

549-P1-Planning Fire Safety Strategy

Property: 101 Woodlands Park Road, N15 3SB

Proposal: Single storey side extension

This document outlines the proposed strategy for fire safety at 101 Woodlands Park Road, N15 3SB the proposed strategy is subject to approval by Building Control.

This document has been prepared by North Architects Studio limited, an Architectural Practice with over 15 years of experience in the design and renovation of domestic buildings of a similar scale, size, scope and complexity as the proposed extension.

The London Plan Policy D12A requires that the following points are considered as parts of all developments:

Developments should...

- ***Identify suitably positioned unobstructed outside space for fire appliances to be positioned on***
- ***Identify suitably positioned unobstructed outside space appropriate for use as an evacuation assembly point***

The existing access arrangements for fire services and evacuation points are unchanged as a result of the proposed extension. In the event of a fire, emergency vehicles will be parked on Woodlands Park Road There is ample external space along Woodlands Park Road which can be utilised as an evacuation assembly point.

- ***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***

Fire alarm systems, passive and active safety measures will be installed as required by Part B of the Building Regulations.

- A mains powered, battery backed up, interlinked fire alarm system to will be installed, along with a mains powered, battery backed up, interlinked smoke alarm in the kitchen as required by Part B
- New and existing doors to protected escape routes will be fire rated as appropriate

- ***Are constructed in an appropriate way to minimise the risk of fire spread***

The proposed works will be constructed to minimise the risk of fire spread in accordance with Part B of the Building Regulations:

- The external wall insulation will be constructed from non-combustible materials.
- New internal walls will be lined with plasterboard or be plastered masonry to minimise the risk of internal fire spread

- New ceilings will be plasterboard lined to minimise the risk of fire spread
- ***Provide suitable and convenient means of escape, and associated evacuation strategy for all building users***

The existing staircase within the property is to be retained and is enclosed within a protected escape route in accordance with Part B of the Building Regulations. The staircase and protected escape route provides safe access from all areas of the property to the final exit at the main entrance door of the property.

- ***Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in***

The property will be occupied by a single family who own the building and are familiar with the fire safety measures. The family are responsible for the evacuation strategy from the property, and in the event of a fire should evacuate the building.

- ***Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development***

The property is an existing mid-terrace house on a public road. Access for firefighting equipment is via the street and there are no proposed alterations to the existing arrangements.