

FIRE STATEMENT FOR PLANNING APPLICATION

**49-53 Camberwell Church Street
London SE5 8TR**

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Introduction

This document has been prepared by Barry Kiddell MSc and checked by Henry Lloyd MRICS MCABE MIAS CbuildE, both of Staysafe UK) Ltd, River House, Edenbridge, Kent TN8 5AX

It is in response to the requirement of The London Plan – Spatial Development Strategy for Greater London of March 2021 that submissions should incorporate a Fire Statement, prepared by a 3rd party suitably qualified assessor, detailing how the risk from fire will be mitigated by addressing the requirements of Policy D12(A).

Description of the development

The proposal is for the erection of dormers and installation of rooflights; the creation of a roof terrace; and alterations to the existing hotel. The work is subject to the Building Regulations 2010 as amended and must therefore satisfy Requirements B1-B5 Fire Safety of Schedule 1 of those regulations.

Policy Requirement	Design Proposal
Policy D12(A)	
1. Identify suitably unobstructed outside space for:- a) fire appliances to be positioned b) use as an evacuation assembly point	The property is existing. The positioning of fire appliances and location of an evacuation assembly point will remain unchanged with the property having direct access to Camberwell Church Street and Datchelor Place.
2. Show appropriate features which reduce the risk of life and serious injury e.g. fire alarm systems; active fire safety systems	The property will have an automatic fire detection system with mains power and interlinked detectors. This will be full coverage in accordance with BS5839-1.
3. Show that the construction will minimise the risk of fire spread	The construction will satisfy the requirements of the Building Regulations

	<p>2010 as amended, including giving the appropriate Notices before and during construction.</p> <p>All elements of structure, including the external walls, floors and stairway enclosures will have 60 mins. fires resistance.</p> <p>The internal walls and ceilings will be plastered to reduce surface spread of flame. There will be no new openings which could allow the spread of fire to adjoining properties or over the external walls, and there will be no alteration to the external wall construction.</p> <p>Any contractors will be required to demonstrate that they will satisfy the appropriate fire and health & safety legislation during construction.</p>
4. Show that suitable and convenient means of escape is provided, and that there is an appropriate evacuation strategy	<p>The building will meet the criteria necessary to ensure that there is suitable provision for means of escape in case of fire for all persons.</p> <p>Automatic fire detection will alert occupants and the stairways will be enclosed with fire resisting doors to protect all escape routes to the final exits to a place of safety.</p> <p>Escape lighting will be installed in accordance with BS5266-1 and the appropriate exit signage in accordance with BS ISO 3864-1 and BS5499-4 will be provided.</p> <p>The stairways will be enclosed with fire resisting self-closing doors.</p> <p>The management will carry out and maintain a fire risk assessment to satisfy the requirements of the Regulatory Reform (Fire Safety) Order 2005 and devise and maintain a strategy to ensure the safe evacuation of all persons including staff, customers, and contractors and which includes all persons with a disability which limits their ability to escape without assistance.</p>
5. Show a robust evacuation strategy which can be periodically updated, and which all building users can have confidence in	Not applicable – see Appendix I, Table A1.1 of Fire Safety D12(A), London Plan Guidance.

6. Show suitable access and equipment for firefighting which is appropriate for the size and use of the development	Access for firefighting is directly available from the highway. The direct access into the property from Camberwell Church Street and Datchelor Place will be maintained.