

## Fire Safety Statement

24a Fellbrigg Road

SE22 9HH

17.04.2021

This Fire Safety Statement has been prepared to support the accompanying planning application for 29a Rosedene Avenue. It is an indicative fire strategy that has been issued in response to the New London Plan policy D12 part A.

*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 and ensure that they:*

- 1) identify suitably positioned unobstructed outside space:
  - a) for fire appliances to be positioned on
  - b) appropriate for use as an evacuation assembly point



As shown in the photograph above, sufficient unobstructed space is available outside the front of the property on Fellbrigg Road, that is considered suitable to position fire appliances. Houses along this road have ample off-street parking, so parking on-street is available.

The pavement to the front of building can be utilised as an evacuation assembly point. Also included is a site plan showing suitable locations for fire appliances and evacuation assembly points.



*2) are 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*

Measures incorporated into the scheme to reduce the risk to life and serious injury in the event of a fire include the installation of smoke alarms and appropriate heat detection. The building works will comply with appropriate building regulation standards.

*3) are constructed in an appropriate way to minimise the risk of fire spread*

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

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

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

The building will be designed to satisfy the contemporary version of the Building Regulations Part:B for fire safety. This will incorporate safe measures for fire detection, means of warning occupants, means of escape, means of control of a fire.