



LP Policy D12 Fire Safety – Reasonable Exception Statement

Site Location: 11 Rutland Gardens, N4 1JN

Description: Change of Use from single dwelling (C3) to Large HMO (Sui Generis), associated internal alterations. Enlargement of existing window and reduction of existing door/window opening.

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This statement is given based on the understanding that the proposed development is not a Major Development and will have no impact on existing Fire Safety Provisions. The development will comply with the requirements of the Building Regulations Part B1 in all relevant matters.

Unobstructed outside space for fire appliances

There is no suitable position for fire appliances on the site due to the limited extents of the existing front garden of the property.

The main structure is located approximately 6m from the roadside kerb, meaning the structure is within range of standard fire fighting appliances stopping in the road.

Evacuation assembly point

The existing building features a front external door leading directly onto the front yard with unobstructed access to and from the public highway. Evacuees are to assemble a safe distance from the building, which will be off-site and on the pedestrian pavement of Rutland Gardens. The proposed layout provides a rear external door leading to private enclosed rear garden from the communal kitchen at ground floor.

The garden is long enough for evacuees to assemble to the rear at a distance equal to, or greater than, the height of the building in accordance with Diagram 2.5 of Approved Document Part B1. Onward evacuation from the rear garden is only possible by passing over tall boundary fencing onto adjacent private land and would not be practical without assistance.

Features which reduce the risk to life and of serious injury in the event of a fire

The building will be fitted with a Grade A Category LD2 fire detection and alarm system as described in BS 5839-6, including a heat detector and alarm in the new kitchen extension. Fire resisting construction will be used for new internal walls, with a new fire door installed to separate the kitchen from the escape route.

Construction to minimise the risk of fire spread

New construction will meet the requirements of Approved Document Part B1, including use of finishes and linings certified to minimise fire spread, both internally and externally.

Suitable means of escape

The building will have two final escapes:

- To the enclosed rear garden, which is sufficient length to provide a safe evacuation assembly point at a distance greater than the height of the building.
- To the front yard with unobstructed onward access to the public highway on Rutland Gardens.

In the event of fire, the users will evacuate via the nearest safe exit and either assemble a safe distance from the building or evacuate to Rutland Gardens, depending on the scale & location of the fire.

Robust strategy for evacuation

As a House in Multiple Occupation the building is managed by a Responsible Person who will:

- Carry out a fire risk assessment and revisit the assessment, making any appropriate changes, at least once per year
- Provide fire safety information to tenants and ensure the tenants have understood the information provided
- Clearly display fire safety instructions in communal areas and on fire doors
- Clearly display fire exits and escape routes throughout the property

The building owner has been made aware of the fire strategy design in respect of the proposed conversion and extension and will be provided with a final summary of the fire safety strategy adopted and approved by Building Control accordingly.

The building owner will be responsible for considering the impact of any subsequent changes and seeking advice from a competent authority prior to making any changes to the design or use of the building.

The building owner will also be responsible for adapting to suit any relevant changes to the occupancy of the building, for instance habitation by any persons who might require additional physical or mental assistance to ensure their safety, where these have not already been accommodated in the design.

Suitable access and equipment for firefighting

Fire blankets are to be provided in the kitchen.

Simple multipurpose foam extinguishers are to be provided on each floor in a communally accessible area.

Instructions on the safe use of fire fighting equipment are to be provided to tenants, prioritising safe evacuation and calling the fire brigade in all but very minor/manageable situations.

The scale of the development is such that suppression is not required, however the principles of compartmentation set out in the Building Regulations Part B1 are incorporated in the proposed layout of the property.

Firefighters will have one access point on arrival to the site, with the front door of the main building directly accessible from Rutland Gardens. There is no requirement for external signposting/wayfinding due to the small scale of the property.