

The Plot at 1 Wildes Cottage, Ewell Road, Cheam Village, SM3 8AS

Fire Safety Strategy pursuant to Policy D12 (A)

Report prepared by: John Barham, Director of CBRE.

This Planning Fire Safety Strategy should be read in conjunction with the submitted planning drawings. As required in the Policy D12 of the London Plan (2021), please see below the breakdown of the Fire Safety Strategy for the proposed extension.

POINT: 1) Identify suitably positioned unobstructed outside space for:

a. fire appliances

- The proposed property is a detached property with a back garden of approx.85m² with an additional front drive.
 - Due to the small scale of the development, there is no designated exterior location for Fire Appliances, but there is exterior access to water and electricity.

b. appropriate for use as an evacuation assembly point

- In the event of a fire, there are several exit points from the cottage to suitably sized exterior assembly points.
 - One exit is via the front door, onto the front drive and then either onto a wider area of pavement, or across the road into Cheam Park.
 - Or, by exiting via the rear through either of the two sets of patio doors onto the garden; the garden is a large enough size to safely hold either family members or the construction team during the build.

POINT 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.

- Mains powered smoke, carbon monoxide & heat alarms would be installed upstairs and downstairs.
- Fire Extinguishers & fire blankets will be placed under the kitchen sink, by the hob & oven.

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

- All doors will be in line with FD30.
- Fire suppression system will be built in – e.g ICO Water Mist Fire Suppression system
- All materials would adhere to relevant British standards and to fire safety requirements of the Building Regulations.

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

- As above in point 1b.

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

- The alarms will be tested monthly, to ensure that the alarm system works.
- All doors will be being used regularly to ensure smooth operation.
- The proposed dwelling would be used as a single-family house, not as self-contained flats or as a house in multiple occupation. A clear and concise safety plan would be placed in each habitable room to be easily accessed & one permanently placed in the kitchen.

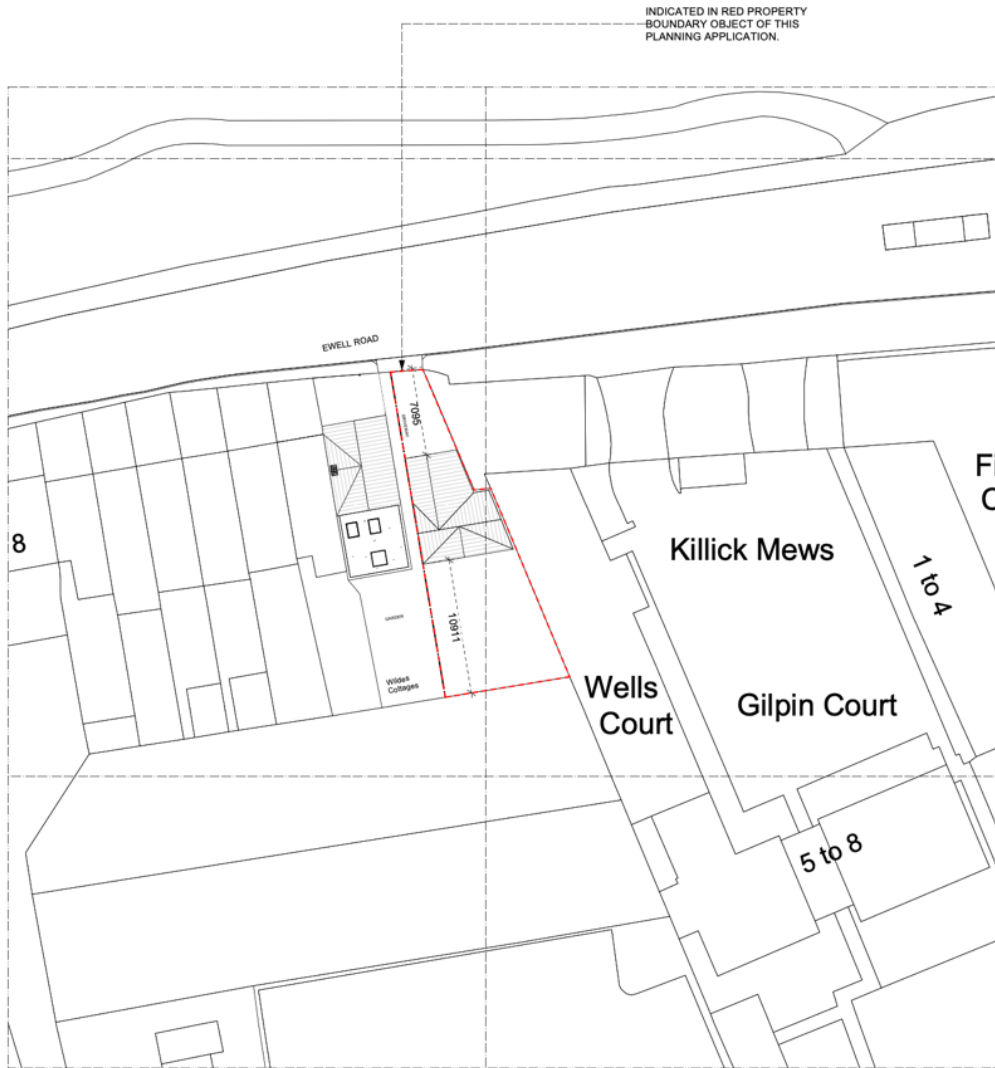
POINT 6) Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development

- The access for the Fire Brigade will be through the front door, or via the side of the extension to the back of the cottage.

- The Fire engine would be able to park directly outside as we are on a red route, so no cars would block its access.
 - Alternatively, there is a wide bit of pavement just to the side, whereby they could pull up onto.
 - There would be access to water via an external tap.

This statement and the plans proposed do not adversely impact on neighbouring sites or access to the surrounding areas.

- The property of 1 Wildes Cottages would not be affected as its side gate exit point is being kept.



1 Proposed Block and Roof Plan
Scale: 1:250