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London Borough of Haringey
Planning, Regeneration & Economy,
Level 6, River Park House,
225 High Road,
Wood Green,
N22 8HQ

23rd November 2023

Our Ref: 17WR/FS/2.01

Dear Sirs

Re: RESUBMISSION - Planning Fire Safety Strategy - Accompanying Planning Application For Proposed 3M Ground Floor Rear Extension At 17 Whitley Road London N17 6JR 6M.

The following statement outlines the necessary fire safety measures that the proposed development incorporates, in accordance with the Mayor's London Plan Policy D12.

The proposal is a minor development and consists of an existing terraced dwelling, located on a flat site, with proposal for a ground floor rear extension. The following is the Planning Fire Safety Strategy for the dwelling in line with Policy D12 (A) of the London Plan.

In line with the requirements and the building Regulations and the Fire Regulatory Order, the dwelling has a passive fire detection system where all habitable rooms and rooms off the corridor / landing will have a 30 minute fire door (FD30). This applies to the kitchen as well. The separating walls between rooms are also constructed of fire rated blockwork.

The dwelling has Active fire protection system which is an interlinked mains operated smoke detector on each landing level with a battery backup. As the property is a terraced, there is no access from the front or the rear of the premises. As per the site and block plans submitted, there is also a large rear garden which can be used as an assembly point of required. There is also sufficient room at the front of the premises for fire fighting equipment.

The above points are summarised under the following criteria:

Criteria 1 - Information on space provisions for fire appliances and assembly points:

The proposed development does not change the ability of the fire and rescue services to attend the site and position fire appliances. The existing access routes from Whitley Road (via the front of the property) remain the same. Entry and exit to the property are obtained through the existing main entrance at the front. The new proposal allows for retention of the primary means of escape to the front garden, as is the case with the existing. In the event of a fire, residents can evacuate the property to the main route of escape. The proposed assembly point will be the large sidewalk as opposed to the confined rear garden.

Criteria 2 Information on passive and active fire safety measures designed to reduce the risk to life and the risk of serious injury in the event of a fire:

Passive measures include the proposal of FD30 rated fire doors to all habitable rooms off the hallway enclosure. The compartmentalized internal layout of the proposal contributes to the prevention of fire spread. Active measures include the proposal of a heat detector to the kitchen, linked via mains to smoke detectors proposed to all hallways. Heat and smoke detectors will conform to the current BS and BS EN in accordance with Approved Document B.

Criteria 3 Information on construction products and materials to minimise the risk of fire spread:

Building materials will be in accordance with Part B of the Building Regulations and construction methods will be carried out using suitable fire control measures. The proposed construction methods do not impact the fire safety of neighbouring buildings. Fire-rated plasterboard will be used where applicable to prevent the spread of fire to them.

Criteria 4 Information on means of escape and evacuation strategy:

The primary means of escape from the upper floor is via the existing staircase enclosure and the property's front entrance. The additional secondary escape from the upper floor is via the rear. The existing staircase and hallway enclosure remains fire protected in accordance with Approved Document B of the Building Regulation. The secondary means of escape from the first floor is via the first floor room windows. All habitable rooms of the staircase enclosure are to have FD30 Fire Rated doors.

Criteria 6 Information on access and equipment for fire fighting:

Fire and rescue services will gain emergency access into the property from the existing front door. This applies during both the temporary construction phase and permanent occupation phase. Access to an adequate fire fighting water supply will be obtained from existing facilities.

I trust that this is sufficient for you to register the application and recommend planning approval, subject to the usual conditions. Should you have any query, please do not hesitate to contact me at the above.

Yours Sincerely



Richard A. Bowen
For & on behalf of RIBO Associates Ltd