

Smyth Dixon

PROPOSED ALTERATIONS TO THE TO THE REAR AND LOFT OF NO 364A IVYDALE ROAD, SE15 3DG FIRE SAFETY STRATEGY

Proposed Development: Addition of L-shape dormer over the main roof and outrigger including raising of the roof ridge by 450mm. Addition of a terrace over the existing outrigger at second floor level. Installation of roof lights including 3 to the front roof slope, internal reconfiguration and associated work.
Address: 364A Ivydale Road, SE15 3DG
Report Date: February 2024

The following fire safety strategy is to accompany the planning application for the above described proposal at the above address.

1 . Where fire and rescue services pumping appliances can be sited

The property is an existing terraced dwelling with on street parking. Access for the fire brigade will be no different than it currently is.

2 . Outside evacuation assembly point

The shared pavement/road to the front of the property is a safe and appropriate evacuation assembly point in the event of a fire. There is access out to the pavement and shared road from the front of the property. The proposed works will not affect access but will provide additional external space to the rear of the property via the second floor terrace.

3 . Features to reduce risk to life, including fire alarms and passive and active fire safety measure

The proposed alterations and associated works will be designed to satisfy the current Building Regulations, including the fire safety guidelines. Including a review of the existing internal doors and addition of fire rated doors and plasterboard, heat and smoke detectors where required. The proposed development will include a fire suppression system.

4 . Construction in a manner to minimise risk of fire spread

The proposed first floor, second floor and loft extension works will be designed to satisfy the current Building Regulations, including the fire safety guidelines and the use of materials that are appropriately fire rated.

5 . Suitable and convenient means of escape

The proposed alterations includes a direct link to the existing hallway and means of escape which can be exited via the front door of the house.

6 . An evacuation strategy

The application is a householder planning application and in accordance with the local planning guidance this criteria is not required.

7 . Provision of suitable access and equipment for fire fighting which is appropriate for the size and use of the development

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This is an existing property. Due to the size of the property and its road frontage there is suitable access for equipment for firefighting. This remains unchanged by the proposed alteration.



+44 (0) 7411 124 920
www.smythdixon.co.uk
callum@smythdixon.co.uk