



PLANNING FIRE SAFETY STRATEGY

189 Downhills Way

London N17 6AH

The Fire Safety Strategy analysed below is in line with the current Building Regulations. All measures considered are to be developed further to be submitted and approved by Building Control during Technical Design Stage and prior to Construction.

1. Space provisions for fire appliances and assembly points

There is free parking in the street and a bus stop in front of the property. A fire engine can park on the street in front of the house in case of an emergency.

When escaping from the front of the house, Ground or First Floor, the assembly point is on the pavement in front of the house. If escape is through the rear part (Ground or First), the assembly point is at the rear garden.

2. Passive and active safety measures.

The house and proposed extension are less than 11m in height. As such, relevant materials regarding combustibility performance will be used as a passive protection and resistance against fire.

In means of active safety measures, there is no need for a protected escape route within the house. If any smoke/ heat detectors and fire alarms are required, they will be installed as per Building Regulations guidance. These will be checked/ developed further during Technical Design Stage.

3. Data in Construction products and materials.

The existing external walls are made out of solid bricks without cavity.

- The front external wall will be insulated externally and will be rendered over to match existing finish.
- The bay window curve will be clad in timber. This is within 1m from boundary so the timber will be treated (kiln dried and/or impregnator applied) to achieve Euroclass B.
- The Roof will be insulated and new tiles fitted to match existing.
- Triple glazed composite Windows (aluminum externally, timber internally) will be fitted on the main façade.

All materials will be inline with relevant Guidance regarding dwellings below 11m.

4. Information on means of escape/ evacuation strategy

In case of fire, if habitants are at the front of the Ground Floor they can escape through the corridor out to the public pathway and to the assembly point. From the rear of the Ground Floor they can escape through the patio doors to the rear garden assembly point. Regarding the 1st floor, since this is less than 4.5m above ground and in line with paragraph 2.2 of B1 of Building Regulations, the windows can be used for escape and no protected

corridor is required. As such, from the front windows the habitants would escape to the front assembly point and from the rear to the rear garden one.

5. Information on access and equipment for fire fighting

Access to the house for firefighting will be through the front door. The distance to the furthest point in the Ground and the First Floor is less than the length required for using a hose (45m maximum).