



Assunnah Islamic Centre, London

Planning Fire Safety Strategy

Revision: R02
Date: 21/07/2026
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Prepared for : Assunnah Islamic Centre

Project Location : London

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QUALITY MANAGEMENT

Revision	Date	Comment	Author	QA & Technical Review	Approver
R00	15/07/2026	Planning Fire Safety Strategy Issue	Aishwarya Ashok	Motasem Zaid	Amir Karim
R01	20/07/2026	Planning Fire Safety Strategy Issue (added justification for PV panel location relative to green roofs)	Aishwarya Ashok	Motasem Zaid	Amir Karim
R02	21/07/2026	Planning Fire Safety Strategy Issue (Revised reference to drawing no in Table 1 of report)	Aishwarya Ashok	Motasem Zaid	Amir Karim

Contents

Quality Management.....	3
1. Introduction.....	6
2. Background And Document Purpose	6
3. Reference Information	8
4. Competency And Quality Assurance Record	9
5. Design Approach And Methodology	10
5.1 Planning Gateway 1	10
6. Description Of Building.....	11
6.1 Assunnah Islamic Centre	11
6.2 Site Address	12
7. Means Of Warning And Escape	13
7.1 Evacuation Strategy	13
7.2 Horizontal Egress	13
7.2.1 General.....	13
7.2.2 Travel distances.....	13
7.3 Vertical Egress.....	15
7.4 Final Exits	17
7.5 Escape Widths.....	17
7.6 Provisions For Mobility Impaired Persons (MIP).....	18
7.7 Dispersal Method	19
8. Active Fire Safety Systems.....	19
8.1 Means Of Detection and Warning.	19
8.2 Evacuation Lift.....	20
8.3 Emergency Voice Communication (EVC).....	20
8.4 Emergency Power Supplies	20
9. Passive Fire Safety Systems	20
9.1 Structural Fire Resistance	20
9.2 Linings	20
9.3 Compartmentation	20
9.4 Maintenance	20
10. External Fire Spread	21
10.1 Green Roofs	22
10.2 Solar PV Panels.....	22
11. Access And Facilities For Firefighting	23
11.1 Vehicle Access.....	23
11.2 Firefighting Provisions.....	24
11.3 Water Supplies.....	24
12. Future Modifications	25

13. Concluding Statement	25
References	26

List of Figures

Figure 1 Site plan showing the site boundary of proposed development.....	12
Figure 2 Site plan (from Google Earth)	12
Figure 3 Travel distances on basement level.....	14
Figure 4 Travel distances at ground floor level.....	14
Figure 5 Travel distances at first floor level.....	15
Figure 6 Stair cores shown at basement level.	15
Figure 7 Stair cores shown at Ground level.	16
Figure 8 Stair cores shown at First floor	16
Figure 9 Stair cores shown at Second floor	16
Figure 10 Final exits at lower ground floor level	17
Figure 11 Refuge space at basement floor level.....	18
Figure 12 Refuge space at First floor	19
Figure 13 Refuge space at Second floor	19
Figure 14 Proposed site plan showing the elevations	21
Figure 15 South-West elevation	22
Figure 16 Fire service access and fire hydrant location.....	23
Figure 17 Proposed site plan (highlighted) Assunnah Islamic Centre.....	24
Figure 18 Hydrant locations (with legend) supplied by the LFB Water Office.....	25

List of Tables

Table 1 Reference Information	8
Table 2 Summary of accommodation at each level.....	11
Table 3 Maximum travel distances for the centre in accordance with Table 11 of BS 9999:2017	13

1. INTRODUCTION

This Planning Fire Safety Strategy has been prepared by OFR Consultants on behalf of Assunnah Islamic Centre to support the planning application for refurbishment works associated with the redevelopment of Assunnah Islamic Centre, 565A–567A High Road, London.

This Planning Fire Safety Strategy assesses how the proposals for the Assunnah Islamic Centre respond to the requirements of London Plan 2021 Policy D12(A) [1].

