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Date: Mon, 11 Apr 2022 at 10:10

Subject: 181 Cranley Gardens, London 20/PI/06355 conversion of house to 3 flats

To: darek Fordon <[qualitixbc@gmail.com](mailto:qualitixbc@gmail.com)>

Dear Darek and Nina

Good to meet you Thursday, for ease I have included the initial schedule of conditions dated Feb 2021, as please see further comments following our meeting and site inspection :

**Flat 3 (2<sup>nd</sup> floor)**

- Means of escape
  - Open-plan flats that do not have protected corridors or hallways but have bedrooms that are inner rooms without having an alternative means of escape, from a lounge or similar type accommodation, should:
    - be fitted throughout with a Grade D LD1 fire alarm and fire detection system in accordance with BS 5839-6:2013, and an AWFSS (see 11.2, Table 2).
    - The ceilings within the open-plan flat should have a minimum height of 2.25 m.
    - The kitchen should be enclosed with a fire resistant construction
    - Front entrance door set FD30S (please see general below)
    - Door set to head of stair FD30
  - The internal stairway should be protected with half-hour fire-resisting construction and have FD20 fire doors.
- Part K
  - Position the top of the handrail 900mm to 1000mm from the pitch line or floor.
    - There should be guarding in front of windows on stairs (gaps no greater than 100mm)
  - There should be a landing in front of door at head of stair (minimum depth no less than width of stair)