

Fire Strategy Statement

This Fire Strategy Statement has been prepared to support the accompanying planning application for the erection of two no. two-storey, three-bedroom dwellings with associated parking at 50 Sycamore Avenue, Sidcup, Kent, DA15 8PL.

The provisions for escape and fire protection have been considered for the proposed development in line with Policy D12(A) of the London Plan (2021).

This Fire Safety Statement should be read in conjunction with the submitted planning drawings.

Space provisions for fire appliances and assembly points

In the event of a fire, the assembly point would be located at the junction between the access road serving the site and its junction with Sycamore Avenue. This would be located a sufficient distance from the dwellings to afford protection from heat and smoke. The access road immediately to the north of the site would provide an unobstructed outside space for access by fire appliances directly from the street.

Information on passive and active safety measures

The two proposed dwellings would be protected by a fire sprinkler suppression system, interlinked mains operated fire alarm systems (with back up battery supply) on both floors, together with the provision of smoke and carbon monoxide detectors in the kitchen. The system would be installed in accordance with Part B of the Approved building regulation documents.

Construction products and materials

The external cavity walls will be constructed of facing bricks and concrete blocks, fully filled with incombustible insulation. The floors will have a minimum of 30 min. fire resistance. The internal partition will be drywall construction with incombustible

insulation. The party wall separating the two residential units will be a min. 60-minute fire-resisting structure.

All penetrations for pipes, ventilation ducts, flues, wires etc. will be fire-stopped with non-combustible seals. All materials for external finishes to the proposal will be non-combustible.

Means of escape and evacuation strategy

In the event of a fire, there would be two possible means of escape at ground floor level. These are the front door and the doors within the rear elevation of each property leading to the garden. The evacuation strategy would consist of residents reacting to the fire alarm and making their way by the means of escape to the assembly point outside the buildings.