2. BACKGROUND AND DOCUMENT PURPOSE

OFR Consultants have been appointed by Assunnah Islamic Centre to provide fire engineering input and develop a Planning Fire Safety Strategy (PFSS) for the refurbishment works of the existing Assunnah Islamic Centre in support of their Redevelopment, Assunnah Islamic Centre, 565A - 567A High Road, London

The project involves the comprehensive redevelopment and expansion of the Assunnah Islamic Centre, a long-established community facility serving North London since 1997. The existing site comprises a Locally Listed Building alongside a series of later extensions, which no longer adequately support the Centre's operational needs. The proposals include the partial demolition of the more recent additions, the retention, refurbishment, and adaptive reuse of the Locally Listed Building, and the construction of new purpose-built accommodation to enhance capacity, flexibility, and service provision.

The scheme will also incorporate sustainable and energy-efficient design measures, including green roofs, passive ventilation, alongside enhanced public realm and landscape improvements such as courtyards, play areas, and soft landscaping.

The Assunnah Islamic Centre is located in the London Borough of Haringey Council, and the proposed development is therefore subject to the London Plan 2021; that is the statutory Spatial Development Strategy for Greater London prepared by the Mayor of London ("the Mayor") in accordance with the Greater London Authority Act 1999 (as amended) ("the GLA Act") and associated regulations.

The London Plan was published in March 2021. The London Plan is part of the statutory development plan for London, meaning that planning applications for developments in London should be determined in accordance with the policies contained therein, unless material considerations indicate otherwise.

In support of the London Plan 2021, the GLA released a consolidated guidance document 'London Plan Guidance – Fire Safety' for public consultation in February 2022 to outline the detail required to adhere to Policies D5(B5) and D12. The final, formal guidance document is yet to be published, with the status of the document timeline as follows:

- **February 2022** – Released for public consultation.
- **June 2022** – Closed for public consultation with, "Contributions to this consultation are closed for evaluation and review. The project team will report back on key outcomes."
- **February 2023, with corresponding answer given on March 2023** – Question asked by Sakina Sheikh (Labour Group), "Can you please update me on the status of the London Plan Guidance documents that have been: (a) Consulted upon but unpublished (b) Yet to be consulted upon? When can we expect them to be published/consulted?", with the corresponding answer specific to the Fire Safety Guidance, "...The Fire Safety LPG is expected to be published in the summer, alongside a call for evidence on the use of combustible materials in and on the exterior walls of buildings. This may inform any future reviews of the Fire Safety LPG in this rapidly evolving area."

It should be noted, at the time of issuing this PFSS, the guidance is still yet to be published and holds the 'under review' status.

London Plan 2021 Policy D12(A) 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...”. It is understood that the proposals constitute a non-major application; therefore, this PFSS has been produced to demonstrate that the proposals can achieve the highest standards of fire safety. The contents of this document follow the headings outlined in Policy D12(A) of the London Plan, covering:

- Site address (noted in section 6.2).
- Description of development (noted in section 6.1).
- Name, qualifications, professional memberships and experience of author (noted in section 4).
- Has a Gateway One Statement been submitted? (noted in section 5.1).
- Identifying suitably positioned unobstructed outside space for fire appliances to be positioned on (noted in section 11.1).
- 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 (noted in section 8).
- Constructed in an appropriate way to minimise the risk of fire spread (noted in section 10).
- Provides suitable and convenient means of escape, and associated evacuation strategy for all building users (noted in section 7).
- A robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in (noted in section 7.1).
- Suitable access and equipment for firefighting which is appropriate for the size and use of the development (noted in section 11.2).
- Where a lift core is provided, at least one lift is an evacuation lift (section 8.2).

The London Plan 2021 Policy D5(B5) recommendations on evacuation lifts has been addressed in section 7.6 and additionally, declaration of compliance by competent person has been addressed in section 4 in this PFSS.

