

duncan foster architects

**147 THE MANOR DRIVE**

**PLANNING FIRE SAFETY STRATEGY FOR PLANNING APPLICATION FOR SINGLE STOREY REAR EXTENSION & LOFT CONVERSION**

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**The Author**

Duncan Foster is an RIBA Chartered Architect and member of the ARB with over 25 years experience of designing buildings and obtaining planning and building control approval

**Policy Criteria for London Policy Plan D12(A)**

**1a) Fire Appliances and Means of Access**

The property is very accessible for fire fighting appliances which can park at the front of the property along The Manor Drive.

Rear access is easily achievable via the side access to the property

**1b) Evacuation and Assembly point**

Occupants can reach a point of safety to the rear of the property by using the rear back doors on the ground floor , or first floor rear windows

Occupants can also reach a point of safety to the front of the property by using the front door of first floor front windows

**2) Appropriate features to reduce risk to life**

All works will comply with Building Control with regards means of escape

New smoke and heat detectors will be installed to aid early fire detection and notification

**3) Appropriate features to reduce risk of fire spread**

The extension will be constructed from non combustible masonry construction to reduce the risk of external spread of flame

The internal finishes will comply with Building Control with regards surface spread of flame

#### **4 & 5 Means of escape / evacuation strategy**

The rear extension has its own rear access to the garden for means of escape , and an alternative escape is provided through the ground floor hallway to the front door.

The client is advised to purchase a fire escape ladder to assist egress from first floor windows and from the loft conversions.

#### **6 Fire Fighting Equipment**

The client is advised to keep a Home Fire Safety Pack in the house at all times- comprising of 2kg Dry Powder fire extinguisher and a British Standard hard case fire blanket (both available from [www.fireprotectionshop.co.uk](http://www.fireprotectionshop.co.uk))

All residents should be aware of the location of this equipment