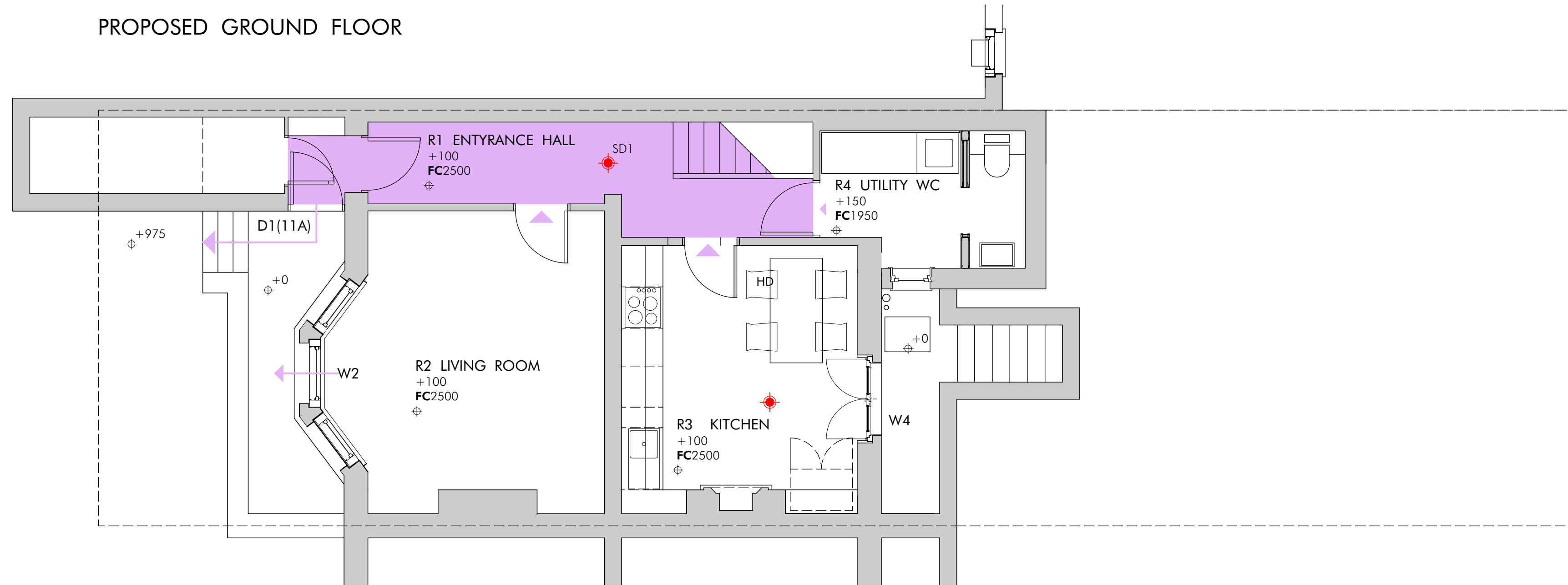
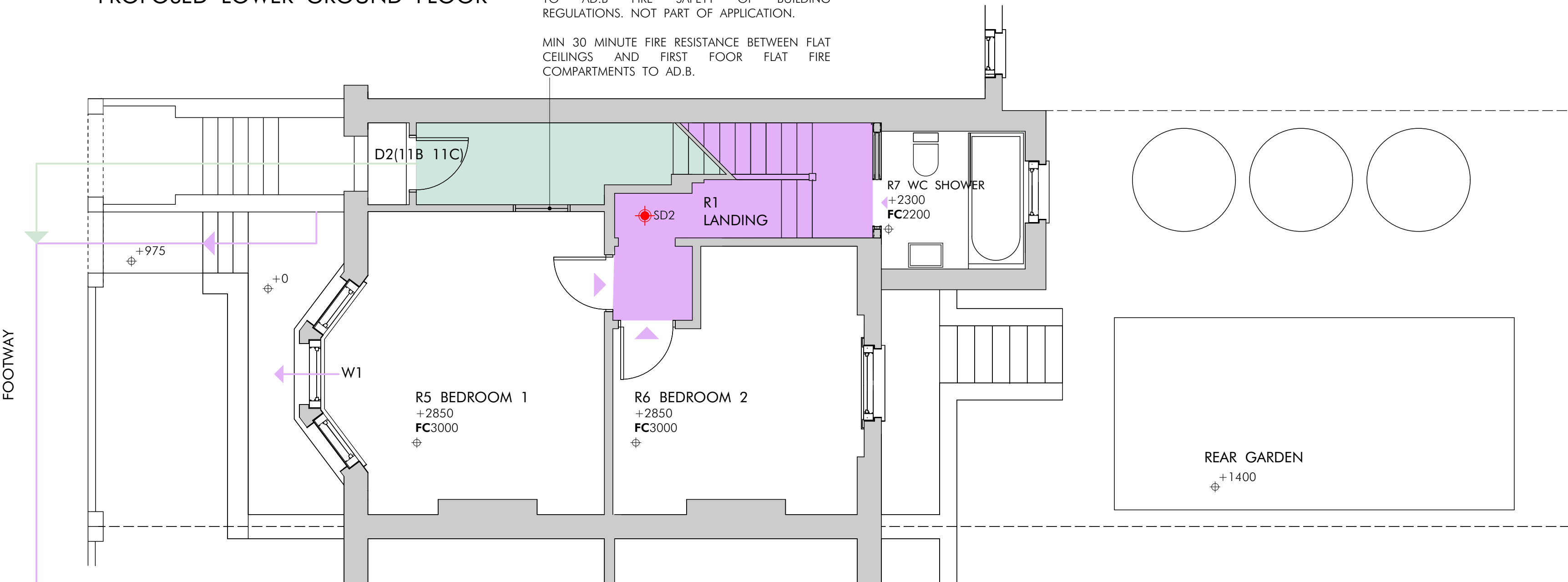


