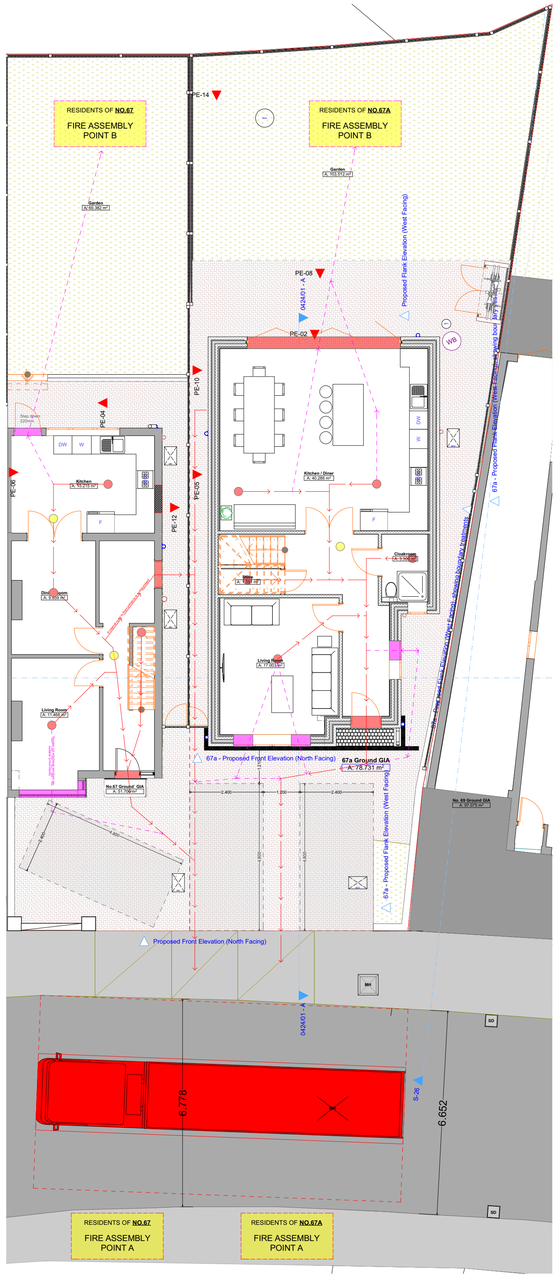
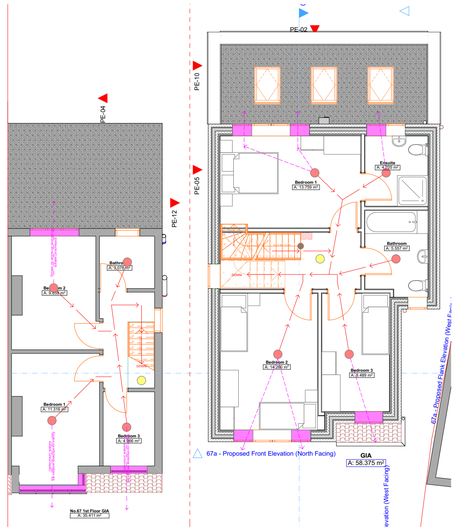
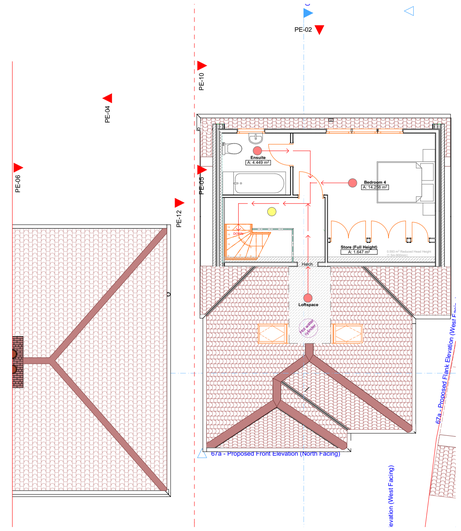


0. Fire Safety Plan - Ground Floor 1:100

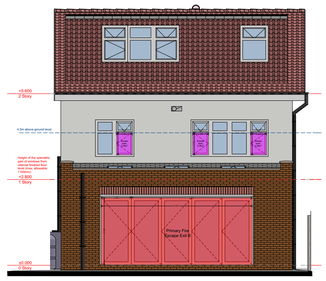


1. Fire Safety Plan - 1st Floor 1:100



2. Fire Safety Plan - Loft 1:100

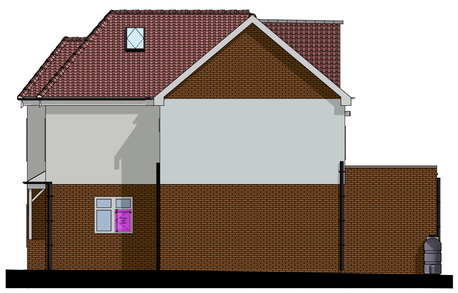
PE-07 67a - Front Escape Routes 1:100



PE-08 67a - Rear Escape Routes 1:100

LEGEND
Fire Safety

	Maximum dimensions for a Fire Appliance (LFB)
	Smoke Detector & Fire Alarm
	Start Point (escapee)
	Primary Escape Route
	Secondary Escape Route
	Primary Escape Point (doors)
	Secondary Escape Point (doors & windows)
	Primary Evacuation Assembly Points
	Secondary Evacuation Assembly Points



PE-09 67a - Flank Esacpe Route (West Facing) 1:100

Scale (Metres)
1 : 100 0 1 2 3 4 5 6 7 8 9 10
1 : 50 0 1 2 3 4 5

For minor developments such as this, **London Plan Policy D12 'Fire Safety'** states, in blue, that:

A In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:

1) identify suitably positioned unobstructed outside space: a) for fire appliances to be positioned on b) appropriate for use as an evacuation assembly point [Response, below]

Fire Appliance Positioning (a): The width of the roadway directly in front of the site measures more than 6m, thereby exceeding the London Fire Brigade's (LFB) requirements for road spaces that may be used by pumping appliances. The dimensions of the largest LFB pumping appliance, an engine with aerial platform, turntable ladders and special appliances, is shown positioned in the road, left (max. length: 12.0 m / max. height: 4.5 m / max. width 2.55m, increasing to 6.3m with jacks/outriggers out).

