



Fire Statement 21A Jacksons Lane N6 5SR

BACKGROUND / CONTEXT

21A Jacksons Lane is the lower ground floor flat at 21 Jacksons Lane, a four-storey, mid-terrace Victorian house to the East end of the synonymous residential street in Highgate. The house is a short 3-minute walk from Highgate Underground station, it is located within the Highgate Conservation Area (HCA) and is not a listed property.

PROPOSAL

The proposal is to install three external roller shutters to the front bay window of the lower ground floor flat, hidden from public view, together with a collapsible awning to the rear elevation of the lower ground floor rear extension.

All the below are in compliance with building regulations and Policy D12(A):

1a - There is unobstructed outside space at the entrance to the property and a public road where fire appliances can be positioned.

1b - The area at the front of the property will be a natural evacuation assembly point.

2 - The flat is fitted with a fire detention system in order to reduce the risk of life and serious injury in the event of a fire. All habitable rooms are lobbied-off behind FD30s doors.

3 - The walls and doors are constructed in an appropriate way in accordance with building regulations to minimise the risk of fire spread.

4 - The existing external stair provides a suitable and convenient, means of escape from the lower ground floor to the outside.

5 - The current detection system is maintained and periodically checked. The evacuation strategy for the flats above is independent from the lower ground floor, being via a communal central hallway. The entrance and means of escape will be maintained and will not be affected in any way.

6 - The existing entrance and hallway provide suitable access for fire fighting. During the construction phase of the scheme the contractor will be required to keep the access to and from the rear free from obstruction to enable suitable evacuation in the event of a fire and to allow access for fire fighting. They will also be required to have fire extinguishers (water and foam) and a fire blanket on site at all times. This is appropriate for the size of dwelling.