

London Plan Policy 12A 'Fire Safety Statement'

RE: 31a Riverside Road, London, N15 6DA

1. This Statement is the London Plan Policy 12A 'Fire Safety Statement' prepared pursuant to the Guidance on Policy Criteria for London Plan policy D12(A) issued by the Mayor for London¹ and to demonstrate that the development has met the highest standards of fire safety, proportionate to the development, which in this case involves the 'Demolition of existing single storey dwelling and construction of two storey plus basement to an end of terrace property' at 31a Riverside Road, London, N15 6DA in the London Borough of Haringey.

2. The following information is provided to address the requirements:

2.1) Identify suitably positioned unobstructed outside space for:

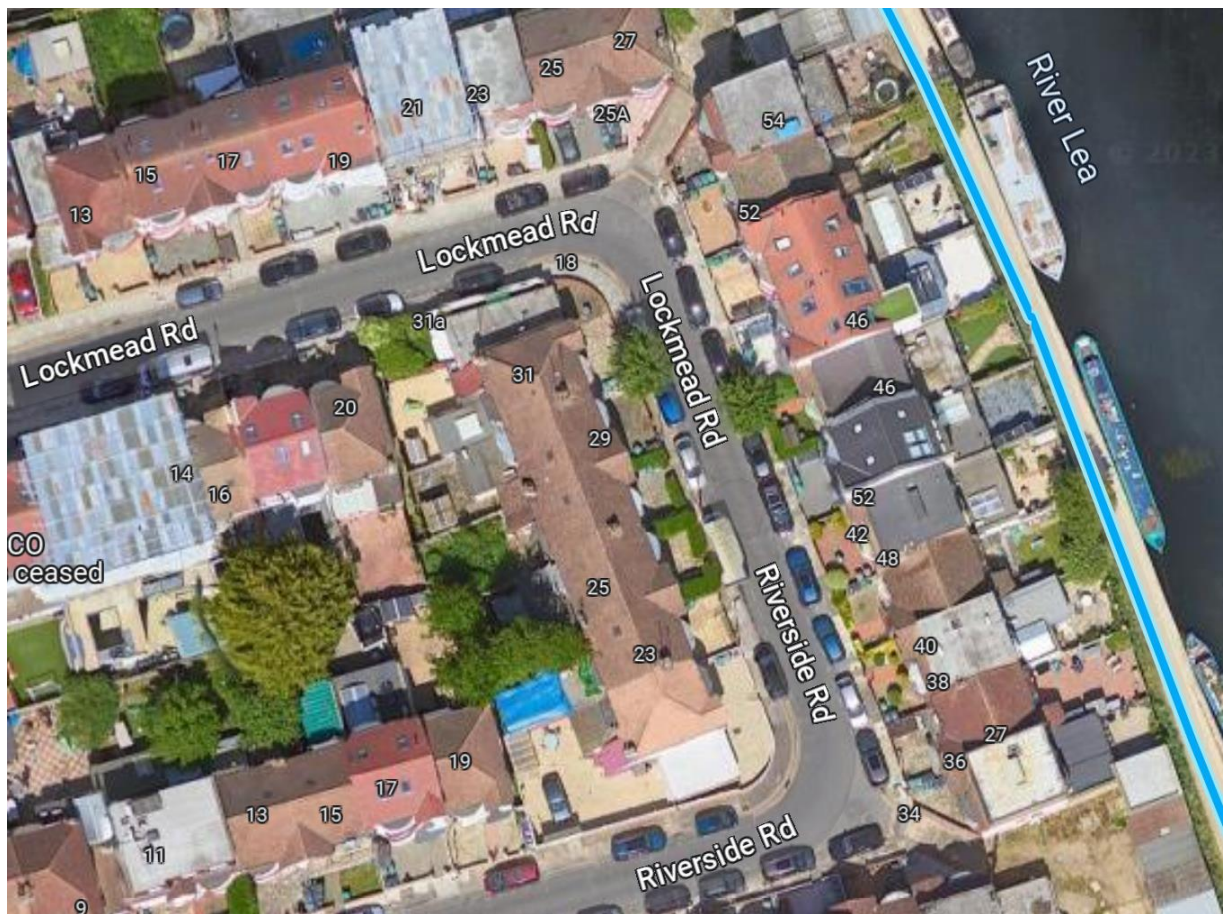
a. fire appliances to be positioned on

The proposed development is located at the junction of Riverside Road and Lockmead Road as the following OS Extract confirms:



¹ Greater London Authority, March 2021

The following google map extract confirms that standing space exists within the adjacent public highway for a fire appliance to be positioned to access the development:



b. appropriate for use as an evacuation assembly point

The public footpaths adjacent to and accessible from the proposed development provide an adequate evacuation assembly point during both the construction and operational stages.

The following extract from the ground floor plan included in section 2.4 below shows the evacuation route from the proposed dwelling together with the initial assembly point.

2. 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 number of measures are proposed:

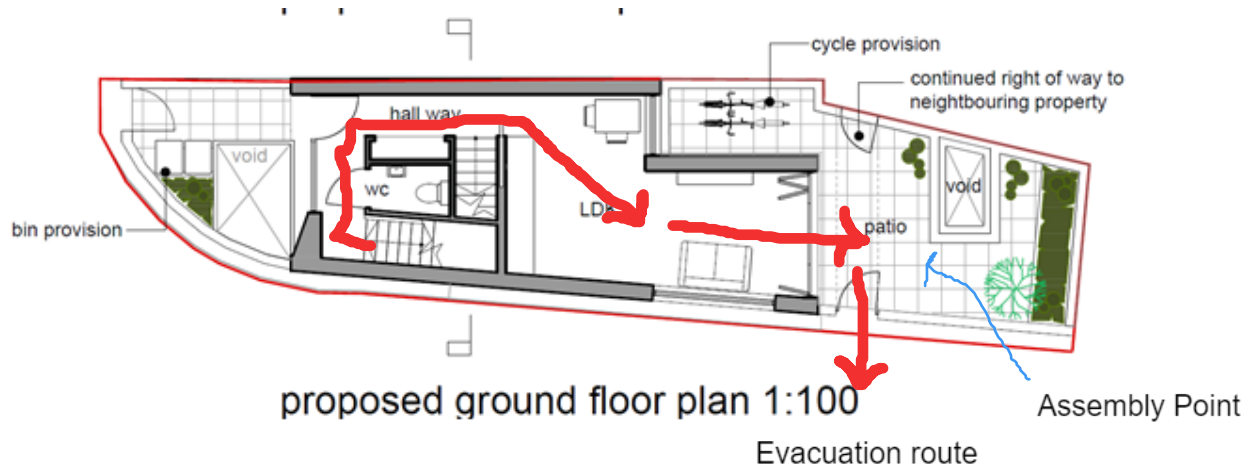
- a. Smoke alarms will be installed outside each sleeping area and in each sleeping area.
- b. Fire extinguisher and fire blanket will be provided in the kitchen area.
- c. An escape plan will be proposed to allow an evacuation route in the event of fire and discussed with the occupants.

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

The proposed new dwelling is to be constructed of traditional materials – brick with cladding. All building material, fire containment, protection to structure and fire ratings to fittings/fixtures will be compliant with Part B of the building regulations and BS 9999. All internal doors connected with the staircase, lobby and corridor will be upgraded to F30 doors, all internal walls and floors will be fitted with additional insulation, which will ensure at least 30mins fire resistance.

2. 4) Provide suitable and convenient means of escape, and associated evacuation strategy for all building users

The following extract from the proposed ground floor plan identifies the evacuation route and assembly point for occupants:



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Managing Director
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