This document does not constitute the fire safety strategy developed under the Building Regulations, which will be developed separately within a future design stage. However, the PFSS evidences the provisions made for the safety of the users of the Assunnah Islamic Centre, as well as the provision of suitable access and provisions for firefighting in light of the London Plan’s fire safety policy requirements and the rationale for these measures.

The exhaustiveness and definitiveness of the statement is commensurate with the nature of the planning application submitted.

3. REFERENCE INFORMATION

This report is based on the architectural planning drawings produced by BRL Design and are listed within the following table.

Table 1 Reference Information

Reference	Title	Revision	Drawing Date	Received Date
9030-DR-A-B-1110	Proposed Basement Plan	E	Jan 2026	08/07/2026
9030-DR-A-00-1111	Proposed Ground Floor Plan	E	Jan 2026	08/07/2026
9030-DR-A-01-1112	Proposed First Floor Plan	E	Jan 2026	08/07/2026
9030-DR-A-02-1113	Proposed Second Floor Plan	D	Jan 2026	15/06/2026
9030-DR-A-03-1114	Proposed Roof Floor Plan	E	Jan 2026	08/07/2026
-----	Assunnah Accommodation Schedule	--	-----	23/02/2026

4. COMPETENCY AND QUALITY ASSURANCE RECORD

The London Plan Policy D12 notes that the author of the PFSS should have suitable fire safety knowledge, understanding and qualifications, commensurate with the size, scope and complexity of the proposed development.

In meeting Policy D12 of the London Plan, a suitably qualified Chartered Engineer has been involved in the production of this document who has suitable fire safety knowledge for the development proposed. Engineers who have been involved are also registered with the Institute of Fire Engineers with the post nominals AIFireE / MIFireE after their names. The post-nominals CEng (Chartered Engineer) are added after the name of a chartered engineer with the Engineering Council UK.

Author	Reviewer	Approver
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Planning Fire Safety Strategy Approver

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Signature: 

Planning Fire Safety Strategy Reviewer

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- **IFE Membership No.:** 00077635
- **Experience:** Over 4 years in the design of fire strategies

Planning Fire Safety Strategy Author

- **Name:** Aishwarya Ashok
- **Role:** Graduate Fire Engineer
- **Qualifications:** MSc B.Tech (Hons) AIFireE
- **IFE Membership No.:** 00092084

5. DESIGN APPROACH AND METHODOLOGY

The design and construction of the Assunnah Islamic Centre will seek to satisfy the functional requirements of Part B (Fire Safety) of Schedule 1 to the Building Regulations 2010 (as amended), the Construction Design and Management Regulations 2015 (CDM) and the operational fire safety requirements of the Regulatory Reform (Fire Safety) Order 2005 (RRO).

The proposals do not constitute a material change of use; however, it would be considered as an extension of a building under Regulation 3(1)(a). Given that the previous use of the development will be retained, according to Regulation 4(3), building work shall be carried out so that, after it has been completed, the building complies with the applicable requirements of Schedule 1 or, where it did not comply with any such requirement, is no more unsatisfactory in relation to that requirement than before the work was carried out.

The guidance in BS 9999 2017 Edition [2], will be used as the fire safety design basis. A Risk Profile B1 has been assigned to the building, given that the prayer rooms represent the predominant occupancy within the centre.

5.1 Planning Gateway 1

The Assunnah Islamic Centre is not classified as a 'relevant building' under the Town and Country Planning (Development Management Procedure and Section 62A Applications) (England) (Amendment) Order 2021. Therefore, a Planning Gateway One Fire Statement has not been submitted.

6. DESCRIPTION OF BUILDING

6.1 Assunnah Islamic Centre

The proposed development comprises the comprehensive redevelopment and extension of the existing Assunnah Islamic Centre, a long-established community and place of worship serving the North London community since 1997. The scheme seeks to consolidate the existing cluster of buildings into a single facility while retaining and integrating elements of the adjoining locally listed building. Some portion of the existing building is retained adjacently to the new development.

