



2a Eleanor Grove London SW13 0JN

# FIRE SAFETY STATEMENT

Installation of two air conditioning units above existing roof terrace; replacement of glazed roof access structure; reconstruction of first-floor rear extension with Juliet balcony railings; replacement of ground-floor rear conservatory extension; replacement of all single-glazed windows with double-glazed equivalents; alterations to rear ground floor façade and fenestration, including new windows; replacement pedestrian and vehicular entrance gates.

*Householder development*

## POLICY D12 FIRE SAFETY OF THE LONDON PLAN (2021)

1. The proposed development will not result in any changes to the existing building entrance (material to fire safety); emergency egress will continue to be via the existing access points on Eleanor Grove. For any gates with mechanically controlled access, provisions will be made to ensure manual emergency release in the event of a power cut.
2. The proposed development will not result in a material change of use; the dwellinghouse will remain in use as a family dwellinghouse and not, for example, a House in Multiple Occupation (HMO).
3. Fire brigade vehicles can be stationed directly in front of or at the side of the property in the event of a fire, as it is surrounded by two public roads.
4. The proposed development will comply with all relevant provisions of Approved Document B (Fire Safety) of the Building Regulations. All newly proposed habitable rooms will lead directly onto a suitably protected fire corridor.
5. In fact, the current layout presents a fire safety concern because escape from the second floor and the roof terrace requires passing through another room (either a kitchen or a living room). In other words, there is no continuous, protected hallway from the second floor to the final exit. The proposed changes will address this issue, resulting in an improvement to the existing fire safety measures.
6. Other fire safety measures will be considered in accordance with guidance on fire safety issued by the Chartered Institute of Environmental Health and The Chief Fire Officers Association.