PLANNING FIRE STRATEGY

Ground floor rear extension and internal alterations

AT

69 LANGHAM ROAD N15 3LR

April 2026

1.0 INTRODUCTION

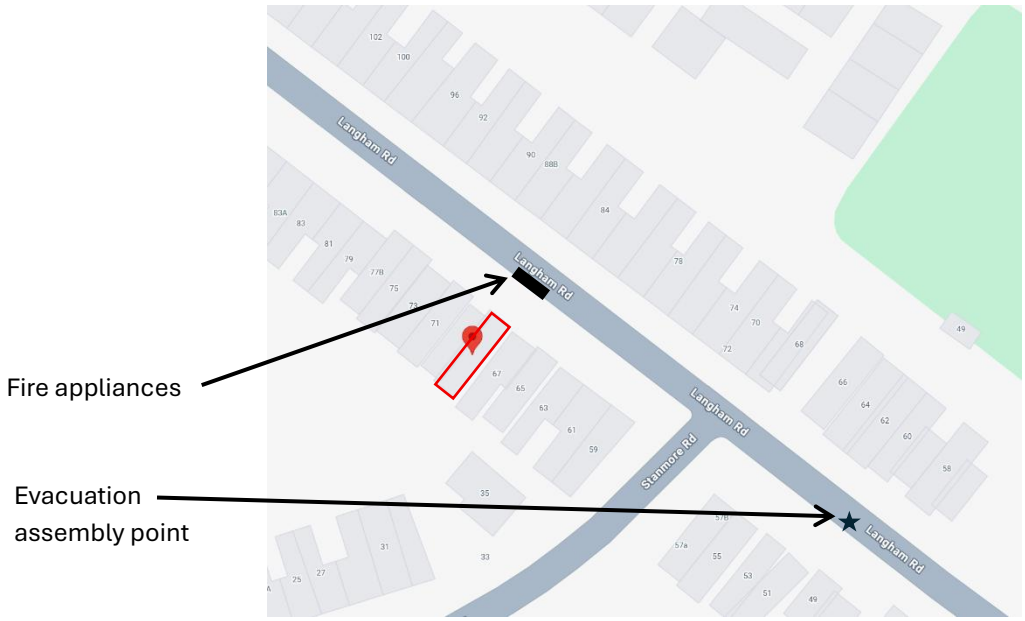
1.1 Policy D12 of the London Plan 2021 states :-

"In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:

1) Identify suitable position 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
6) Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development"

2.0 SITE LOCATION

2.1 The property is a terraced three storey single family dwelling, situated to the south of Langham Road as shown below.



3.0 PROPOSAL

The proposal is to extend the ground floor to the rear together with internal alterations.

4.0 FIRE STRATEGY

Criteria 1

4.1 The site frontage, which is annotated on the plan above is suitably positioned unobstructed outside space where fire appliances can be positioned.

4.2 Fire appliance access to the property will remain as it is after the extension.

Criteria 2

4.3 Smoke alarms, carbon monoxide alarms, heat sensors, will be provided in accordance with BS5839.

4.4 Other fire safety measures would be deployed in line with Approved Document B1, other required Building Regulations and best practice.

4.5 As the property has a 2nd storey, it is required to have a protected escape route which will be maintained by virtue of the FD30 fire rated doors, and 30 minutes fire rated enclosures to the kitchen.

Criteria 3

4.6 Materials to be used would be fire retardant, pass safety checks and adhere to building regulations

4.7 Structural steel work will be encased in Fireline plasterboard or painted in intumescent paint to achieve 30 minutes fire protection in accordance with table B4 of Approved Document B1.

Criteria 4

4.8 There are means of escape at the front of the property which would be unobstructed to allow individuals to reach the evacuation assembly points.

4.9 Evacuation strategy to be confirmed in-House from Applicant

4.10 Evacuation assembly point can be positioned to the front on the other side of the road.

Criteria 6

4.11 Access to the property for the firefighters will be via the front door.

4.12 There is ample access for fire fighter to access the site in the event of an emergency.

5.0 CONCLUSION

The proposal would achieve the highest standards of fire safety in line with policy D12 of the London Plan.