The redeveloped Centre will comprise a four-storey building with a basement, ground floor, first floor, second floor, and a roof area. The building will provide a range of religious, educational, community, and administrative facilities, including prayer spaces, community rooms, offices, a library, youth facilities, welfare spaces, and associated ancillary accommodation. As the second floor is the highest occupied floor, the building height is measured from ground floor to the floor of the second floor, which is approximately 6 m.

The development has been designed to improve accessibility, functionality, and operational flexibility while delivering a sustainable, and inclusive environment for users. The Centre is expected to experience varying occupancy levels associated with daily prayers, religious events, educational activities, and community functions. The elevations of the proposed development is illustrated in Figure 1.

Table 2 Summary of accommodation at each level

Level & Area (m ²)	Accommodation
Basement (215)	Male Prayer Room, Plant
Ground floor (340)	Male Prayer Room, Store, Wudu, Janazah, Female Prayer Room, Female entrance Lobby
First floor (306)	Male Prayer Room, Store, Flexible Community Space
Second floor (278)	Youth room/Gym/Additional Male Prayer Room, Library, two Office rooms, Flexible spaces with movable partitions
Roof Plan (320) ¹	Green roof system and Solar PV and Array ²
Note ⁽¹⁾ : The area of proposed roof plan is measured from the plans based on appropriate scales mentioned in drawings.	

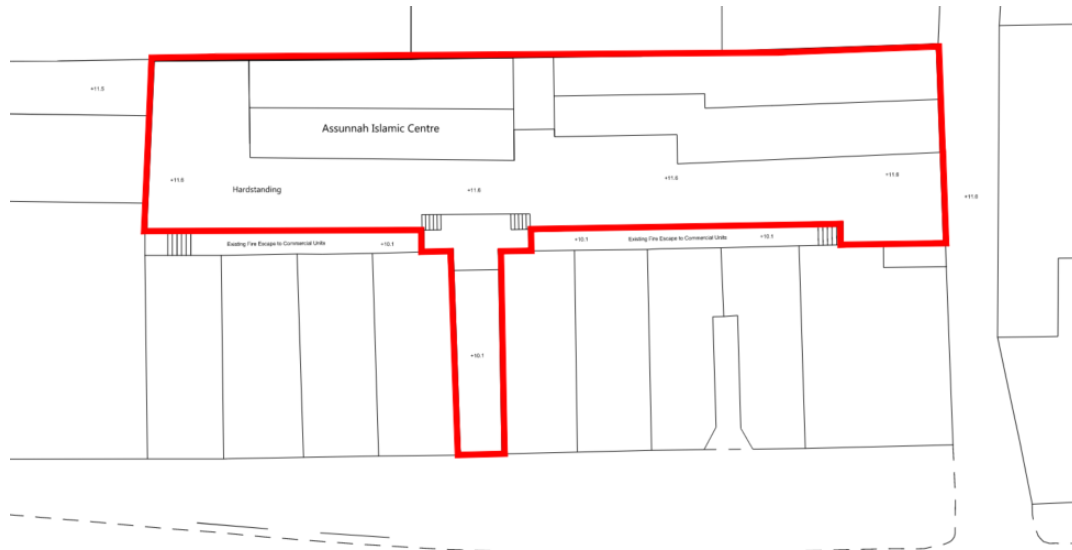


Figure 1 Site plan showing the site boundary of proposed development

6.2 Site Address

The site address of Assunnah Islamic Centre is 565A – 567A High Road, London, N17 6SN. The site pre-application is located at rear of 565-567 High Road, N17 in the Northumberland Park ward. This site is located to the western side of Tottenham High Road, mid-point between the junctions of the High Road with Pembury Road and Dowsett Road. A site plan can be seen in Figure 2.

