



98 High Street, Hornsey. N8 7NT

PLANNING FIRE STRATEGY STATEMENT (PFSS) IN SUPPORT RESTORATION OF FRONT FAÇADE; LOFT CONVERSION AND ERECTION OF REAR DORMER; CONSTRUCTION OF MEWS HOUSE TO REAR; RECONFIGURATION OF EXISTING 2 X FLATS WITHIN A CONSERVATION AREA

Section 73 Application revision.
July 2026

PLANNING FIRE STRATEGY STATEMENT (PFSS) FOR 98 High Street, N8

This statement (prepared by Construct Atelier Ltd) together with the plans has been prepared to demonstrate compliance with Policy D12 of the London Plan 2021.

Due regard has been paid to the following documents:

- The London Plan 2021
- London Plan Guidance: Fire Safety Policy D12(A)
- Building regulations

This Document is authored by Alex Trovalusci, director of Construct Atelier Ltd who has in excess of 25 years working within architecture/construction; during this time, he has drafted commercial fire documents, drafted detail drawings & been technical manager for numerous large developments, both residential and commercial both at home and abroad.

London Plan Policy D12 requires *"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...."*.

Appendix 1, Table A1.1 (of Document London Guidance Fire Statements D12(B)) offers the following provision for compliance of the PFSS.

Criteria One (Information on space provisions for fire appliances and assembly points)

The property lies on a main road (A504) built post 1950s, and has width provision for fire trucks. The nearest fire station Hornsey Fire Station, 108 Park Avenue South, London, N8 8LS. The nearest fire hydrants to 98 High Street, are located at 108 High Street (about 18 m away) & at 80 High Street approx. 30 m away from the address.

The application site forms part of an existing terrace of properties and there is no space within the application site itself for a fire appliance (as is common place for almost all small and medium sized developments in London). The site is however located immediately adjacent an adopted public highway. In the event of an emergency the fire appliance will be able to stop in front of the property (within 5 metres) and gain access at this point.

Last exit points from the main building are proposed to lead to either the pavement at the front of the building, or the amenity space to the rear; both of which lead to a safe area away from the building. The new mews will have direct access to the rear road.

Criteria Two (Information outlining the current proposal Information on passive and active safety measures).

Passive and active fire safety measures within a building increase levels of personal safety and property protection in the event of a fire. The following passive and active fire safety measures have been incorporated into the development.

Main Building

Emergency call points will be situation on each landing within reach of each front door. These call points will be adjacent communal smoke detectors, the strategy here is to ensure early detection and alarm sounding for life safety of the apartment inhabitants.

As part of the strategy, interlinked smoke and fire detectors within the apartments will be required with a door alarm also connected to a "landlords" fire alarm system within the communal parts. The principle is that any alarm triggered in the flats, may sound the alarm in the communal space.

A fire control panel with AOV switch will be required by the final exit for the fire brigade to be able to view in the event of any emergency call out.

For fire strategy purposes the development is classed as Category B of BS 5839-6:2019. The standard describes this category for use in premises with a moderate risk of fire, such as a building with multiple occupancies or sheltered housing.

Within each apartment it is recommended that a min. Grade D2.

- System incorporating one or more interlinked mains-powered smoke alarms (and heat alarms if required), each with an integral stand-by supply. They shall be hardwired & interlinked or radio-interlinked: the stand-by supply is user-replaceable.

As a further minimum the system shall be LD2 complaint

- A system incorporating detectors in all circulation spaces that form part of the escape routes from the premises, and in all rooms or areas that present a high risk of fire to occupants.

Please further refer to plans at the end of this report outlining the fire compartmentation and smoke/heat detectors positioning recommended.

Mews building

Basic life safety is implemented using smoke and fire detection systems with fire partitions protecting the main route out of the building from habitable spaces.

Opening apertures also offer quick route from the building to refuge in the event of a fire or emergency. Mist systems may be used to maintain open plan areas.

Criteria Three (Information and data on construction products and materials)

The natural construction process will require a minimum 60 min fire compartmentation between the flats and a 1 hr fire escape stair lobby. *(We will profit from this by enhancing these elements for both acoustic and thermal upgrade to achieve the EPC C target).*

As laid out in the building regulations, insulation materials will make a limited contributed to fire growth, including a low rate of heat release. It is particularly important in circulation spaces, where linings may offer the main means by which fire spreads and where rapid spread is most likely to prevent occupants from escaping.

Specified products shall be evidenced using purchase invoices.