PROPOSED GROUND FLOOR



PROPOSED LOWER GROUND FLOOR

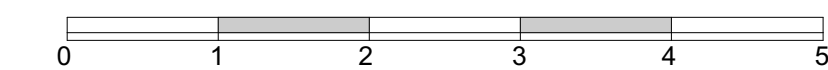
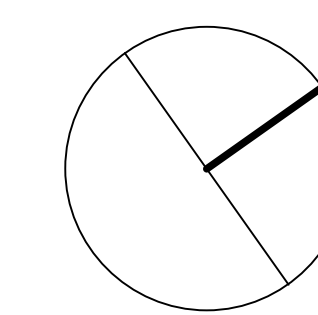


ORIGINAL MAIN LOBBY DOOR FIXED. ALL TO BE FD30. LOBBY PARTITIONS MIN 30 MINUTE FIRE RESISTANCE. ALL TO PROVIDE PROTECTED STAIR TO AD.B FIRE SAFETY OF BUILDING REGULATIONS. NOT PART OF APPLICATION.

MIN 30 MINUTE FIRE RESISTANCE BETWEEN FLAT CEILINGS AND FIRST FLOOR FLAT FIRE COMPARTMENTS TO AD.B.

NOTES

- ESCAPE ROUTE (ER1) SELF CONTAINED LOWER GROUND FLOOR AND GROUND FLOOR MAISONNETTE INTERNAL ESCAPE ROUTE TO EXIT FROM LOWER GROUND FLOOR ENTRANCE DOOR (D1)
- ESCAPE ROUTE (ER2) SEPARATE INTERNAL PROTECTED STAIR FROM FIRST AND SECOND FLOOR FLATS TO EXIT AT MAIN GROUND FLOOR ENTRANCE DOOR (D2)
- NOT PART OF LBC APPLICATION.
- EVACUATION ASSEMBLY POINT JUNCTION OF LAMBOURN ROAD AND BROADHINTON ROAD.
- HABITABLE ROOMS FLAT 11A TO EXIT ONTO ESCAPE ROUTE (ER1).
- NON HABITABLE ROOM E11A TO EXIT TO ESCAPE ROUTE (ER1).
- ALTERNATIVE ESCAPE ROUTE THROUGH ESCAPE WINDOWS (SEE NOTES).
- HEAT DETECTOR (HD) COMPULSORY REQUIREMENT AD.B
- SMOKE DETECTOR (SD) (SD2) COMPULSORY REQUIREMENT AD.B HIGHEST POINT ON PROTECTED STAIR
- 11A SELF CONTAINED LOWER GROUND AND GROUND FLOOR TWO STOREY DWELLING.



