

Planning Fire Safety Strategy – London Planning Policy D12(A)

LPA Reference No: TBC

Site address: 42 Stradella Road, Southwark, London, SE24 9HA

Proposal: The proposal is for a full refurbishment of the existing semi-detached house and the demolition of the rear outrigger to accommodate the new ground and first floor in a contemporary manner using largely traditional construction methods. It is also proposed to add skylights to the flat part of the existing main roof to provide more daylight to the top floor bedrooms. The side passage has been enclosed with a brick wall giving an additional degree of fire separation with a glass roof to provide a sheltered passage to the rear garden area.

This Statement addresses the following:

- Information on space provisions for fire appliances and assembly points.
- Information on passive and active safety measures.
- Information and data on construction products and materials.
- Information on means of escape and evacuation strategy.
- Information on access and equipment for firefighting.

The Fire Safety measures have been considered in the early design stage of this scheme and the proposal will meet Building Regulations and have an appropriate fire safety strategy.

The property forms one of a pair of large semi-detached houses on Stradella Road. The house is of typical format in the street, as are the immediate neighbours on both sides. Number 42 Stradella Road is occupied as a single family dwelling.

Access for fire appliances – 42 Stradella Road has easy access immediately from Stradella Road and it is considered that the existing provisions within the road are adequate for fire appliances as no changes to immediate access to the building are proposed.

Passive and active safety measures – The building will have fire compartmentation in place (staircase lobby acts as an escape route). The proposed fire doors enclose the fire escape route which has direct access from the staircase lobby to the main road. Hard wired smoke detectors will be installed to Building Regulations standards.

Construction products and materials – The house is largely original, constructed in a manner typical of the street. Brick is the predominant material, with decorative features such as bay windows- non-combustible materials. New construction is designed to largely match the range of already existing materials used

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within the fabric of the neighbouring extensions and is not considered as 'unusual' and meets the highest specification.

Escape and evacuation strategy – There will be no changes to the existing access to the building and an early fire detection system will be in place (smoke and heat detectors) along with the appropriate fire lobby. Assembly for occupants in the event of an emergency for this single dwelling house would be on the Stradella Road and form a part of the fire strategy on handover of the building.

Access and equipment for firefighting – Access for firefighting remains unchanged, directly from Stradella Road. Appropriate fire blankets and fire extinguishers will be provided in the Kitchen.

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