[redacted]

From: Sild, Thomas
Sent: 11 March 2020 16:51
To: Planning
Subject: CONSULTATION RESPONSE FOR 2019/5928/P

[redacted]

From: michelleandbrianjarvis [redacted]
Sent: 24 February 2020 15:25
To: Sild, Thomas [redacted]
Cc: Brian Jarvis [redacted]
Subject: 2019/5928/P Oxfam

Dear Mr Sild

We are the residents [redacted]. We have lived here for 12 years and throughout that time we have asked Oxfam to recognise and implement fire safety and general safety requirements for access and egress to our property. Our requests to both the shop staff and to Oxfam's property management division have been ineffectual and they have made no effort or action to comply with building regulations and the fire reform act.

Incidents in recent years have brought this into sharp focus, amplifying concerns for our young family in the event of a fire in the shop that would prevent our safe egress. We did eventually establish dialogue with Oxfam property services, and on 3 January 2019 a senior member of their team visited the property to review the situation. Several months then elapsed but unfortunately and typically nothing was done. As a last resort we contacted the London Fire Brigade in May 2019 and subsequently a meeting was arranged between Oxfam and LFB to review fire safety at the premises. We are not party to the discussions between Oxfam and LFB, we have though been advised that moving the shop entrance from the porch to the shop facade and creating a 1hour partition between the shop and the porch has been agreed with LFB as a satisfactory action. We are relieved to see that Oxfam have submitted a planning application for the new access via the shopfront and compartment wall between our premises which will bring our means of escape up to the required standard.

As you might expect we have been monitoring the planning application and are dismayed to see that conservationists are opposing the application on the grounds that the configuration of the shop front is at odds with the conservation area. That in context with the adjoining building is a confusing observation. It does however give us great concern that the application may be refused because the necessity for the work has not been made explicit in the information submitted.

Oxfams use of our porch to enter the shop has always been problematic: The public leave donations infront of our fire escape when the shop is closed. Often we can not open the door due to clothing and books pushed through the letterbox which jam the door and cause a trip hazard. These are flammable materials within our only means of escape which should be, but is not a fire compartment. Oxfam do not and can not manage this.

When the shop is open, the public enter the shop through our porch. Some people are inclined to leave buggies, bicycles, pet dogs, or their donated goods in the porch. Despite constant reminders Oxfam are unable to manage this. As you will be aware the final escape from a building must be unobstructed at all times This requirement can not be met leaving our family at unacceptable and illegal risk.

Unsalable donations are sometimes collected by Oxfam vehicles in the early hours of the morning, taken out through our fire escape with the doors propped open. Its clear that large quantities of flamable materials are baled and stored within the shop basement. Should fire occur in the shop during this operation there would be no prospect of escaping from our flat. Oxfam need a separate entrance to ensure our safety.

We have bought this matter to your attention because it has taken 12 years to get Oxfam to recognize, take responsibility and finally act on their legal obligation. Oxfam have acknoledged that they are unable to mange donations left by the public and ensure us an unobstructed means of escape at all times. If this application is refused our family's life safety remains at risk. Can you please ensure that the committee is aware of the circumstances.

Regards

Brian and Michelle Jarvis

[redacted]

[redacted]

Sent from my Samsung Galaxy smartphone.