

30th January 2026

17 Hillside Gardens, HA6 1RN
Alterations to the roof

Outline Fire Safety Strategy

1. The existing building is a detached two storey house in a residential use. The upper floor level is below the 4.5m height when measured from the adjacent surface level, allowing for an alternative escape route from upper floor through suitable egress windows.
2. Fire and rescue service pumping appliances can access the front of the house by driving along Hillside Gardens which is a public highway with unrestricted access.
3. It is expected that, in the event of a house fire, residents would exit the house towards the highway and move away from danger.
4. The house should be fitted with suitable fire alarms, smoke alarms and heat alarms, to be inspected by building control. Building control inspector may require an additional equipment, certification and or a separate fire report – the builder and the applicant should ensure compliance with relevant regulations.
5. Fire retardant materials to be used externally in areas within 1m from the boundaries, as required by building regulations.
6. Suitable egress windows to be provided in habitable rooms at 1st floor or an approved fire warning system to be installed.

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