fire safety, embedding these at the earliest possible stage. The points set out and also repeated in the condition wording, are set out below:

1) Suitably positioned outside space for fire appliances/ an evacuation assembly point;

Fire appliance positioning is to the front (Piccadilly). Evacuation assembly point is either via the front entrance (onto Piccadilly) or rear fire exit.

2) Appropriate fire alarm systems;

The Pret unit and plant area will be fitted out in accordance with the relevant fire safety measures and regulations. Pret always seeks professional advice on this matter.

3) Passive and active fire safety measures;

As above, all aspects of the unit (including plant) will be fitted out in accordance with relevant fire safety measures and regulations. Pret always seek professional advice on this matter.

4) Appropriate construction details to minimise the risk of fire spread;

As above, all aspects of the unit (including plant) will be fitted out in accordance with relevant fire safety measures and regulations. Pret always seeks professional advice on this matter.

5) Provision of suitable and convenient means of escape/ an evacuation strategy;

The proposed works are not considered to interfere or obstruct established means of escape or evacuation from the building.

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

The proposed works do not interfere or obstruct any established means of access and equipment for firefighting.

3. Conclusion

3.1. Conclusion

- 3.1.1. Pret seeks to install external plant to the rear first floor roof of the site to continue their successful operation of their shop at 163 Piccadilly, St. James's, London, W1J 9ED. To facilitate Pret's operations at the site, this Fire Safety Strategy has been prepared to accompany applications for full planning permission and listed building consent.
- 3.1.2. As noted above, the details of the Strategy have been set out above and comply with policy D12 of the London Plan. As such, it is concluded that the information presented is sufficient to discharge the condition and it is respectively requested that the applications are approved.



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