

PLANNING FIRE SAFETY STRATEGY

Ground floor rear / side extension

AT

2 Windermere Road, London, N10 2RE



View of application site

May 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 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

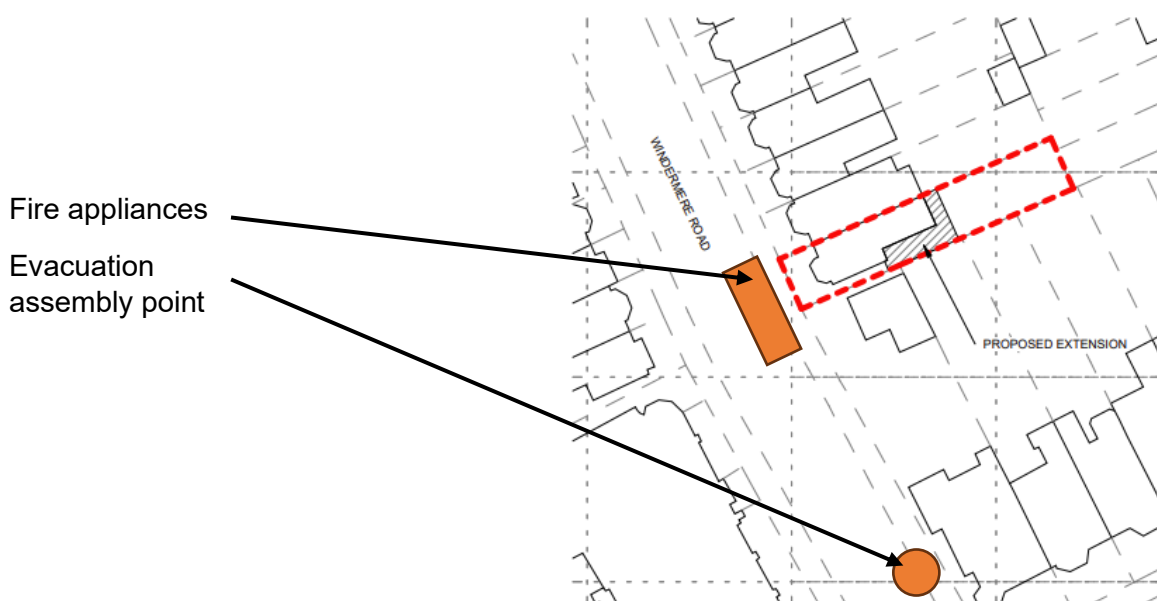
4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users

5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence

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 three-storey end-of-terraced single-family dwelling, situated to the North East of Windermere Road as shown below.



3.0 PROPOSAL

The proposal is to extend the ground floor to the side and rear.

4.0 FIRE SAFETY 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 The width of the road is greater than 3.7m and the distance from the fire & rescue service vehicle (pumping appliance) will be within the 45m requirement in accordance with Approved Document B1.

Criteria 2

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

4.4 As the property has a 2nd storey, it is required to have a protected escape route which will be maintained by virtue of the FD30S fire rated door, and 30 minutes fire rated enclosures to the kitchen.

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

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 of the property.

Criteria 6

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

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

5.0 CONCLUSION

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