

FIRE SAFETY STATEMENT

Address: 196 Page Green Terrace / 196 High Road, Haringey, N15 4NP

Planning Ref: HGY/2026/0549

This Fire Safety Statement has been prepared to support the proposed works at 196 Page Green Terrace / 196 High Road, Haringey, N15 4NP.

The proposal includes a basement and ground-floor maisonette flat. The submitted proposed drawings show Flat 1 as a 3-bedroom / 6-person unit over basement and ground floor level. The basement contains three bedrooms, ensuites, utility room, bathroom, storage and hallway, while the ground floor contains the entrance, kitchen/dining room, living room, WC and access to the rear garden. The drawings also show a front lightwell serving the basement accommodation.

The proposed fire strategy is compliant with the Building Regulations 2010, as amended, and the current Approved Document B Volume 1: Dwellings, 2019 edition incorporating the 2020, 2022 and 2025 amendments, together with the relevant requirements of BS 5839-6 for domestic fire detection and alarm systems. The Government's current Approved Document B page confirms the consolidated 2019 edition incorporating the later amendments, with 2025 amendments also published. ([GOV.UK](https://www.gov.uk))

The basement accommodation is acceptable from a fire safety perspective. The proposal will not rely on an informal hatch and ladder as the sole means of escape. The hatch and ladder will be used only as secondary or ancillary access. The compliant means of escape will be provided through the internal route to the ground floor exit and through the basement lightwell/escape window arrangement where required. This provides safe escape provision for basement occupants and is compliant with the principles of Approved Document B.

The basement bedrooms will be served by compliant escape provision. The front lightwell and basement-level windows will provide appropriate emergency escape and rescue potential, with final window opening sizes, cill heights and detailed lightwell dimensions to be confirmed within the Building Control drawings. The planning drawings already demonstrate that the basement is not an enclosed or isolated space, and that it benefits from a dedicated lightwell and external openings.

The internal escape route between the basement and ground floor will be designed as a compliant protected route. It will include fire-resisting construction where required, suitable fire doors where necessary, and smoke protection to prevent the escape route being compromised in the event of fire.

A compliant domestic fire detection and alarm system will be installed in accordance with BS 5839-6. This will include interlinked smoke alarms within circulation areas and appropriate heat detection within the kitchen area, so that activation in one part of the flat gives warning throughout the dwelling.

The ground floor kitchen/dining and living areas will be designed so that they do not prejudice the basement escape route. Where required, the kitchen area will be protected by appropriate fire detection, separation, fire-resisting construction and/or other Building Control-approved measures.

All walls, floors and ceilings separating the basement/ground floor flat from the other flats and from any common parts will provide the required fire resistance and compartmentation. This will prevent the spread of fire and smoke between units and will protect the means of escape.

All new internal linings, insulation, doors, walls, ceilings and construction materials will comply with the relevant fire-resistance and reaction-to-fire requirements of Approved Document B. Fire-stopping will be provided around service penetrations and junctions to maintain compartmentation.

Emergency lighting will be provided where required to the basement circulation and escape route areas. Fire safety information will also be provided in accordance with Regulation 38 of the Building Regulations where applicable, reflecting the 2025 amendments to Approved Document B, which specifically address fire safety information. ([GOV.UK](https://www.gov.uk))

Fire service access will remain from the public highway and will not be adversely affected by the proposal. The lightwell, basement openings, bin storage and cycle storage will be arranged so that they do not obstruct escape, rescue or firefighting access.

The proposal therefore provides a compliant fire safety arrangement for the basement and ground floor flat. It complies with the Building Regulations 2010, Approved Document B Volume 1: Dwellings, BS 5839-6 fire detection principles, and London Plan Policy D12 in respect of safe escape, fire spread control, compartmentation, detection, and fire service access.

On this basis, the proposal is acceptable from a fire safety and Building Control perspective. The detailed construction specification will be finalised through the Building Control process, but the proposed layout and fire strategy are capable of full compliance and do not give rise to any planning fire safety objection.

