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**Fire Safety Report for:
28 Dulwich Wood Avenue, SE19 1HD**

To comply with the requirements of Policy D12 of The London Plan 2021, fire safety provisions must be considered as part of all proposed developments.

The provisions provided are noted as follows:

Passive and active safety measures

1. Heat & Smoke Detection – the property will be provided with an interlinked mains power operated smoke detector system located within the entrance hallway, together with a heat detector in the kitchen, all in accordance with the requirements of BS 5446-2.
2. Fire Doors & Means of Escape – all habitable rooms will allow access to an escape window and doors opening onto the landings/hallway will be FD30 fire doors.

Information on space provisions for fire appliances and assembly points

Information on means of escape and evacuation strategy

Information on access and equipment for fire fighting

3. Place of Safety – the requirements of Policy D12 state that a development must have a suitably located outside space that can be used as an evacuation assembly point in the event of fire. The plan attached (drawing number D0017) indicates the location of this area at the front of the property.

Information and data on construction products and materials

4. Materials will be selected so that they accord with the standards from Building Regulations part B, in terms of prevention of combustion and fire spread.

Note on the competency of the author:

This statement has been prepared by Chris Scott Architects. Chris Scott is an experienced architect who specialises in the design and refurbishment of domestic buildings to a high standard. Chris Scott is ARB and RIBA registered, with sufficient experience and knowledge of the Building Regulations to write a Fire Safety Report for a project of this scale and complexity.