Criteria Four

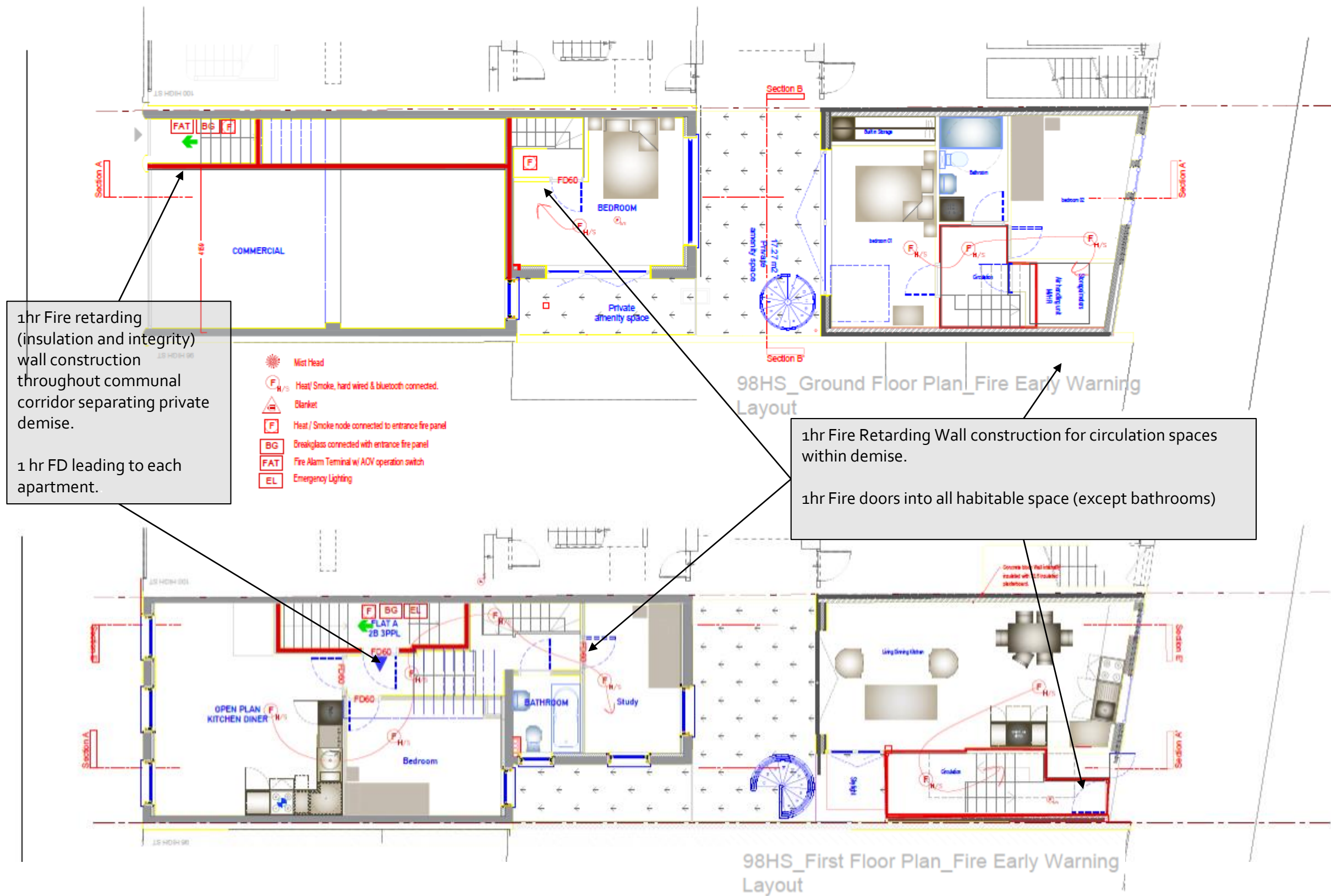
Attention is brought to Building Regulation B1; Work On Existing Buildings, Section 2.21. Where a new storey is added through conversion to create a storey above 4.5m, both of the following should apply.