LAMBOURN ROAD

PLANNING FIRE SAFETY STRATEGY THE LONDON PLAN 2021 . POLICY D12A FIRE SAFETY		MEANS OF ESCAPE STRATEGY		REFERENCES	
1A	FIRE APPLIANCES ON STREET PARKING AVAILABLE CLOSE TO BUILDING IN LAMBOURN ROAD GIVING ACCESS TO ALL ELEVATIONS. FIRE HOSE DISTANCE 10-20m. AD.B FIRE SAFETY (13.1) REQUIRES MAX 45m PUMP APPLIANCE ACCESS TO ALL PARTS OF DWELLING HOUSE). GOOD SITE ACCESS.	4	4.1 PRINCIPAL ESCAPE (ER1) COMPULSORY: ENCLOSED FIRE/SMOKE COMPARTMENT TO PROVIDE PROTECTED ESCAPE ROUTE (ER1) TO ALLOW SAFE TRAVEL FOR ALL OCCUPANTS (11A) FROM FROM ALL HABITABLE ROOMS WITHIN THE APARTMENT TO THE FINAL EXIT (D1) AND A PLACE OF SAFETY (EVACUATION ASSEMBLY POINT).	1 HOUSING AND FIRE SAFETY LOCAL AUTHORITIES COORDINATORS OF REGULATORY SERVICES (LACOURS), IN CONJUNCTION WITH CIEH, CFOA, CLG 2008.	
1B	EVACUATION ASSEMBLY POINT RESIDENTS EXIT BUILDING (FLAT 11A) VIA ESCAPE STAIR (ER1) TO (i) LOWER GROUND FLOOR FINAL EXIT (ENTRANCE DOOR (D1)), UP STEPS TO FOOTWAY AND TO EVACUATION ASSEMBLY POINT (EAP) AT JUNCTION OF LAMBORUN ROAD/BROADHINTON OR SIMILAR SAFE PLACE.	4.2	4.2 ALTERNATIVE ESCAPE PRINCIPAL MEANS OF ESCAPE (ER1) ADEQUATE TO COMPLY (AD.B) FOR APARTMENTS NO HIGHER THAN +4500mm ABOVE GROUND LEVEL. NOTE: FLAT (11A) FIRST FLOOR ROOM (R6) +2850mm ABOVE GROUND LEVEL.	RISK BASED ASSESSMENT TO COMPLY WITH HOUSING ACT 2004 AND REGULATORY REFORM (FIRE SAFETY) ORDER 2005.	
2A	PASSIVE SAFETY MEASURES . COMPARTMENTALISATION BS 4760 AND (PART B FIRE SAFETY) OF THE BUILDING REGULATIONS. ESCAPE ROUTE (ER1) ENCLOSED BY MIN 30 MINUTE FIRE RESISTANT ENCLOSURE (PROTECTED STAIR).  PRIMARY MEANS ESCAPE MEASURE: ALL HABITABLE ROOMS EXIST INTO PROTECTED STAIR (ER1) AND FINAL EXIST DOOR (D1)	5	5 EXISTING WINDOWS (W1) (W2) WOULD ALSO COMPLY AS ESCAPE WINDOWS (AD.B).	GUIDANCE FOR, LANDLORDS, MANAGING AGENTS, LOCAL COUNCILS AND FIRE AND RESCUE AUTHORITIES. EXISTING BUILDINGS.	
2B	ACTIVE SAFETY MEASURES . ALARM SYSTEM HEAT DETECTOR (HD) KITCHEN REQUIRED SMOKE DETECTORS (SD1) REQUIRED AND (SD2) RECOMMENDED. ALL ALARMS TO BE MAINS INTERLINKED TO CENTRAL CONTROL PANEL ALL WITH BATTERY BACK UP.	5.1	5.1 EVACUATION STRATEGY TO MAKE SURE THAT IN THE EVENT OF A FIRE THAT ALL OCCUPANTS CAN REACH A PLACE OF ULTIMATE SAFETY OUTSIDE THE BUILDING.	2 APPROVED DOCUMENT B FIRE SAFETY OF THE BUILDINGS REGULATIONS 2022.	
