

2 Meadowbank, Primrose Hill, London NW3 3AY
Roof top Extension, Ground floor infill
and general upgrade of property.

LONDON PLAN GUIDANCE

Planning Fire Safety Strategy Policy D.12 (A)

SMALL DOMESTIC WORKS (LOW RISE) NON-MAJOR DEVELOPMENT

1. Information on space provisions for fire appliances and assembly points

There is no plan to identify suitably positioned unobstructed outside space for Fire Appliance. However, any appliance will be directly positioned outside the property on 2 Meadowbank to meet hose length criteria. Evacuation assembly points will be in the same location – therefore **REASONABLE EXCEPTION**

2. Information on passive and active safety measures.

The extension has been designed to incorporate features to reduce risk to life. Passive protection includes fire doors and safety glazing where necessary. Mains operated smoke alarms will be installed in accordance with current building regulations indicated on proposed plans – therefore **REASONABLE EXCEPTION**

3. Information and data on construction products and materials

New building works will be constructed to minimize the risk of fire spread to the surrounding areas. All new walls will provide a minimum of 30 mins fire resistance with relevant compartmentation indicated on drawings – therefore **REASONABLE EXCEPTION**

4. Information on means of escape and evacuation strategy.

The extended property provides as suitable means of escape and evacuation strategy. All occupants will be able to escape via escape windows and/or fire resisting compartment walls and fire doors – therefore **REASONABLE EXCEPTION**

5. Information on access and equipment for fire fighting

Suitable access and equipment for firefighting is not required on this project and will not be provided apart from by the local fire brigade in an emergency situation. An adequate firefighting water supply will always be provided by the attending fire appliance – therefore **REASONABLE EXCEPTION**

All of the above information is based on the fact that the building is NOT a major development site, and all works will comply with the minimum Fire Safety standards of the national Building Regulations and Approved Documents Part B (Fire Safety).

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