

FIRE SAFETY STRATEGY

Site: 78 BEMPTON DRIVE, RUISLIP HA4 9AP

Proposal: Single Storey Rear Extension

The proposed development is a ground floor rear extension at 78 Bempton Drive, Ruislip.

The Fire Safety Strategy is drawn to reflect the requirement in the policy D12 of the London Plan (2021) on to the proposed development and is part of the submitted planning drawings.

Generally

The property is a End terrace two storey house with front and rear door access and egress. The rear door leads to a enclosed garden length in excess of 10M.

Means of escape and Fire Fighting

The property is served by Beverley road, with fire tender access outside the premises. The road is of sufficient width and this is the existing arrangement which is not affected by the proposals.

The proposed extension proposals will require building regulation application and as such issues of Means of Escape will be controlled.

Escape from the dwelling house is principally from the front door, however escape to the rear garden is possible as the depth of the garden is at least the height of the house. Refer also to Drg A101 and A202

The proposed extension would maintain rear door access and sufficient depth of garden for rear escape.

The front door is to remain as existing and the proposed extension would not affect the existing arrangement.

For a two storey dwelling there is no building regulation requirement to provide fire doors, however smoke detector and heat detector in kitchen will be provided.