3	CONSTRUCTION	5.2	5.2 TOTAL SIMULTANEOUS EVACUATION TO A PLACE OF SAFETY. ALL OCCUPANTS TO LEAVE THE APARTMENT (11A) IMMEDIATELY AND GO TO THE DESIGNATED EVACUATION ASSEMBLY POINT (EAP). OCCUPANTS SHOULD NOT STAY PUT.	REQUIRED:  D1 FINAL EXIT DOOR OPENABLE INTERNALLY WITHOUT KEY.	
3.1	FIRE AND SMOKE COMPARTMENT BUILDING OF TRADITIONAL CONSTRUCTION OF EXTERNAL SOLID BRICK WALLS WITH TIMBER, FLOORS STUD PARTITIONS AND LONDON ROOF. PLASTERBOARD LININGS TO PARTITIONS AND CEILINGS TO PROVIDE 30 MINUTE FIRE RESISTANCE. STAIR ENCLOSURE CONSTRUCTION AND LININGS TO MINIMUM 30 MINUTE FIRE RESISTANCE TO ALLOW TIME FOR ESCAPE.	6	6 HOUSEHOLDER . PERIODIC REVIEW ENSURE ENTRANCE LOBBY, STAIRWELL AND LANDINGS (ER1) ARE CLEAR OF OBSTRUCTIONS. CHECK OPERATION OF ALTERNATIVE ESCAPE WINDOWS REGULARLY. ENSURE REGULAR CHECKS OF HEAT AND SMOKE ALARMS USING TEST BUTTON FUNCTION.	W2 ESCAPE WINDOWS AT FIRST FLOOR IN V BUILDINGS WITH FLOOR AT MAX 4.5m ABOVE EXTERNAL (GL) 0 (TAKEN AS LGF LIGHTWELL). 450x450 CLEAR OPENING AREA LOWER OPENING SASH (330mm2) AND 800 TO BE 1100mm ABOVE INTERNAL FLOOR LEVEL. EXISTING WINDOW COMPLIES.	
3.2	DOORS TO PROTECTED STAIR ALL DOORS TO PROTECTED STAIR TO MINIMUM (FD30) 30 MINUTE FIRE RESISTANCE. DOOR STOPS AND/OR INTUMESCENT SEALS AS REQUIRED TO ALL DOORS ONTO PROTECTED STAIR TO PREVENT SPREAD OF FIRE AND SMOKE FROM ADJOINING ROOM INTO THE ESCAPE ROUTE (ER1) TO ENABLE SAFE EGRESS FROM APARTMENT (11A)THE BUILDING AT (D1).		6 FREEHOLDER TO ENSURE SMOKE DETECTORS PROVIDED TO AD.B FIRE SAFETY IN MEANS OF ESCAPE (PROTECTED STAIR) (ER1) TO FIRST AND SECOND FLOOR APARTMENTS.	ALARMS AS AT (2B) ACTIVE SAFETY MEASURES.	
				ADDITIONAL RECOMMENDATIONS:  D3 ALTERNATIVE REAR EXIT DOOR OPENABLE INTERNALLY WITHOUT KEY.	
				W1 ESCAPE WINDOWS AT LOWER GROUND FLOOR 450x450 CLEAR OPENING AREA (330mm2) AND 800 TO 1100mm ABOVE INTERNAL FLOOR LEVEL. EXISTING WINDOW COMPLIES.	

002	MINOR AMENDMENTS	14.02.24
001	APPROVED APPLICATION	08.11.23
REV NO	REV DETAILS	DATE

DRAWING STATUS:  
**PLANNING**  
DO NOT SCALE FROM THIS DRAWING

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REAR BATHROOM EXTENSION

FOR:  
A WALKER

AT:  
11A LAMBOURN ROAD SW4 0LX

DRAWING TITLE:  
PLANNING FIRE SAFETY STRATEGY

DATE:	SCALE:
	1:50 AT A1
DRAWN BY:	CHECKED:

JOB NO:	DRAWING NO	REVISION NO
180	300	002