

Project No: 23-008

Address: 213 East Dulwich Grove, London, SE22 8SY

PLANNING FIRE SAFETY STRATEGY (PFSS)

The purposes of this statement is to demonstrate the development will meet the highest standards of fire safety, proportionate to the development. The following information has been considered:

1. Unobstructed outside space for:
 - a. Fire appliances to be positioned: 213 East Dulwich Grove is a detached house located to the North of Dulwich Village. East Dulwich Grove is well connected to the surrounding area



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- b. An evacuation assembly point: there is no designated fire assembly point, but the green area outside of JAP's would be appropriate
- 2. Demonstrate the building is 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.**
- a. The works will be designed in accordance with Part B of the Building regulations
- 3. Demonstrate that the building is constructed in an appropriate way to minimise the risk of fire spread**
- a. The works will be designed in accordance with Part B of the Building regulations
- 4. Provide suitable and convenient means of escape, and associated evacuation strategy for all building users**
- a. The works will be designed in accordance with Part B of the Building regulations to provide means of escape through a protected lobby off the main stairwell.
- 5. Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in**
- a. Escape from the property will be through the front door.
- 6. Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development**
- a. It is proposed to use fire blankets and fire extinguishers in the kitchen area.

The proposed works are of a residential nature and comply with the requirements of Policy D12 of the London Plan