

STAC architecture

Snaith + Thrush Architect Collaboration

26 Friern Road, London. SE22 0AT Tel: +44 (0)7785 572431

david.snaith@stac-architecture.com

www.stac-architecture.com

Parking Provision, Tree Survey, Planning Fire Safety Strategy and Refuse Statements

Project: Single-storey rear and side return extension, loft conversion including rear dormers and rooflights, rear terrace and internal alterations.

0350

Location: 17 Courthope Road, London. NW3 2LE

Date: 29 November 2024

Revisions

P1 Issued for planning application

29 November 2024

Contents

- 1.00 Car Parking Statement**
- 2.00 Tree Survey Statement**
- 3.00 Planning Fire Safety Strategy Reasonable Exemption Statement (RES)**
- 4.00 Refuse**

1.00 Car Parking Statement

1.01 The site has no car parking provision, all vehicle parking is on the road, the extensions and alterations will not create any further parking requirements

2.00 Tree Survey Statement

2.01 The site has no trees in the garden affecting the proposal.

3.00 Planning Fire Safety Strategy Reasonable Exemption Statement (RES)

3.01 Reasonable Exception Statement (RES) London Plan Guidance Planning Fire Safety Strategy Policy D.12 Category of development HOUSEHOLDER APPLICATION (LOW RISE) NON - MAJOR DEVELOPMENT.

Description of development: Proposed scheme Loft Extension and Single Storey Rear/ Side Extension to Terrace House. The current fire safety measures are appropriate and will not be adversely affected by the existing development.

1. Information on space provisions for fire appliances and assembly points - There is no plan to identify suitable positioned unobstructed outside space for Fire Appliance. However, any appliance will be directly positioned outside the building on the main road or in very close proximity to meet hose length criteria. Evacuation assembly point will be in the same location (RES).

2. Information on passive and active safety measures - The building has been designed to incorporate features to reduce the risk to life. Passive and Active protection in accordance with current Building Regulations (RES).

3. Information and data on construction products and materials - New building work will be constructed to minimise the risk of fire spread to the surrounding areas in accordance with current Building Regulations. Exterior material of dormer cheeks within 1m of the boundary will be fire rated in accordance with current Building Regulations (RES).

4. Information on means of escape and evacuation strategy - The project provides a suitable and convenient means of escape and associated evacuation strategy. Occupants will be able to escape via windows from first floor level and/ or fire resistance compartment walls and fire doors to the staircase. (RES) Aim to develop a robust strategy for evacuation which can be updated of and develop their own fire evacuation strategy for means of escape in the event of a fire which will likely be triggered by warning mains operated interlinked smoke and fire alarms.(RES)

5. Information on access and equipment for firefighting - The building has a suitable access and equipment for firefighting is not required on this project and will not be provided apart from the local fire brigade in an emergency situation. An adequate firefighting water supply will always be provided by the Fire Appliances (RES).

All of the above information is based on the fact that the building is NOT a MAJOR DEVELOPMENT, and it is being established that NO net impact on existing Fire Safety Provisions. The project site and all works will comply with the minimum Fire Safety Standards of the national Building Regulations requirements.

4.00 Refuse

4.01 The property design will support the following internal and external refuse;

External

- 1 x 240L Residual Waste
- 1 x 240L Dry Mixed Recyclables
- 1 x 23L kerbside outdoor food waste bin

Internal (housed within kitchen units)

- 1 x 60L touch bin for Residual Waste
- 1 x 44L container for Dry Mixed Recyclables
- 1 x 7L Food Waste Kitchen bin