



Homes Design Ltd
40 WISE LANE
MILL HILL
LONDON NW7 2RE
Mobile: 07946 872 537
Email: info@homesdesignltd.co.uk
website: www.homesdesignltd.co.uk

London Borough of Haringey
planning Department
River Park House, 225 High Rd
London N22 8HQ

Date: 01/03/2023

Re: first floor side extension over existing garage to single dwelling residential house.

Project: 24 Grange Road LONDON N6 4AP.

Dear Sirs:

The proposed planning application is for first floor side extension to single dwelling of detached house inside a residential street which has other properties with similar extensions. The proposal are in keeping with immediate neighbours in the street.

The proposed roof extension is formed as subordinate and set below main roof structure to comply with planning policies. Subsequently the first floor side extension to be set back from main front elevation and also set away from side boundary line by 1m to meet policies compliance. The site is located with Highgate conservation areas and such proposal is in line with conservation design policies set within Haringey Core Planning Strategy.

The proposed rear extension are designed to replicate immediate adjoining properties which benefit from identical schemes extensions. The scheme designed to avoid impact to immediate adjoining premises as the neighbouring block of flats adjoining the side boundary is confirmed as parking areas to their premises and therefore such development will not impact the amenity of adjoining sites and privacy. The applicant is the owner of single dwelling terrace house. Please see attached copies of relative drawings with forms & fee for the proposed works. We hope the information provided is satisfactory and should you have any queries please do not hesitate to contact us.

The proposal for extension of the development require FIRE STRATEGY STAMENT to meet Council's planning requirement - of the London Plan D12A now requires all development proposals to achieve the highest standard of fire safety and requires submissions to demonstrate 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*
- 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*
- 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*

We are writing with respect to above application that was submitted with above given reference and requiring fire safety strategy relevant to extensions will requiring the proposal FIRE STRATEGY STAMENT which is scheduled below to meet Council's planning requirement. In accordance with outlined planning policy the scheme provides the following compliance:

- 1- The site is a detached single dwelling building at residential street: Grange Avenue. The site benefits from vehicle access from front drop curb which form parking areas to house and access to private garage to car parking areas. The proposal for extensions to single dwelling house as existing residential unit designed to meet local planning policies.
- 2- The internal areas are designed to all floor to create as a residential house within compartment lobby to each floor to meet building regulations part-B
- 3- The building is less than 11m above ground level and do not require sprinkler system under amended Fire Regulation Part-B.
- 4- The internal stairs indicated clearly on plans and also providing full 30-minutes lobby from each floor to meet Part-B of fire regulations.

- 5- The proposed plans clearly indicate natural ventilation manual openable windows above top of central stairs as means of natural ventilation to meet fire regulations.
- 6- The structural elements to building to have 1-hour fire rating protection.
- 7- The internal light fitting and ducting to have 30minutes fire rating
- 8- The windows to all bedrooms to have 90-degree hinge and opening of 850mm to meet FIRE regulations part-B compliance.
- 9- As per proposed fire compliance plan to all proposed levels clearly indicating all internal habitable doors to be Fire Rated (FD30s) of ½ hour with 3-hinges and smoke strip to meet part-B of Building regulations.
- 10- The fire compliance plan indicate all internal levels to meet fire regulations. The stair to central part of premises is designed as compartmented within fire rated closure of half hour as per specified detail.
- 11- The premises is benefiting from 2nd means of fire escape is noted as exit doors via side amenity gap leading to front driveway which permits means of exit to public highway.
- 12- The plan also refers to flank wall area over internal stairs to have openable window for natural ventilation as compliance with fire regulation
- 13- The units have been designed with fire compartment compliance by means of fire rated internal corridor or fire lobby to meet part-B
- 14- The designated units to benefit with smoke and heat detector alarms clearly noted on the proposed plan.

We hope the information provided is satisfactory and should you have any queries please do not hesitate to contact us.

Yours truly,



R. Lakani
Director