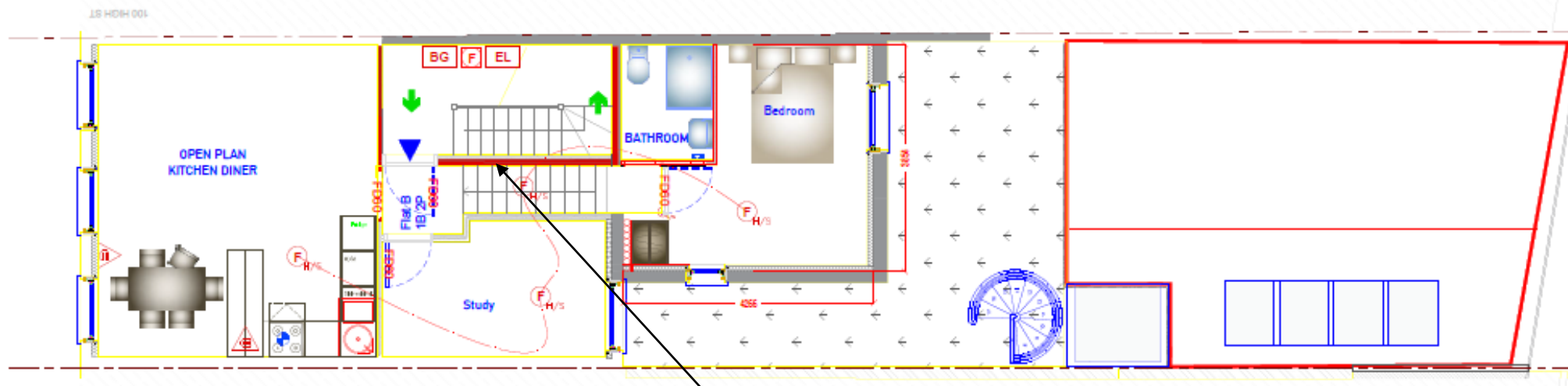
- a. The full extent of the escape route should be addressed.
- b. Fire resisting doors (minimum E 20) and partitions (minimum REI 30) should be provided, including upgrading the existing doors where necessary. NOTE: Where the layout is open plan, new partitions should be provided to enclose the escape route.

Taking provision from the above the planning proposal includes for a protected stairway from ground floor to the second floor. Exit points from the property lead to either the front pavement.

Criteria Six (Information on access and equipment for firefighting)

The development is not deemed large enough to warrant onsite firefighting equipment.

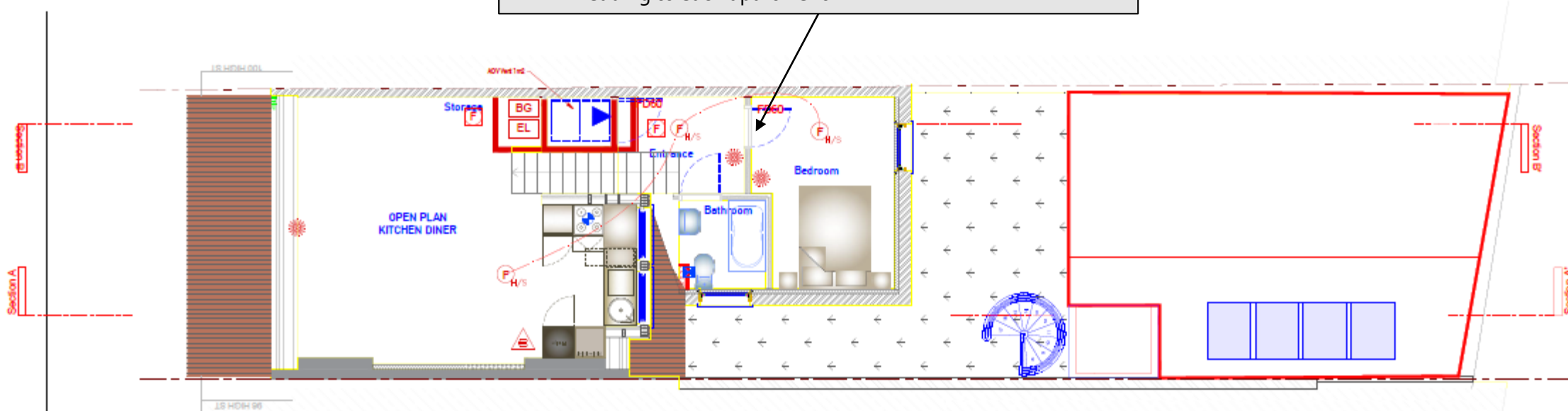




98HS_Second Floor Plan_Fire Early Warning Layout

- Mist Head
- Heat/Smoke, hard wired & bluetooth connected.
- Blanket
- Heat/Smoke node connected to entrance fire panel
- Breakglass connected with entrance fire panel
- Emergency Lighting

2hr Fire retarding (insulation and integrity) wall construction throughout communal corridor separating private demise.
1 hr FD leading to each apartment