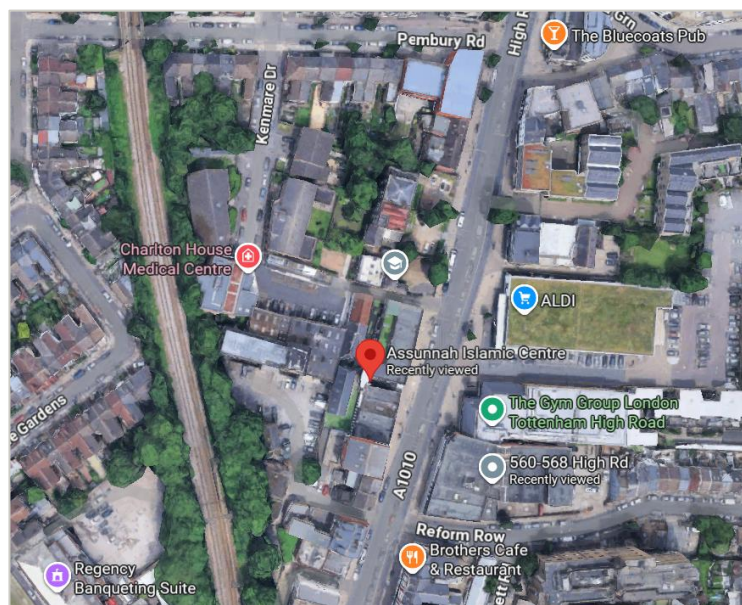


Figure 2 Site plan (from Google Earth)

7. MEANS OF WARNING AND ESCAPE

A detailed assessment of the means of escape strategy will be undertaken within a future Fire strategy as the design develops and following feedback from the regulatory approvals process. At this stage of design, the key means of escape provisions are summarised below.

7.1 Evacuation Strategy

A simultaneous evacuation strategy is proposed for Assunnah Islamic Centre upon fire detection. Upon confirmed fire to any part of a building, all areas of the building are proposed to be evacuated simultaneously.

7.2 Horizontal Egress

7.2.1 General

All areas will be provided with sufficient exits and escape routes to achieve the minimum required exit widths and travel distances in accordance with BS 9999:2017. In all instances, this will be submitted to Building Control for approval ensuring these parameters meet the functional requirements of The Building Regulations [3].

Doors will need to be hung to open in the direction of escape if more than 60 people might be expected to use it during a fire.

7.2.2 Travel distances

The travel distances within the centre will in all instances align with the recommendations in BS 9999:2017 assigned according to its risk profiles and this has been presented in Table 3.

Indicative travel distances for all floors are shown in Figure 3, Figure 4, and Figure 5.

Table 3 Maximum travel distances for the centre in accordance with Table 11 of BS 9999:2017

SL.No	Room (risk profile)	Direct travel distance (m)		Actual travel distance (m)	
		Single	Multiple	Single	Multiple
1	Prayer Rooms (B1)	16	40	24	60
2	Flexible Community Space, Youth Room (B1)				
3	Library, Offices (B2)	13	33	20	50
4	Plant, Storage (A2)	15	37	22	55