Evacuation Assembly Point (b): If sufficiently clear of vehicles or other obstructions (e.g. furniture) and safe, both front driveways and gardens are large enough to deliver an onsite evacuation assembly points for residents. Otherwise, two external fire evacuation points are provided on the opposite pavement, as shown in the plan, *left*.

2) are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures [Response, below]

As part of the development, two new fire detectors and alarms will be fitted to each building, one on each landing, along with carbon monoxide alarms by boilers. Fire alarm positions are shown as yellow circles on the plan, left. 67A (the new dwelling) will be built in full accordance with current Building Regulations, with the structural frame, doors, windows etc. offering the required level of protection from, and resistance against, fire.

3) are constructed in an appropriate way to minimise the risk of fire spread [Response, below]

See response to (2), above.

4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users [Response, below]

For the new dwelling, appropriate ground and first floor emergency escape windows are shown on the elevations (front, flank & rear elevations). In accordance with Approved Document B Fire Safety of the Building Regulations 2010 (2019 edition incorporating 2020 and 2022 amendments for use in England), Paragraph 2.10 'Emergency escape windows and external doors':

a) (i) have an area greater than 0.33m².
(ii) have a height greater than 450mm and a width greater than 450mm.
b) People escaping from these windows will be able to reach a place free from danger in either the front driveway or back garden.

Both of these comply with Diagram 2.5 of the abovementioned document.

c) These windows will be fitted with locks and opening stays with child-resistent release catches, as is allowed.
d) Windows will be capable of remaining open without being held.

Regarding the loft conversion which is more than 4.5m above external ground level, the building fabric will be designed to achieve the full requirements of para 2.21 of the abovementioned document (Part B1, page 18). The full extent of the escape route from this storey has been shown in the plans, left. All proposed doors will be fire resisting (min. rating E 20), as will all partitions (min. rating REI 30).

5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in [Response, below]

The evacuation strategy is shown on the plans, left. In the event of a fire emergency, residents should follow the primary escape routes out of building shown via the red arrows unless these routes are in some way compromised; in which case, they may follow the secondary escape routes shown via the magenta arrows.

6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development. [Response, below]

Access: Firefighters may access 67A Royal Oak Road (the new house) directly from the front of the site, or secondarily via the side gate and back door. They may access no.67 via the front or side doors as existing, the only difference being the loss of one of the side doors that has been repositioned along the rear elevation.

Equipment: As the development consists of just one new dwelling intended for private sale and its' accessibility to firefighters from the public highway, no specialist fire fighting equipment such as extinguisher points or riser systems will be provided. The building will be fitted with fire detectors and alarms in the positions shown *left,* prior to their first occupation which is typical and sufficient for a development of this scale.

NOT TO SCALE
Base Map Source: Google Earth, 2021

LANGLEYS CHARTERED SURVEYORS

LANGLEY HOUSE, 249 BROADWAY, BEXLEYHEATH, KENT DA6 8DB

Drawn By: Janine R. Mustafa BSc Hons
janine@langleyscs.co.uk

Site Address
67 Royal Oak Road
Bexleyheath, Bexley, Kent DA6 7HQ

Project Reference
DRAW / 67.ROR / 0424

Drawing Type
PLANNING

Drawing Reference
DRAW / 67.ROR / 0424 / 008

Proposal
PART-RETROSPECTIVE
Erection of a 4 bed detached dwellinghouse with associated car and cycle parking provision, refuse storage and landscaping (enlargement of the implemented 3 bedroom dwellinghouse permitted under planning application 21/02245/FUL).

Drawing Description
FIRE SAFETY PLAN

Scale
1:100 @ A1
Or as specified below each drawing

Date
10 / 04 / 2024

Revision Number
N/A

Revision Date
N/A

For the Client:
Mr. K Mustafa

Local Authority
The London Borough of Bexley

NOTES
1. Site measurements taken by this office on the following dates: **JUNE 2021**. Full internal & external site survey. **FEBRUARY 2022**. External site survey, following vegetation clearing and completion of neighbouring development to 69 Royal Oak Road which straddles the boundaryline. The second site survey revealed that the land was wider than previously surveyed and the red line has been moved accordingly.
2. Measurements of neighbouring buildings, where these have been found to be relevant for dispotion, have been taken from publically accessible drawings submitted to the Local Planning Authority within the past 10 years. These drawings were printed to scale and dimensioned by hand using a scale rule before being re-drawn. In these instances, elevational details are representational rather than exact.
3. All work is to be carried out to the requirements and satisfaction of the Local Authority. These drawings are for planning purposes only.
4. Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be cross checked on the site.
5. All discrepancies and change of design requests by authorities should be reported to the surveyor immediately.
6. All drawings to be read in conjunction with the project specification with all works carried out in accordance with the latest British Standards and codes of practice. Planning drawings are not to be used for the purpose of building & installation regulations.
7. It is assumed that all works will be carried out by a competent contractor working, where appropriate, to an approved method statement.
8. It is the contractor's responsibility to notify the Building Control and get approval before any work commences.
9. It is the contractors responsibility to determine if any wall is load-bearing.
10. The copyright of this drawing belongs to Langleys Chartered Surveyors Ltd.