

FIRE SAFETY STRATEGY

The application seeks permission to add a single storey rear extension to an existing single-family dwelling house that is arranged over three storeys. The application also seeks permission to extend and convert the existing detached single storey garage structure into a garden studio that will be used for purposes incidental to the enjoyment of the house and solely for the personal enjoyment of the occupants of the property.

ACCESS FOR FIRE FIGHTING AND EVACUATION ASSEMBLY

The existing property benefits from a shared driveway that connects and provides full access to the rear of the property from the street. Access to all three principal elevations of the house is afforded from either the front garden, the side driveway or the rear garden. The proposed works do not affect this provision.

Final points of evacuation from the dwelling house are currently provided by the front door (that leads directly onto the front garden and driveway with access to the public highway) and two rear doors (that both lead directly to the rear garden and also provide access to the driveway). The existing rear garden extends back over 50m from the rear wall of the property so ample provision for safe evacuation assembly is provided to both the front and rear of the site. The proposed works do not affect this provision. Both the proposed rear extension and the garden studio include doors that open directly on the rear garden.

SPREAD OF FIRE

All proposed external materials will satisfy the Building Regulations with regard to spread of fire. Masonry walls are declared class A1 non-combustible whilst the GRP roof finish will achieve a national class AB standard.

Internally all new structural members will be provided with fire protection as required by the Building Regulations.

EARLY WARNING SYSTEM

The property already benefits from a smoke detection and alarm system. This takes the form of interlinked ceiling mounted smoke detectors located on the landing levels of each floor of the property. This existing system will be retained and supplemented by an additional heat detector that will be located in the kitchen area of new open plan living space created by opening up the existing rear area of the ground floor of the house to the new rear extension.

MEANS OF ESCAPE

The existing house is arranged over three floors. All habitable rooms open directly onto the properties stairwell that provides a protected route to a final exit (the front door) without requiring the occupants to pass through any other rooms.

The proposed works make no changes to this approach and the new doors to the new open plan living space at the rear of the ground floor and the new study space at the front of the ground floor will both be fitted with half hour fire rated doorsets as required by the Building Regulations.

The new garden studio is a single open plan space with multiple doors providing direct access to the rear garden.

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