LP Policy D12 Fire Safety – Reasonable Exception Statement

Site Location: 9 Grasmere Road, N10 2DH

Description: Loft dormer extension to existing terraced dwelling.

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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 existing constraints, however Grasmere Road provides vehicle access to the front of the site, approximately 3m from the main building.

Evacuation Assembly Point

The existing building features a front door 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 Grasmere Road. The existing building and proposed development also provide a rear door leading to a private enclosed rear garden. The garden is long enough for evacuees to assemble in the garden at a distance at least equal to the height of the building.

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

The extension and alterations will be designed to meet the requirements of the Building Regulations Part B1. Due to the scale and use of the development, no suppression systems are required. Fire detection systems will be provided and fire resisting construction will be used for external walls and internal walls enclosing the protected escape route.

Construction to minimise the risk of fire spread

Construction will meet the requirements of the building Regulations Part B1, including use of finishes and linings certified to minimise fire spread, both internally and externally.

Suitable means of escape

The proposed development will have two final escapes:

- To the enclosed rear garden, which is sufficient length to provide a safe evacuation assembly point at a distance at least equal to the height of the building.
- To the front yard with onward access to the public highway.

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

Robust strategy for evacuation

As a dwelling, the building users are expected to have a good knowledge of the general layout, potential fire risks, incorporated fire safety measures and safe means of escape. The building owner has been made aware of these features in respect of the proposed extension and associated alteration works and will be provided with a summary of the fire safety strategy prepared for Building Regulations approval. 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 construction. The building owner will also be responsible for adapting to suit any 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-fighting equipment is not required for a development of this scale, however the building owner is encouraged to consider the placement of domestic fire safety equipment such as extinguishers and blankets in higher risk areas such as kitchens.

The scale of the development is such that suppression is not required, however the general principles of compartmentation set out in the Building Regulations Part B1 are followed in the layout and construction of the proposed extension and associated alterations.

Firefighters will access via the front door of the main building, directly accessible from Grasmere Road.