



Design & Access Statement

154 Cherry Garden St.

SE16 4PB

BACKGROUND / CONTEXT

Cherry Garden Street is a residential street in Bermondsey and 154 Cherry Garden Street is a three-storey terrace house on the street and forms part of a somewhat recent 1980s riverside development, Cherry Garden pier, built under planning application reference 86/AP/9039. The property and the development are not listed nor do they fall within a conservation area. It has a generous rear garden and parking for the property is provided for by means of a single-bay garage.

PROPOSAL

The proposal is for a ground floor rear infill extension to form a larger guest room with new glazed doors and roof together with associated internal alterations and refurbishments throughout. The current means of escape will not be affected by the proposed works to the dwelling, however, the proposed sliding doors will provide a wider and more generous rear access to the garden. All doors in the house are FD30 doors to all habitable rooms.

All the below are in compliance with building regulations and Policy D12(A):

1a - There is unobstructed outside space at the entrance to the property and a public road where fire appliances can be positioned.

1b - The area at the front of the property will be a natural evacuation assembly point.

2 - The single dwelling will be fitted with a fire detention system in order to reduce the risk of life and serious injury in the event of a fire. All habitable rooms are lobbied-off behind FD30s doors, fire-resistant glazing will be used on the first floor and the new ground floor extension will be constructed with fire rated materials.

3 - The new walls and doors will be constructed in an appropriate way in accordance with building regulations to minimise the risk of fire spread. The walls of the ground floor extension will be compartmented.

4 - The existing stair will be enclosed to provide a suitable and convenient, protected means of escape from the upper floors to the ground floor.

5 - The linked detection systems at each level of the property, will be periodically checked and maintained. The evacuation strategy is via the stair and the occupant will be required to maintain the stair case and entrance hall and not block the means of escape in any way.

6 - The existing entrance, hallway and stair provide suitable access for fire fighting. During the construction phase of the scheme the contractor will be required to keep the access to and from the rear free from obstruction to enable suitable evacuation in the event of a fire and to allow access for fire fighting. They will also be required to have fire extinguishers (water and foam) and a fire blanket on site at all times. This is appropriate for the size of dwelling.