

Fire Safety Statement

11 Criffel Avenue, London SW2 4AY

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1.0 Introduction

This supplementary document supports a householder application submitted to Lambeth Council, undertaken by dRAW Architecture. This for the development proposals at 11 Criffel Avenue requiring permission for internal remodeling and rear extension. This Fire Safety Statement should be read in conjunction with all supporting documents and drawings within the referenced planning application.

This document has been prepared in line with the London Plan 2021 - Policy D12 (A) & D5. The following fire safety features are proposed to achieve the highest standards of fire safety.

2.0 Fire Assembly Points

As part of Policy D12 of the London Plan 2021 it states the development must have suitably positioned external space that can be appropriately used as an evacuation assembly point.

It is recommended that an assembly point should be specified and located outside the property, allowing a safe distance from the property in the event of a fire. The assembly point is placed outside the front of the 11 Criffel Avenue property, allowing a safe distance from the property in the event of a fire. A secondary escape route is situated in the rear garden if the main means of escape is inaccessible.

3.0 Means of Escape

The means of escape route for the proposed extensions will follow the rest of the dwelling floors. This being down the main protected stairway and towards either the front entrance or the first stairway.

4.0 Smoke & Carbon Monoxide Detectors / Alarms

The property will be fitted with new smoke, heat and carbon monoxide detectors, in line with the current Building Control requirements. These locations will be checked by an approved building control inspector to comply with the current building regulations.

Each new habitable room will be fitted with multi sensor alarms, these alarms contain two separate sensing elements – optical and heat detection and from this monitors two different by-products of fire smoke and heat. All equipment will be installed by a qualified and professional electrician.

5.0 Fire Doors

The property will also be fitted with appropriately rated fire doors in all corridors and rooms as recommended by an approved building control inspector to comply with the current building regulations. This will ensure that a protected escape route can be maintained to the front door.

6.0 Firefighting

The main access for firefighting is via the front entrance of the property which is to remain as existing. The proposed works do not alter the access to the property from the street and it will be possible for the fire appliances to be used near and within the building. The main internal circulation routes through the property will remain as per the existing and will allow fire services unburdened access to the entirety of the dwelling.

7.0 Building Regulations

Detailed plans will be agreed and signed off in writing with an approved Building Inspector prior to implementation.

