

PLANNING FIRE SAFETY STATEMENT FOR PLANNING APPLICATION

1 Modbury Gardens, Belsize Park, London NW5 3QE

Erection of mansard roof extension with arched front dormer windows and rear dormers and erection of rear single storey extension at first floor level and demolition of existing brick outhouse and conservatory for extension to ground floor to deliver new kitchen and living space to garden and ancillary works.

August 2022

The Author

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Policy Criteria for London Policy Plan D12(A)

1a) Fire Appliances and Means of Access

Refer to the site location plan which indicates that Fire appliance can access site from Modbury Gardens Road and be sited at the front of the property. Access to the rear is via the inside of the property in the event of an emergency.

1b) Evacuation and Assembly point

Refer to the site location plan. There can be a fire assembly point on Modbury Gardens Road.

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 in the new kitchen, meditation outrigger as well as the loft bedroom to aid early fire detection and notification.

3) Appropriate features to reduce risk of fire spread

The external and internal finishes will comply with Building Control with regards to surface spread of flame.

4 & 5) Means of escape / evacuation strategy

There are multiple means of escape for the residential property. All bedrooms will have egress windows on upper floors. There are means of escape to the front and rear of the property at ground floor level. There is an escape out from the front and an escape out via the rear window in the basement flat.

6) Fire Fighting Equipment

The property will be provided with a Home Fire Safety Pack - comprising of 2kg Dry Powder fire extinguisher and a British Standard hard case fire blanket (both available from www.fireprotectionshop.co.uk)

Residents will be aware of the location of this equipment.