

Fire Safety Statement

Site Address:

**Sir Robert Peel Public House
7 Langdale Close
London
SE17 3UF**

Revised

Proposal: For the retention of the extension of the rear facing dormer to create additional habitable space within the loft area, and the retention of the ground floor partition wall to create a protected passage from the above dwelling to the outside.

This Fire Safety Statement is produced to fulfil the requirements of Policy D12 of the London Plan, as adopted March 2021.

Section A of the policy states, “in the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety.”

Taking each requirement in turn.

1) Identify suitably positioned unobstructed outside space:

- a) for fire appliances to be positioned on, and.
- b) appropriate for use as an evacuation assembly point

The property is 3 storeys with no front garden and a small courtyard to the rear at 7 Langdale Close, London, SE17 3UF. The site is a semi-detached public house with habitable ancillary dwelling above.

The street scene is characterised by an open space to the left of the property and a large housing estate to the right and rear of the property.

See drawing 11291/301/P1 for assembly points and positioning of fire appliance.

2) The development 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.

The development will be constructed in line with current building regulations on fire safety.

3) The development is constructed in an appropriate way to minimise the risk of fire spread.

All other materials for the proposed development would be selected to the relevant fire safety standards as set by building regulations.

4) Provide suitable and convenient means of escape, and associated evacuation strategy for all building users.

The proposed development affords the same opportunities for evacuation in the event of a fire as the existing dwelling. The design of the internal layout and the stairwell and landing areas make for a better connection between internal and external.

- 5) **Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence.**

Fire procedures are to be clearly displayed and all fire exits are to have illuminated sign above, all assembly points are to be clearly identified.

6) Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

Fire blankets and extinguishers will be used in line with requirements for single family dwellings, and in accordance with requirements for a public house.

Fire Safety Policy Criteria as per the London Plan D12(A)

1(a) Fire Appliances and Means of Access.

Refer to drawing 11291/301/P1 site plan & 11291/410/P1, 11291/411/P1 & 11291/412/P1 floor plans for means of access for fire brigade. The hall, landings, stairwell, and ground floor corridor are a protected means of escape.

2) Appropriate features to reduce risk to life

The ground floor doors to be used as a means of escape, also the first-floor reception room is to have an escape type window.

3) Appropriate features to reduce risk of fire spread

The house will comply with Part B to reduce the risk of fire spreading.

(4) & (5) Means of escape / evacuation strategy

Means of escape from protected stairwell and corridor to the front door and to the road.

(6) Fire Fighting Equipment

The client is advised to keep a Home Fire Safety Pack in the OM manual. All residents should be aware of the location of fire and smoke/ heat detector equipment.