

Dear Sir or Madam,

Ref: Planning Fire Safety Strategy

Magri Williams has prepared this Planning Fire Safety Strategy on behalf of our clients. The document is to support the planning application and should be read in conjunction with the proposed drawings.

Policy D12(A) of the London Plan (2021) requires all development proposals to achieve the highest standards of fire safety. The proposed application is a Householder and in line with this, we will communicate compliance with Policy D12(A)(1-4 + 6).

The purpose of this report is not to demonstrate compliance with Part B of the Building Regulations, as this will be done during stage 04, but to demonstrate that the proposed development incorporates the highest standards of fire safety relevant to our current work stage 03.

Project Details :

Site Address	51 Roslyn Road, London, N15 5JB
LPA	Haringey
Application:	Householder Planning Permission
Planning ref:	PP-11836503

Please direct any queries to Alice Williams at alice@magriwilliams.co.uk or 07717 837226.

Yours sincerely,
Alice Williams
BA(Hons), PgDip, ARB

D12(A) - Criteria 1

Identify suitable positioned unobstructed outside space for (a) Fire Appliances, and (b) evacuation assembly point:

As part of the proposed works, no works to the front of the site are being undertaken, so access will remain as per the current condition. Item A will be undertaken at the front of the building on the main road and item B will utilise the pavement.

D12(A) - Criteria 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

A mains-operated hard-wired and interlinked smoke detector system will be installed within the hallway and a heat detector in the kitchen area. They will each have a battery backup. Fire detection system to be in accordance with BS 5839-6.

D12(A) - Criteria 3

Are constructed in an appropriate way to minimise the risk of fire spread.

All new proposed walls and doors around the stairwell/ hallway will be constructed to achieve 30 minutes fire resistance. All new steel work elements supporting floors will be fire rated to achieve 60 minutes fire resistance.

D12(A) - Criteria 4

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

A protected escape route will be achieved by protecting the stairwell and hallway which leads to the primary entrance/exit. Due to the minor nature of the proposed works and scale of the existing building, an evacuation strategy is not required.

D12(A) - Criteria 6

Provide suitable access and equipment for fire fighting which is appropriate for the size and use of the development

Access to the property will be from the main road, suitable for a property of this size. An adequate mains water supply is available.