



MIALEX

Innovative Planning Solutions

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Dear George

Re: Planning Fire Strategy No 5 Dagmar Road

This Fire Strategy is submitted in support of a planning application (Ref 21/01032/FUL) at No 5 Dagmar Road, South Norwood SE25 6HZ.

The application relates to the demolition of the existing dwelling and construction of a new four storey building comprising 8 apartments with associated private and communal amenity space, refuse and cycle storage.

The matter of fire safety compliance is covered by Part B of the Building Regulations. However, to ensure that development proposals achieve the highest standards of fire safety, reducing risk to life, minimising the risk of fire spread, and providing suitable and convenient means of escape which all building users can have confidence in, it is recommended that applicants should consider issues of fire safety before building control application stage.

The key issues (and how the proposed development has taken these into account) are summarised below:

- Applicants should demonstrate on a site plan that space has been identified for the appropriate positioning of fire appliances. These spaces should be kept clear of obstructions and conflicting uses which could result in the space not being available for its intended use in the future.

There is space at street level on Dagmar Road in accordance with Part L of the Building Regulations. This has been further demonstrated on the enclosed fire strategy plan drawing.

- Applicants should also show on a site plan appropriate evacuation assembly points. These spaces should be positioned to ensure the safety of people using them in an evacuation situation.

The evacuation point will be the pavement to the front elevation of the building as demonstrated on the fire strategy plan drawing.

- Developments, their floor layouts and cores need to be planned around issues of fire safety and a robust strategy for evacuation from the outset, embedding and integrating a suitable strategy and relevant design features at the earliest possible stage, rather than features or products being applied to pre-determined developments which could result in less successful schemes which fail to achieve the highest standards of fire safety. This is of particular importance in blocks of flats, as building users and residents may be less familiar with evacuation procedures.

This has been considered from the outset of the design process as demonstrated by the enclosed fire strategy plan.

- Suitable suppression systems (such as sprinklers) installed in buildings can reduce the risk to life and significantly reduce the degree of damage caused by fire, and should be explored at an early stage of building design.

This has also been considered from the outset of the design process as demonstrated by the enclosed fire strategy plan.

- The provision of stair cores which are suitably sized, provided in sufficient numbers and designed with appropriate features to allow simultaneous evacuation should also be explored at an early stage and provided wherever possible.

Please see the enclosed fire strategy plan which details all stair core sizes and their suitability for evacuation purposes.

Next Steps

We look forward to receiving confirmation of receipt and registration of the application, however, in the meantime if you require any further information or have any queries in respect of the submitted documentation, please contact the undersigned in the first instance.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Harry Johnson', with a stylized flourish at the end.

Harry Johnson

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Planner

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