

48 Yeatman Road

Planning Fire Safety Strategy

48 Yeatman Road

London

N6 4DT

September 2023

This document has been provided in support of a planning application submitted to the London Borough of Haringey by

Omar Sherif Architecture

Introduction:

This statement deals with fire risk assessment for the intended development of the property at 48 Yeatman Road, London N6 4DT. This statement has been prepared by Omar Sherif Architecture LTD who is acting as planning agent on behalf of the freeholder. The author has adequate level of competence to write the statement as set out in sec. 2.4 of the Fire Safety D12 London Plan Guidance.

Methodology:

This report has been prepared based on the current London Pre-consultation Draft Guidance in relation to fire safety. This statement should be read in conjunction with the submitted drawings (48YMR-Existing_and_proposed_drawings).

Assessment:

The proposed development relates to the construction of hip to gable roof extension with a dormer extension in the rear roof slope, the construction of a rear ground floor extension, and the demolition of the existing garage and the construction of a ground floor side extension.

The following table demonstrates compliance with the D12 policy criteria:

Policy criteria	Compliance
1) Suitably positioned unobstructed outside space for: a. Fire appliances b. Appropriate for use as an excavation assembly point	The layout of the property will continue to ensure unobstructed access for fire appliances. a. The front of the property can be a suitable stopping location for fire appliances during emergencies. b. There are 2 evacuation points: the first will be to front of the property via a protected escape route which is compliant to building regs (Approved document B); the second will be to the rear garden which leads to side path leading to Yeatman Road.
2) Features to reduce risk of fire spread	The proposal will maintain the already existing protected enclosed stairwell which will continue to be the escape route for the upper floors, with fire rated doors, and a fire detection/alarm system to comply with approved document B (mains operated with battery backup, hard wired and interlinked).
3) Constructed to minimise the risk of fire spread	The external surfaces of external walls will not be altered. The external walls of the proposed extensions will be class B S3 or better. Approved fire rated boards will be used in the side cheek of the dormer wall adjacent to the neighbouring property.
4) Provide suitable and convenient means of escape, and associated evacuation strategy for all building users	A suitable and convenient escape route is provided to all habitable rooms on the first and loft floors via a fire protected escape route leading to the street via the main entrance, compliant with building regulations. The ground floor has an additional escape route to the rear garden leading to the external side path. The proposal does not have an evacuations strategy given the minor nature of the development and the small scale of the property.
5) Robust strategy for evacuation	
6) Suitable access and equipment for firefighting appropriate for the size and use of the development	The scale of the proposed development is minor, and the dwelling will continue to have the same entrance/egress via the front entrance and the rear garden leading to the rear path. The site has access to mains water.