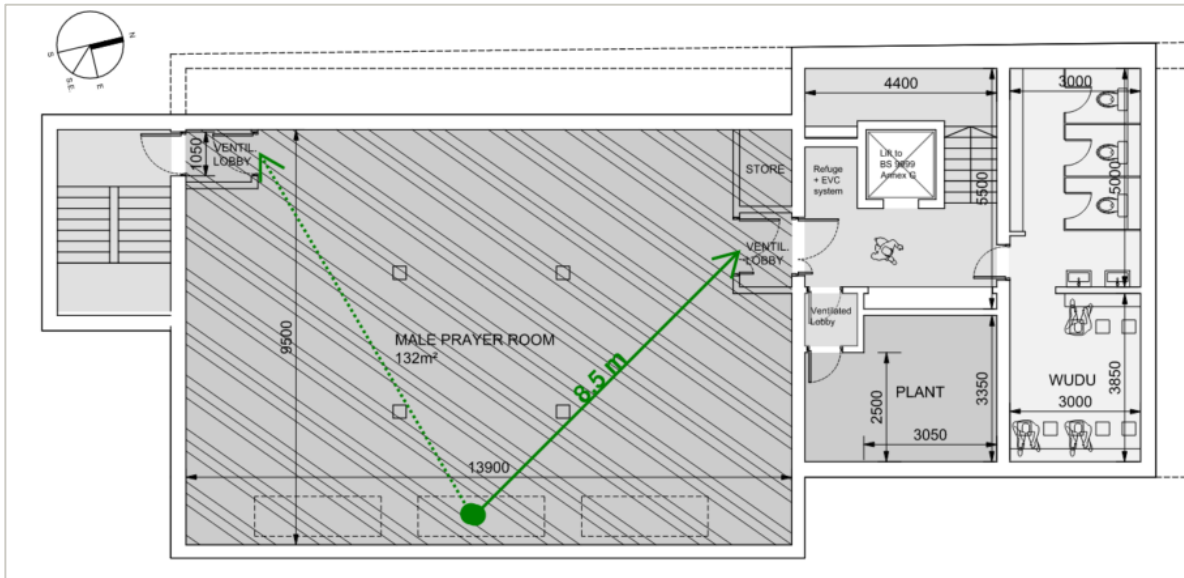


Figure 3 Travel distances on basement level.

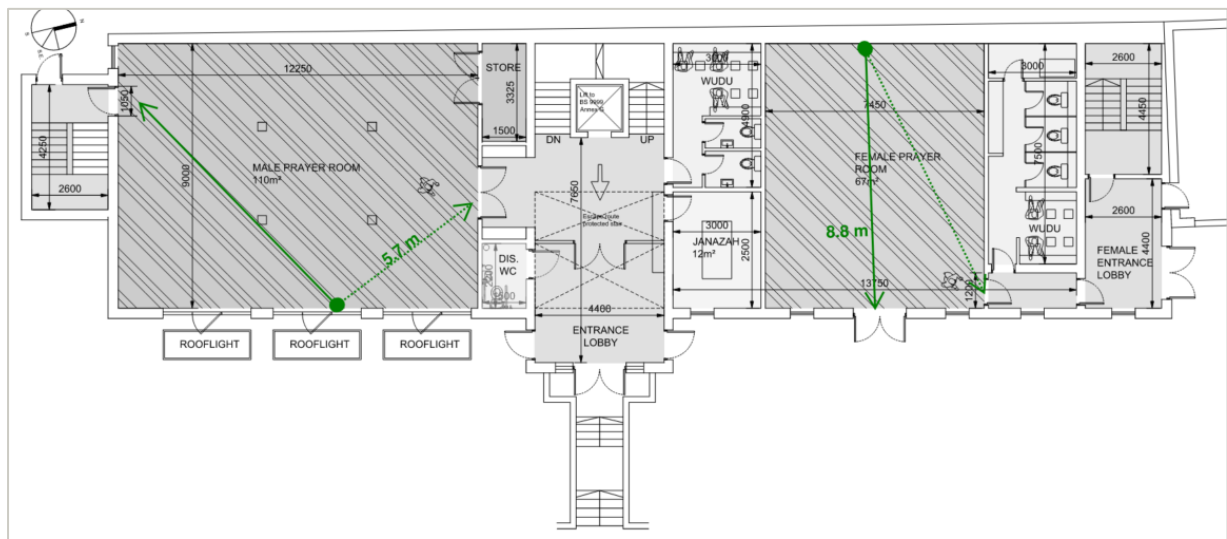


Figure 4 Travel distances at ground floor level.

