

CONTENT

96 Wood Vale, London, SE23 3ED

Planning Department
London Borough of Southwark
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Southwark Council
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11th June 2021

Dear Sirs,

74 Ivydale Road, LONDON, SE15 3BS
DESIGN, ACCESS CAR PARKING and FIRE SAFETY STATEMENT
Full Planning Application for proposed partial full side extension

74 Ivydale Road is a period (constructed late 19th) terraced single dwelling house, set over two floors (ground and first floor). The property is not in a Conservation Area, and it is not a Listed Building.

The existing house has painted brickwork and masonry render to the front elevation, with feature lintels over windows to both ground and first floor windows. The existing house has a slate roof to the main and rear outrigger roof. The existing windows are a mixture of timber and uPVC sashes throughout. The side and rear elevations are facing London multi stock brickwork.

Currently there is a solid brick wall between 72 and 74 Ivydale Road, varies in height and is approximately 1750mm above existing ground level to the side return. The proposed side return will have all guttering within the property boundary of 74. The extension will be constructed of multi stock brickwork to the rear elevation and painted masonry render facing number 72, similar to the existing brickwork to the rear of the property, with a pitched slate roof, and velux of similar low profile rooflights to the new extension. Proposed new bi fold double glazed doors to the rear of the new extension will be dark grey aluminium.

Car parking and access arrangements will not be affected by these proposals, there is currently no parking on the property.

FIRE SAFETY STATEMENT

This Fire Safety Statement is produced to fulfil the requirements of Policy D12 of the London Plan, as adopted March 2021.

Section A of the policy states, "in the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety."

1) Identify suitably positioned unobstructed outside space:

- a) for fire appliances to be positioned on, and;
- b) appropriate for use as an evacuation assembly point

On the site is an existing terraced two floors (front of house) and three floors (rear outrigger), it is a single use dwelling house which has access for fire appliances from the front of the house, to the rear there are similar terraced houses (although one storey lower), there would be none or limited access through neighbour gardens. The property is situated mid terrace on Ivydale Road. Fire appliances and operatives would be able to access from Ivydale Road in front of the property.

There are pavements to both Ivydale for a clear assembly point for evacuated residents.

2) **The existing house and proposed rear roof terrace will incorporate appropriate features which reduce the risk to life** and the risk of serious injury in the event of a fire; including installation of appropriate fire alarm systems, hard wired linked fire alarm with battery back-up, throughout the house, including the all hallways and landings throughout the house and including the kitchen area, cellar and loft space. The proposed new side return extension will be constructed in line with current building regulations on fire safety, the ground floor kitchen door will be a 30 (30 minute insulation and 30 minute integrity) minute fire door with smoke seal to the existing kitchen area. Therefore ensuring there is a protected escape route from the three bedrooms and via the staircase and out of the front door in the event of a fire. Please note that the first floor of the dwelling house is also less than 4.5 metres above the surrounding ground level, which would allow escape from the first floor to the front of the property should this be required in the event of a fire if the staircase from first floor to ground floor route is not accessible in the event of an emergency.

3) The existing development is constructed in an appropriate way to **minimise the risk of fire spread.**

The existing dwelling is of brick construction. All other materials for the proposed development would be selected to the relevant fire safety standards as set by building regulations and building regulation requirements.

4) Provide suitable and convenient **means of escape**, and associated evacuation strategy for all building users.

The proposed development affords additional opportunities for evacuation in the event of a fire within the existing dwelling. The design of the internal layout with a protected route via the staircase to the front door, and as noted that the first floor is less than 4.5metres above ground level so could be noted as possible for escape.

5) Develop a **robust strategy for evacuation** which can be periodically updated and published. - **Not applicable to single family dwelling house.**

6) Provide suitable access and **equipment for firefighting** which is appropriate for the size and use of the dwelling house.

Fire blankets and extinguishers will be used in line with requirements for single family dwellings.

If you require any further information please do not hesitate to contact me.

Yours faithfully,

Pam McCretton
Content Design Limited

Cc: Becky Poostchi & Mark Pattenden (Property Owners / Applicants)