

Fire Safety Strategy in accordance with London Plan Policy 12

The proposal is for the **Demolition of existing outbuilding and erection of outbuilding for gymnasium and storage at 8 Motspur Park New Malden KT3 6PL**

See drawing no 3 attached, showing location of fire appliances as Fire Safety Strategy measures

- It should be noted the proposal is for a single storey out building for the use as gymnasium and storage for a single family dwelling house. The proposed gymnasium is 6.0m wide x 9.33m long (considered a very small outbuilding). In terms of planning the proposal is considered to be non-habitable compared say with a bedroom or living room.
- The main dwelling faces 18 Motspur Park with Purbeck Avenue to the west (side boundary). There are no properties except a fence to the west and Purbeck Avenue (side road). The proposed outbuilding is located south of the site. But there is a gap of 3.67m between the rear boundary fence and the proposed gymnasium, used for car parking purposes. Beyond there is a garage related to no 1 Hollington Crescent. The garage is built of brickwork
- The proposed gymnasium will be built of cavity walls ie 112mm brick work, 100mm mineral wool or king span or similar insulation with the inside wall being 100mm block work. The fire rating for brick work is 1-4 hours. The inner wall will be block work rendered and painted. The fire rating for 100mm solid blocks in load-bearing or non-loading walls will achieve at least 120 minutes fire resistance
- The proposed gymnasium will have electric lighting and sockets. There are no other electrical installations. Also there will be no radiator or any other form of fire lighting the gymnasium. Hence the proposal is very safe for fire safety purposes.
- From the rear building wall of the main building there will be a gap of 17.57m to the front wall of the gymnasium used as garden (see block plan). The proposed gymnasium will be used only by the occupiers of the main building living at 18 Motspur Park. Hence there is ample space to run out between the two buildings for safety purposes in the event of a fire. Also there is an open air parking space behind the proposed gymnasium with a door leading from the garage to the car park (see drawing no 1a). In the event of a fire one can escape to the open garden or at the rear via the parking space and the garage doors located along the side boundary fence which currently exists, and will be retained in the proposed scheme.
- In the event of a fire occupants can run out from the gymnasium to the main building to escape to the garden or via the garage doors. A water tap will be provided as a firefighting equipment middle of the garden for use with a hose to extinguish any fire in the proposed gymnasium.
- The precaution taken or provided will help to reduce risk of fire and risk to life. The gymnasium proposal includes a door at the front wall and patio doors leading to the garden, in the event of a major fire to escape to the garden awaiting the fire brigade
- An evacuation strategy is more suited for office buildings, blocks of flats and not a single family dwelling gymnasium on the ground floor
- I trust the above is acceptable and you will be in a position to validate the application