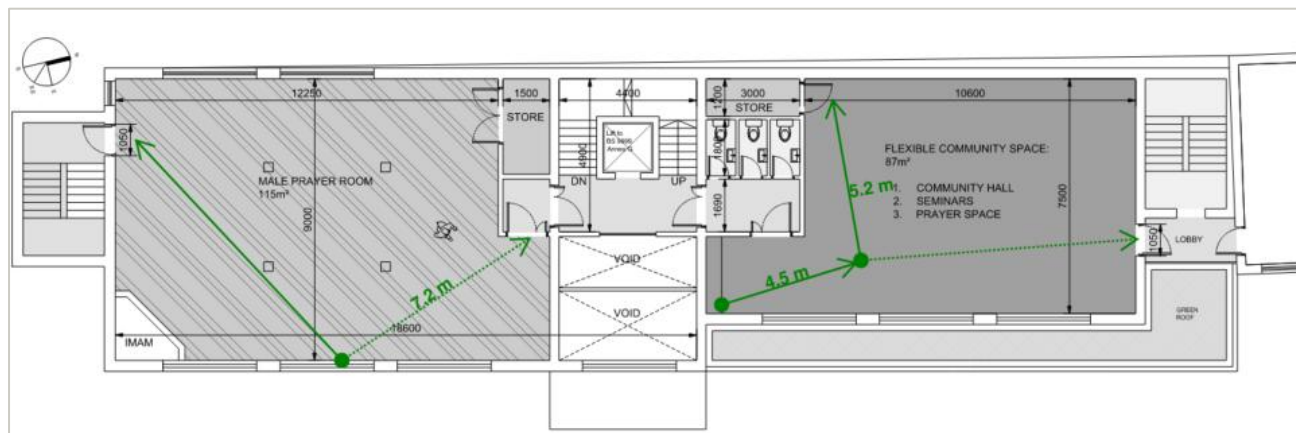


Figure 5 Travel distances at first floor level.

7.3 Vertical Egress

Vertical escape is provided by three stair cores. Stair 1 and Stair 2 (1200 mm clear width) serve all levels from the basement to the second floor, whilst Stair 3 (1200 mm clear width) serves the ground and first floors as illustrated in Figure 6 to Figure 9.

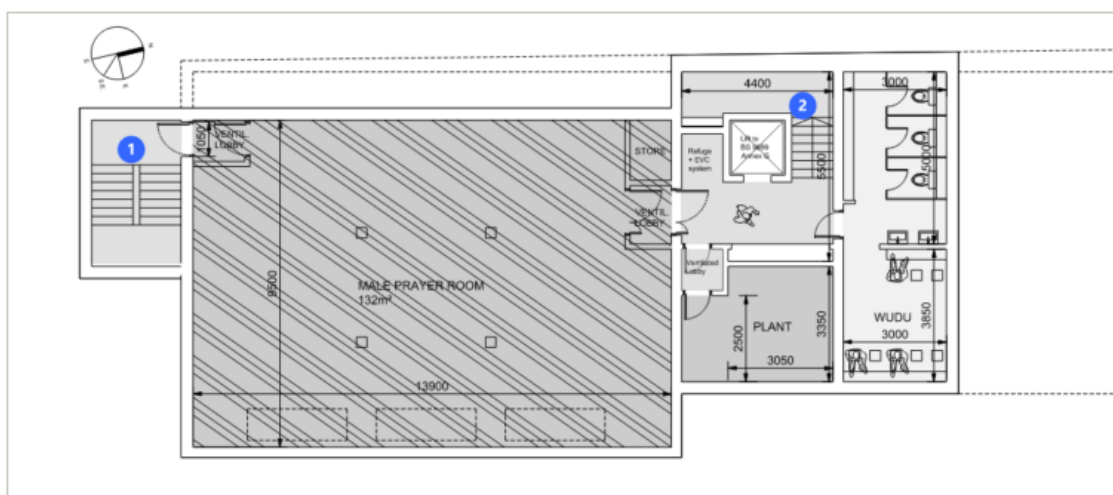


Figure 6 Stair cores shown at basement level.

