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# Fire Safety Strategy

## 113 Myddleton Road, London, N22 8NE

Client Ref: 2575MP
Agent: **Detailed Planning Ltd**
Date: 21/05/2026

# Fire Strategy

Due to the proposal being a minor residential extension, the level of detail in this report has been limited to the relevant information for the six section of the Fire Safety D12(A) London Plan Guidance Document

1) Identify suitably positioned unobstructed outside space for:
    a) fire appliances to be positioned on
    b) appropriate for use as an evacuation assembly point

As this is a residential property accessed from the public road, fire appliances (fire trucks) positioning on site will remain unchanged by the proposal and will be the same as the neighbouring properties. the existing evacuation and assembly points: down the protected hallway stairs to the front of the property, will remain as the route of escape.

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

During the technical stage the drawings will show smoke detectors to landings on each floor and fire doors to livable rooms as required to comply with the current building regulations to aid escape in the event of a fire. In addition an AOV (Automatic Opening Vent) will be provided at the top of the communal staircase.

3) Are constructed in an appropriate way to minimise the risk of fire spread

As mentioned above fire doors will be included to all livable rooms with the added materials performing as to British standards and will be installed to a high level of workmanship.

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

As stated above the means of escape will be through a protected hallway towards the front of the property as to the existing layout. The residents will need to ensure that this exit route is kept clear of obstructions.

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

Due to the small nature of the proposal a specific evacuation strategy for publication is not required. A recommendation would be the same as current: Get out, Stay out, call 999

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

Due to the small nature of the proposal the distance from street level to the furthest point in the property will fall within the maximum range of a fire appliance hose, therefore no specific equipment will be required.

## Conclusion

We trust the Local Planning Authority considers this application favourably and provides the required planning consent. As mentioned above the fire escape strategy has been considered and is largely the same as the existing. I trust that the enclosed information is sufficient to approve the application, however, should you require any further information, please do not hesitate to contact our office.