

PP 22

## Planning Conditions: Discharge submission

Planning Permission: 14387/APP2020/4128

& Associated

Listed Building Consent: 14387/APP2020/4126

For Barn type extension at:

The Six Bells  
Duck Hill Road  
Ruislip  
HA4 7TP

### Condition 22: Safe Evacuation for Limited Access Persons

4<sup>th</sup> January 2022

**VERNONSMITH**  
& associates

Croot's Barn  
103 High Street  
Riseley  
Bedfordshire  
MK44 1DF

Office: 01234 708630  
Mobile: 07411 106830

## 1.0 PRECEPT

---

### 1.1 Background

#### Summary

##### 1.1.1

This report is submitted in support of materials to discharge the conditions attached to the grant of planning permission and an associated listed building consent. This report provides the fundamental background detail required by the wording of **CONDITION 22** of the planning permission; however the safe and dignified evacuation of persons from the first floor of the proposed development will be approved by other specialist authorities. The principles and design will be further refined to satisfy the building regulations requirements of **DOC M** and **Part B** and British Standard **BS8300-2:2018**. This report is not submitted as a building management plan or specification or design for a fire safety system. It is solely intended to provide general details for planning condition discharge purposes.

## 2.0 EVACUATION

---

### 2.1 Specification

##### 2.1.1

The British Standard 8300 compliant accessible room is directly at the top of the stairs on the first floor immediately adjacent to the safe refuge. The general provision for fire alarm and smoke management will comply with Parts B of the building and fire regulations providing warning of Fire outbreak through audible and visual alarm within rooms and circulation spaces. The Building regulation submission Specification **note 31** on drawing **21/SB/SPEC.01** (see extract below) and the refuge is also illustrated on **21/SB/201A**.

#### *DISABLED REFUGE*

*31. Disabled refuge as indicated with clear signage, to be provided with an emergency voice communication (EVC) system complying with BS 5839-9. It should consist of Type B outstations communicating with a master station located next to the fire detection and alarm panel and also connected using wireless technology to enable remote communication to a designated control centre, to be part of the buildings management strategy.*

##### 2.1.2

The drawing **21/SB/201A** is provided on page 3 together with the specifications sheet, page 4 associated with the drawings. Once the building is complete. A building management plan will include recommendations from fire risk assessment, carried out by a suitably qualified and experienced person to enable the confirmation of a safe and dignified evacuation of which a "Personal Emergency Egress Plan" (PEEP) This will be based on the principles of the latest edition of the guidance document published by the Department of Health Social Services and Public Safety "Fire Safety Law The Evacuation of Disabled People from Buildings". Guidance is also provided in HM government publications "fire safety risk assessment: Means of Escape for Disabled People". The PEEP will be prepared and submitted for approval by the

appropriate agency by a suitable qualified and experienced person to comply with the latest advice and regulation.

Rev A 22.09.21	SUP/section and structure conditioned
<b>TR Harris Design &amp; Surveying Services</b>	
559 Bayview Lane, Hunter, Middlebury, VT 05730	
www.tharrisdesign.com 802.365.9799	
PROJECT	
The Six Bells	
Duck Hill Road	
Ruisip	
HA4 7TP	
SCALE: 1:50 @ A4	DRAWING NO: 2100010A
DATE: July 2024	
Proposed First Floor Plan	



