

PLANNING FIRE SAFETY STRATEGY

(2nd February 2024)

Discharge of Condition 3 of Planning Permission Ref DM2022/00451

Site: 40 Moreton Road Worcester Park KT4 8EZ

Proposal: Front extension to existing detached garage and conversion of garage into habitable room.



Aerial view of the property

The following statement outlines the necessary fire safety measures that the proposed development incorporates, in accordance with the Mayor's London Plan Policy D12.

Criteria 1 Information on space provisions for fire appliances and assembly points:

The proposed development maintains the ability of the fire and rescue services to attend the site and position fire appliances. The existing access route from 40 Moreton Road (via the front of the property, through the side driveway) remains the same. Entry and exit to the property are obtained through the existing main entrance at the front. The proposal allows for secondary means of escape to the rear garden, as is the case with the existing. In the event of a fire, residents can evacuate the property to the main route of escape. The proposed assembly point will be the pavement on the opposite side of Moreton Road a distance away from the property.

Criteria 2 Information on passive and active fire safety measures designed to reduce the risk to life and the risk of serious injury in the event of a fire: Being a detached outbuilding, passive measures would include the use of noncombustible materials for the external shell. Active measures would include the proposal of smoke detectors to habitable space to conform to the current BS and BS EN in accordance with Approved Document B.

Criteria 3 Information on construction products and materials to minimize the risk of fire spread: Building materials will be in accordance with Part B of the Building Regulations and construction methods will be carried out using suitable fire control measures. The proposed construction methods do not impact the fire safety of neighbouring buildings. Fire-rated plasterboard will be used where applicable to prevent the spread of fire to them.

Criteria 4 Information on means of escape and evacuation strategy:

The primary means of escape is via the front entrance of the outbuilding through the side driveway to the pavement on the opposite side of Moreton Road in accordance with Approved Document B of the Building Regulation. The secondary means of escape is via the side doors directly to the rear garden.



View for access from the road through side driveway.

Criteria 5 Information on access and equipment for firefighting:

Fire and rescue services will gain emergency access into the outbuilding directly through the existing side driveway to the proposed front door of the outbuilding. This applies during both the temporary construction phase and permanent occupation phase. Access to an adequate firefighting water supply will be obtained from existing facilities. The access arrangement to existing property remains intact.