8.0 Materials

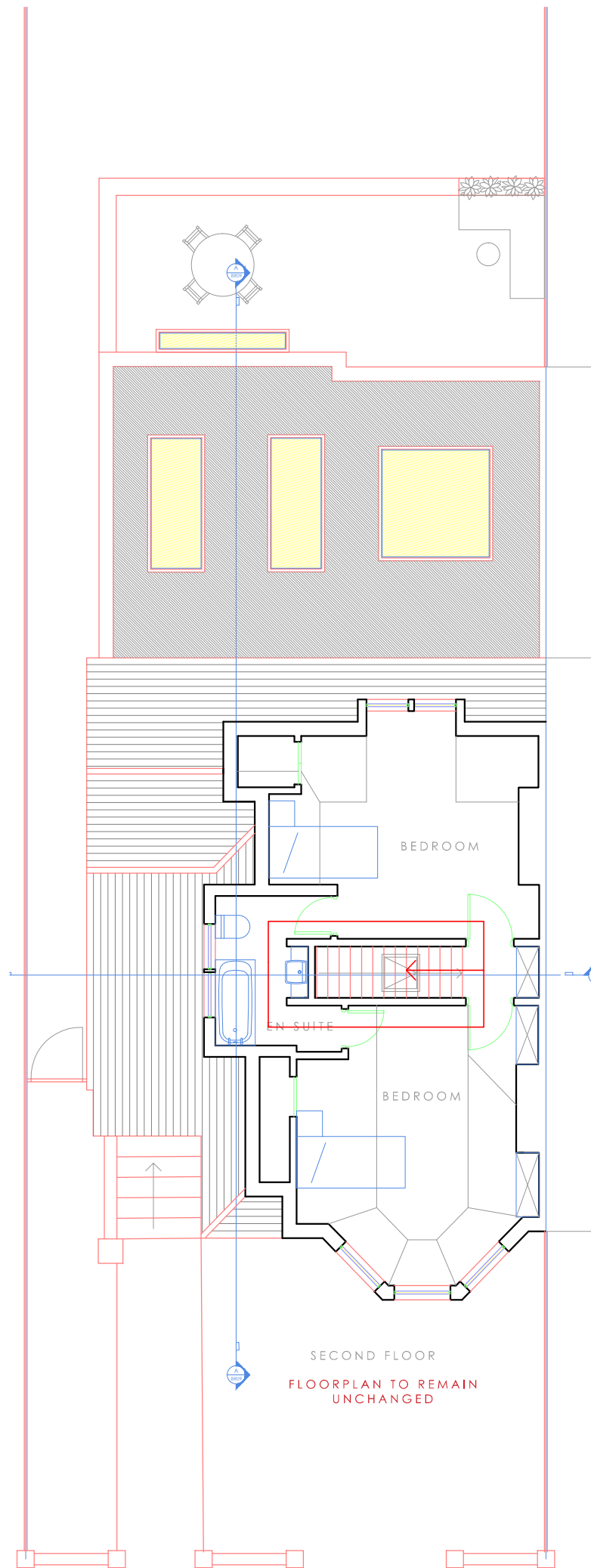
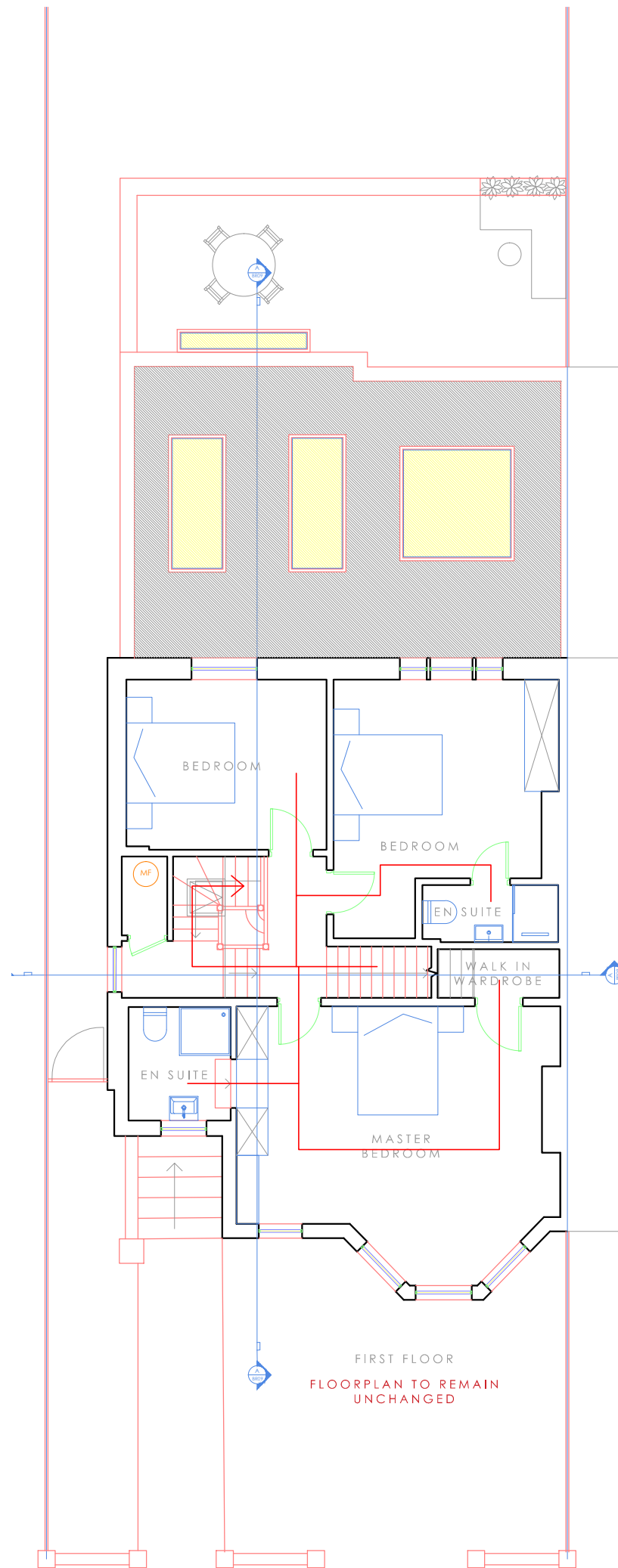
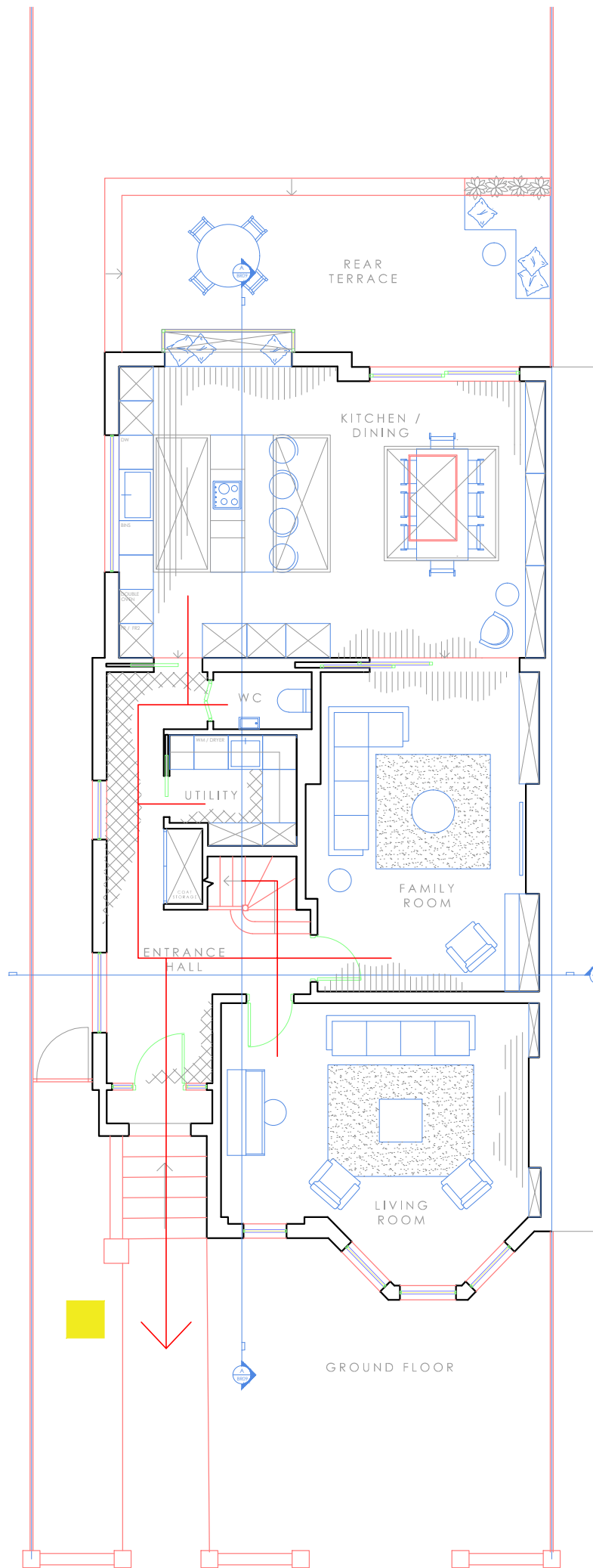
All materials used will be fit for purpose and aligned to be certified for the latest legislation.

9.0 Floor Plan Diagrams

Dimensions to be verified on site. Only figured dimensions to be used and any discrepancies in dimensions are to be reported to the architect. No dimensions are to be scaled from printed drawings. Any areas indicated on this drawing are for guidance only. No responsibility is take for their accuracy.

— Fire Escape Route

■ Assembly Point



revision. date. amendment.

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proj:

dwg: Ground, First & Second Floor Plan

dwg. type: Fire Safety

dwg. status:

drawn by **HZ** checked by approved by
scale **1:100** size **A3** date **27/02/2024**
job number **165.8** drawing number **206** revision

Dimensions to be verified on site. Only figured dimensions to be used and any discrepancies in dimensions are to be reported to the architect. No dimensions are to be scaled from printed drawings. Any areas indicated on this drawing are for guidance only. No responsibility is take for their accuracy.