

7 Ennis Road London N4 3HD

# FIRE SAFETY STRATEGY

---

Erection of double-storey front bay window extension, installation of new windows and entrance door to replace existing on the front elevation together with new brickwork to the front facade.

*Householder development*

## POLICY D12 FIRE SAFETY OF THE NEW LONDON PLAN (2021)

1. The proposed development will not result in any changes to the existing building entrance; emergency egress will continue to be via the front, street-facing entrance doors.
2. The proposed development will not result in a material change of use or the creation of additional planning units.
3. Fire brigade vehicles can be stationed directly in front of the property in the event of a fire.
4. The proposed internal reconfiguration will comply with the requirements of Approved Document B (Fire Safety) of the Building Regulations.
5. FD30 doors are to be fitted to every habitable room. The applicant would prefer the kitchen and living areas not to be separated from the hallway/stairwell; the purpose of this arrangement is to create a more open sense of space. Compliance with Building Regulations Approved Part B ('Fire Safety') would be achieved through the use of a fire suppression system (e.g. partial or full coverage sprinkler system) coupled with a fire engineer's report (to be assessed by the appointed Building Control Body at the time of completion or after the submission of a Building Regulations Application).

6. In the event that the fire suppression system is not feasible, viable or no longer desirable after the grant of planning permission, additional fire doors and partition walls can be constructed to create a projected hallway (leading to the final exist at the building entrance) which would be directly accessible from every habitable room. Such internal alterations would not amount to development under the Town and Country Planning Act 1990 and would therefore be under the purview of the appointed Building Control Body *only* (i.e. outside the scope of development control in absence of a material change of use).
7. Other fire safety measures will be considered in accordance with guidance on fire safety issued by the Chartered Institute of Environmental Health and The Chief Fire Officers Association.