

PLANNING FIRE SAFETY STRATEGY

LOFT CONVERSION TOGETHER WITH REAR DORMER AND FRONT ROOFLIGHTS

AT

16 CORNWALL ROAD, LONDON N4 4PH



View of application site

April 2025

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

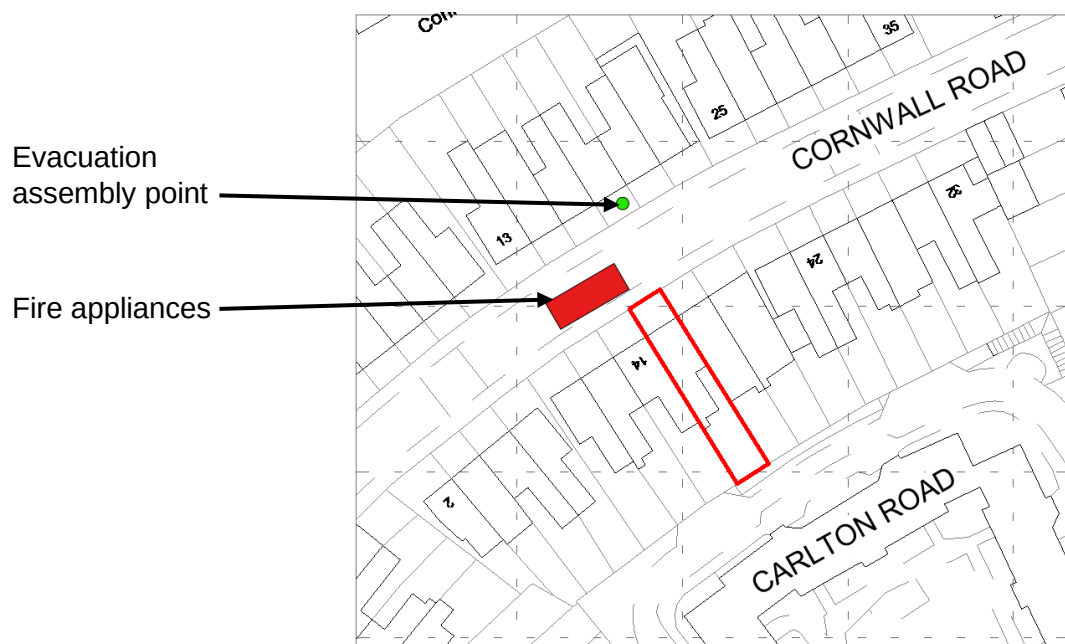
4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users

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 terraced single family dwelling, situated to the South of Cornwall Road as shown below.



3.0 PROPOSAL

The proposal is a loft conversion together with rear dormer and front rooflights.

4.0 FIRE SAFETY STRATEGY

- 4.1 The site frontage, which is annotated on the plan above, is suitably positioned unobstructed outside space where fire appliances can be positioned, and can be used as an evacuation assembly point.
- 4.2 The rear garden, due to its length can also be used as an evacuation assembly point.
- 4.3 Materials to be used would be fire retardant, pass safety checks and adhere to building regulations
- 4.4 Smoke alarms, carbon monoxide alarms, heat sensors, will be provided in accordance with BS5839.
- 4.5 FD 30S fire doors and 30 minutes fire rated enclosures will be provided to habitable rooms to maintain a protected escape route. Other fire safety measures would be deployed in line with Approved Document B1, other required Building Regulations and best practice.
- 4.6 Structural steel work will be encased in Fireline plasterboard to achieve 30 minutes fire protection in accordance with table B4 of Approved Document B1.
- 4.7 There are means of escape at both the front and rear of the property which would be unobstructed to allow individuals to reach the evacuation assembly points.
- 4.8 As the property has a 2nd storey, it is required to have a protected escape route which will be maintained by virtue of the fire rated enclosures to the kitchen
- 4.9 Evacuation strategy to be confirmed In-House from Applicant.
- 4.10 Access to the property for the fire fighters will be via the front door.
- 4.11 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.