

FIRE SAFETY STRATEGY

In support of the planning application
for a loft conversion to

37 Archdale Road

London

SE22 9HL



To be read in conjunction
with the drawings ref:
2024/03/04/007
submitted with this
application.

1. Space provisions for fire appliances and assembly points

- (a) Fire appliances (fire extinguisher and fire blanket) will be stored in the kitchen of the property. A designated cupboard will be used for this purpose.
- (b) A position will be identified outside of the property in an unobstructed space, a safe distance from the property and appropriate for use as an evacuation assembly point. It is recommended that the assembly point be located beyond the control of the property to provide a safe distance from the property in the event of a fire.

(See the diagram on the following page for the location).

2. Passive and active safety measures

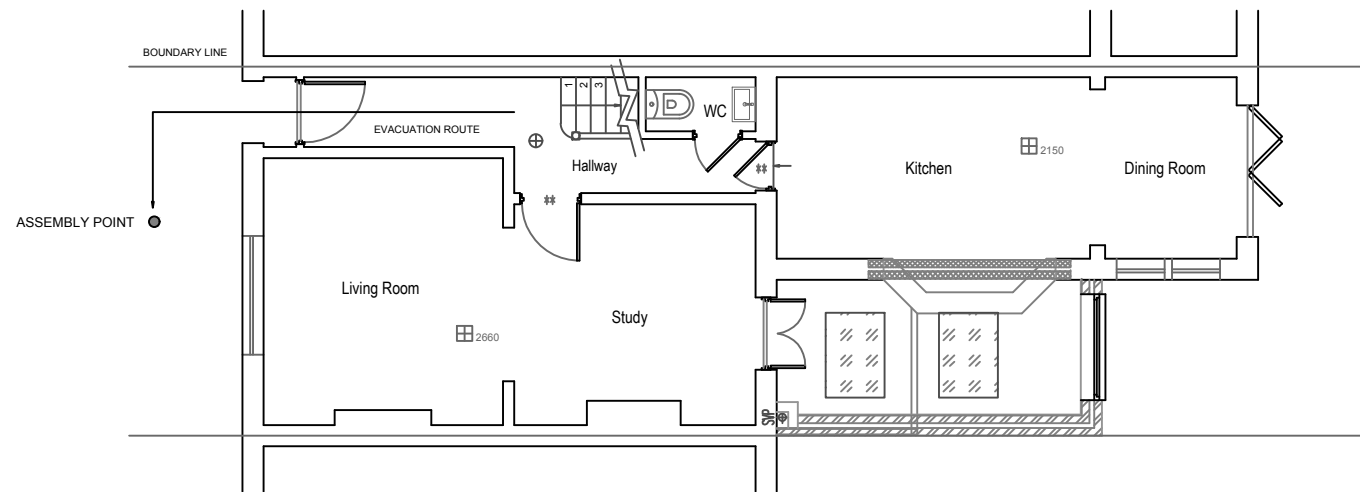
- (a) Means of Escape (Protected Stairway)
(New floor above 4.5m) The upper floors should be served by a protected stairway (protected at all levels) which should either:
 - (i) extend to a final exit i.e., an external door; or
 - (ii) give access to at least two escape routes at ground floor level, each delivering to final exits and separated from each other by fire resisting construction and fire doors.
 - (iii) Install an automatic electronically controlled smoke alarm and fire detection system, interlinked with a battery back-up at all landings and within habitable areas. Install 12.5mm 'Fireline' plaster board to exposed side of the 100mm studwork around landings. Soffit of staircase to be lined with one layer of 12.5mm thick Fireline plaster board with all joints sealed and taped to achieve a 30-minute fire protection.
 - (iv) The property will also be fitted with carbon monoxide detectors and all locations will be checked by an approved building control inspector for compliance with the current building regulations.
 - (v) Ceilings and walls with steel structure will be closed with fire rated plasterboard rated to one hour minimum as per building regulations.

- 3. **Information and data on construction products and materials** This information is not yet known. All works and materials will be inspected by an approved building control inspector.

4. Information on access and equipment for firefighting

The main access for firefighting is via the front elevation of the property which should remain as per the original design. The current proposed works do not alter the access to the property from the street, and it will be possible for 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 unincumbered access to the entirety of the property for the completion of their tasks.



PROPOSED GROUND FLOOR PLAN
SCALE 1:50