

Replacement Fire Escape Visual Impact Assessment

The existing fire escape serving the first floor of the 1990's and 1840's building is currently removed.

The original fire escape terminated into the courtyard next to the kitchen and near the ground floor fire escape, this is termination point is not up to modern standards but the fire escape is still required for the existing escape procedure.

It is proposed to re instate a newly fabricated fire escape in a more appropriate position. This new position will still enable the inside of the building to physically un effected and retain the use of the small original staircase.

The new position has also been selected to reduce the visual impact down to a minimum with minimal over looking from the neighbors and almost zero visual effect to the main house. This also provide a safer final termination point.

For the locations of the photos please see the floor plans attached along with this visual impact assessment.

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Proposed Precedent

Internal Photo FEP001

Photo Location - External North - See floor plans for location

Proposed location, shows replacement staircase hidden behind the building and between the tree line.

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Internal Photo FEP002

Photo Location - External South - See floor plans for location

Proposed location, shows replacement staircase hidden behind the building and between the tree line.

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Internal Photo FEP003

Photo Location - External South - See floor plans for location

Proposed location, shows replacement staircase hidden behind the building and between the tree line viewed from the drive.

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Internal Photo FEP004

Photo Location - External South - See floor plans for location

Proposed location, shows replacement staircase hidden behind the building and between the tree line, roof terrace to provide access across the existing roof.

The existing roof terrace hand rails are now missing but will be replaced, with a new roof deck also being installed.