

Our Project Ref. 2022-813

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SITE: 10 Carson Road, SE21 8HU

FIRE SAFETY STRATEGY

Architects: MITTELMAN ASSOCIATES LLP

28th November 23



Fire Safety:

Fire safety requirements will adhere to Part B of Schedule 1 Building Regulations. This includes means of escape, means of early warning, and fire spread. The proposed ground floor rear and glazed side infill extension are considered as minor development and will not increase the risk of fire starting within the building. There is currently loft floor and stair access in place. The staircase reconstructed and upgraded with a minimum fire rating of 30 minutes, mains connected fire detection system will be installed and any additional requirements determined Building Control. All fire safety within the building will need to comply with current regulations and agreed with Building Control prior to the start of the works. Building Control will certify the compliance of the works prior to completion and occupation.

Construction and Materials: Surface spread of flame classification to new wall and ceiling linings, shall not exceed class 3 to small rooms and class 1/0 to escape routes/large accommodation rooms over 4msq. All habitable rooms, to have 30-minute minimum fire rated door. Key circulation spaces and the stair, to be protected with 30-minute minimum fire resistant standard 2x layers of 12.5 plasterboard. A minimum of 30-minutes fire resistance to elements of structure (any, which support a floor load) will be provided.

Access: The property can be directly accessed via the front of the property, which can be accessed direct from the pavement of Carson Road. There is also generous access to the side of the property which will be retained and clear of obstruction.

In the case of emergency, on-street parking is available should emergency services such as Fire Tenders need to park within proximity allowing emergency vehicles to park less than 10 metres to the entrance of the property. Access to emergency services will remain as existing and not be impacted by the proposed development. Fire evacuation policy to be kept in a site location as agreed with the Client.

Assembly points for Evacuation: The pavement of Carson Road is identified as the primary assembly point for evacuation which can be accessed from the front and side entrance of the property – no change from the existing condition.

Fire appliances Storage: Handheld fire appliances such as fire blankets and hand-held fire extinguishers are to be stored in the Kitchen and storage areas.

The Fire Safety Strategy comprises of various active and passive fire safety measure such as follows:

Fire Alarm System: Mains operated and battery back-up smoke alarm detection system to BS EN 14604, and BS 5839-6:2019 to a least a Grade D category LD3 standard. Smoke alarms are to be situated in all circulation spaces, and on all levels. Mains operated and battery back-up heat detection to be located in the Kitchen.

Relevant Planning Policy:

- **London Plan Policy D12(A)**