



19/06/2023

Reasonable Exception Statement: Application 23/1669/HOT

Fire Safety Strategy Policy D.12

Address: 73 Elmfield Avenue

Description of Development: Ground floor front extension to create new porch. New roof with increased height and 3 x front dormers.

Name of Author and role in the development: Chris Boyle, Architect

The proposed development will not adversely affect the appropriate fire safety measures of the site:

Space provisions for fire appliances and assembly points:

There is no officially designated space for fire appliances. Any fire vehicle can be positioned directly outside of the property on the main road.

Passive and active safety measures:

The building has been designed to incorporate features to reduce the risk to life. Passive and active fire protection will be present in accordance with current Building Regulations.

Construction products & materials:

New building work will be constructed to minimise the risk of fire spreading within the property. Protected escape routes & doors will be minimum FD-30 rated.

Means of escape and evacuation strategy:

The main escape route will have a minimum of 30 mins fire protection. Ground floor occupants will also be able to escape through windows.

Aim to develop a fire strategy for the building which will contain specific details of escape routes and procedures. Mains powered smoke and fire alarms will be installed in line with Building Regulations.

Access and equipment for firefighting:

The building is suitably accessible through the main front entrance. There is no requirement to house specific firefighting equipment within the building but a fire extinguisher can be located internally.

All of the above information is based on the fact that the building is not a Major Development. The proposed works will be an improvement on the existing fire safety provisions with all new construction adhering to Part B of the current Building Regulations.