

Project:

49-51 Camberwell Church Street
Camberwell
London
SE5 8TR

Clients:

Mohammed Rattanasey

Architect:

Aura Architecture

Proposed Fire Strategy

Description.

1. The project will be designed and constructed in accordance with the Building Regulations. This detailed design will be completed post planning and drawings will be submitted to Building Control for their pre site approval.
2. There are means of escape via exits. 3 exits to the main road (Camberwell Church St), 1 exit to the side road (Datchelor PI) and 1 exit into the rear garden.
3. The upper floors are accessible via 2 main staircases. This is the means of escape from the upper floors.
4. All doors to all habitable rooms on all floors will be (upgraded to) FD30s fire rated if they do not already achieve FD30.
5. Project will be issued with A Grade A fire detection system. Smoke detectors will be positioned within 3m of bedrooms and 7m of ground floor rooms. Smoke alarms to be detector/alarms and be interlinked on all floors. Minimum 300mm from light fittings. Detectors should be permanently wired to a separately fused circuit at the distribution board, with all wiring in accordance with current IEE regulations. Detectors to incorporate battery backup.

In relation to policy D12 below:

(A1a). Fire appliances may use Camberwell Church St and Datchelor PI to park next to the property.

(A1b). Assembly point will either be on Camberwell Church St at a safe distance location or in Datchelor PI at a safe distance location.

(A2) See above.

(A3). The proposed will use materials which will minimise the spread of flame. These materials will be submitted and approved by Building Control.

(A4). See above

(A5). This is for the property owner to provide and maintain.

Policy D12 Fire safety

- A** In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:
- 1) identify suitably positioned unobstructed outside space:
 - a) for fire appliances to be positioned on
 - b) appropriate for use as an evacuation assembly point
 - 2) are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures
 - 3) are constructed in an appropriate way to minimise the risk of fire spread
 - 4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users
 - 5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in

Notes:

1. Please treat this preliminary fire strategy as a draft.
2. This document is submitted at the request and for the purposes of planning only.
3. The final fire strategy will be developed further with the detailed post planning stage design and with Building Control.
4. AURA are only appointed for this project (as submitted to Planning) and by our clients noted above.
5. Subsequent applications or future proposed property alterations (by future owners or architects) will require a revised / updated fire strategy.