98HS_Loft Floor Plan_Fire Early Warning Layout

98 high street Automist

CHILMAN

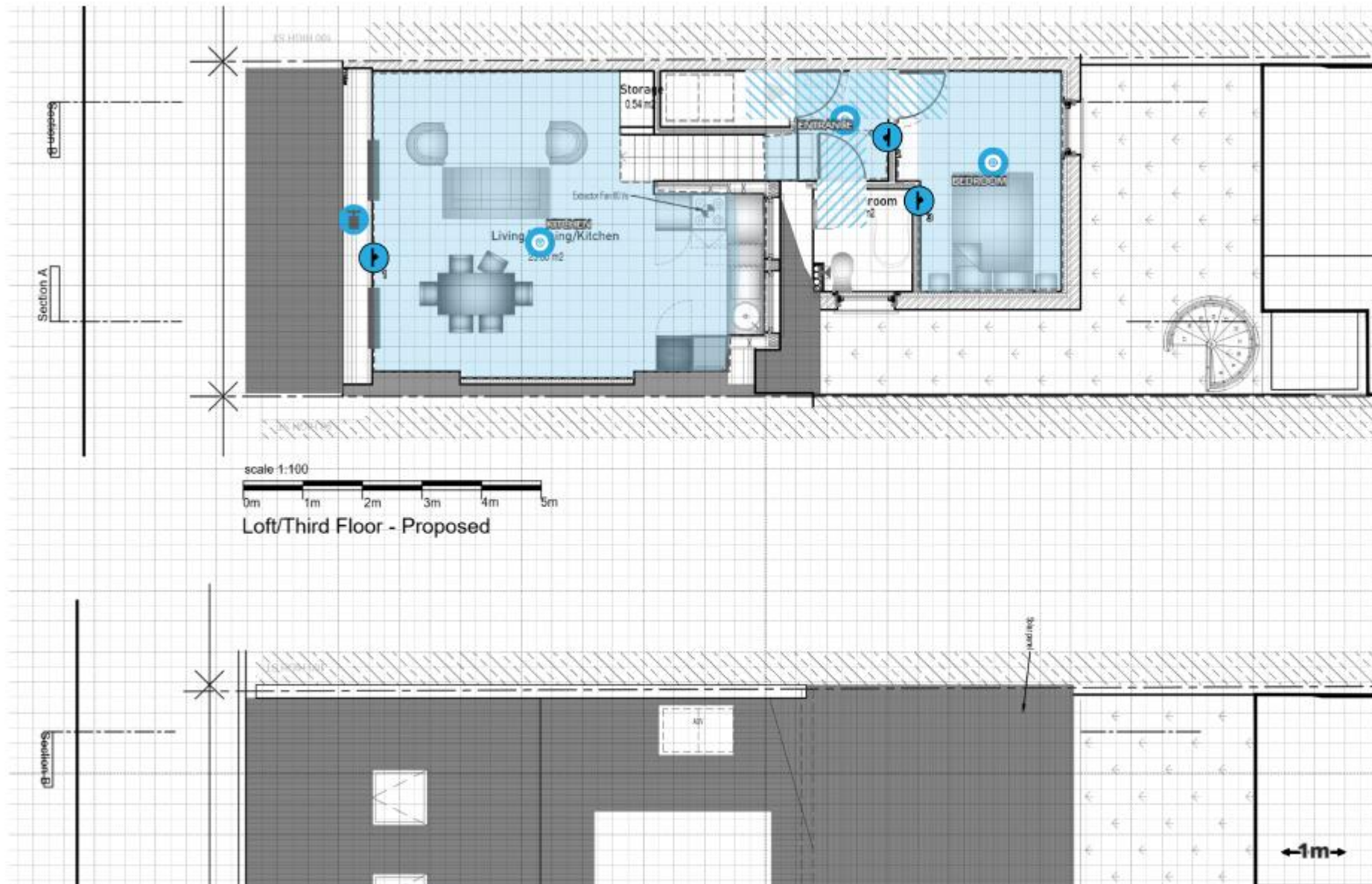
FIRE & SECURITY

Using fire protection from **Plumis**

ref: undefined

SYSTEM INVENTORY

-  DETECTOR (3)
-  PUMP (1)
-  SMARTSCAN (3)
-  CONTROLLER (0)
-  ZONE TO CONSIDER
-  PROTECTED AREA
-  STERILE AREA
-  DOOR
-  WINDOW



SPECIFIER: Liam
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ADDRESS: 98 high street,
London, N8 7NT United
Kingdom

AREA DETAILS
TOTAL: 36.37m²
HIGHEST CEILING HEIGHT: 2.4m

SYSTEM DETAILS
PUMP COVERAGE: 35.00m²
UNPROTECTED AREA: 1.37m²

NOTES:
Objective: Code compliance. Meeting building regulations