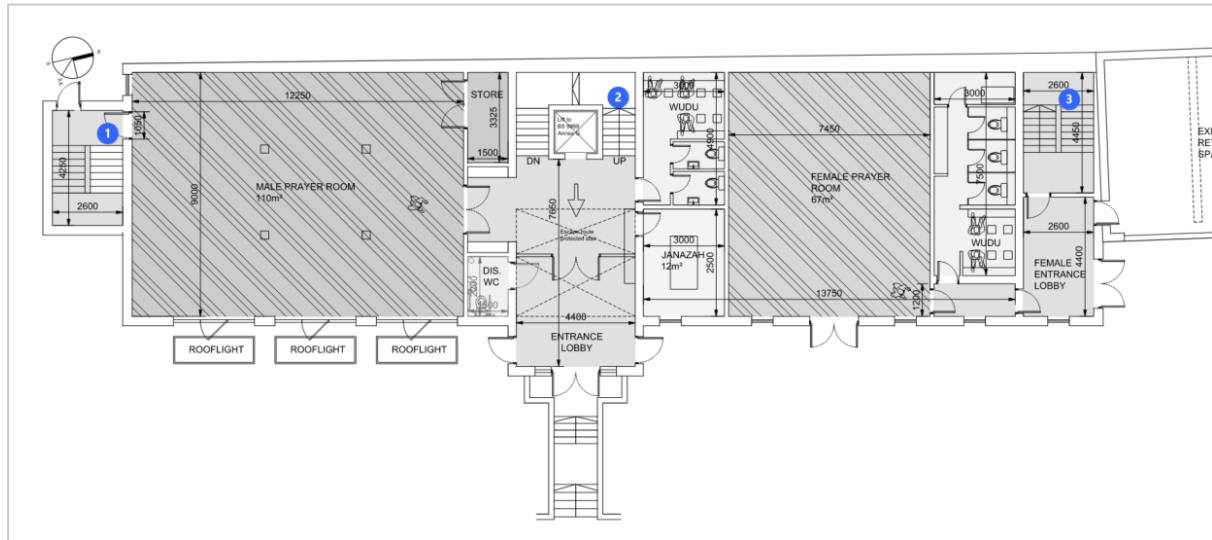


Figure 7 Stair cores shown at Ground level.

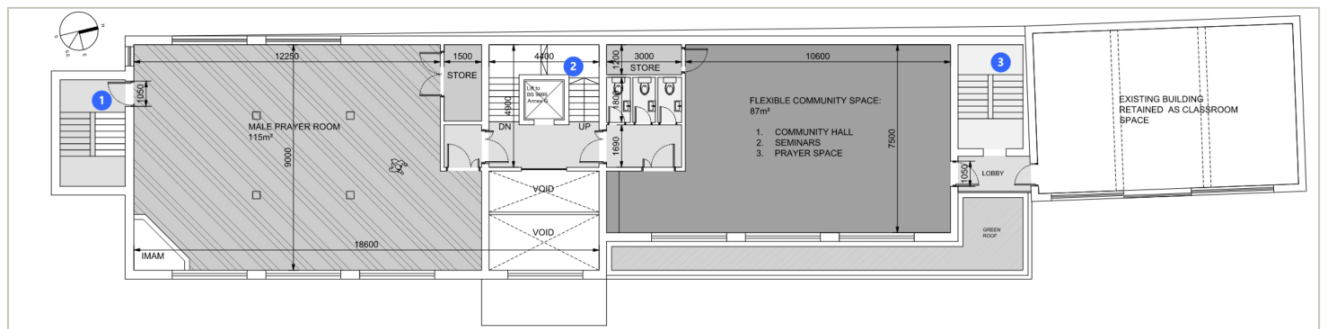


Figure 8 Stair cores shown at First floor

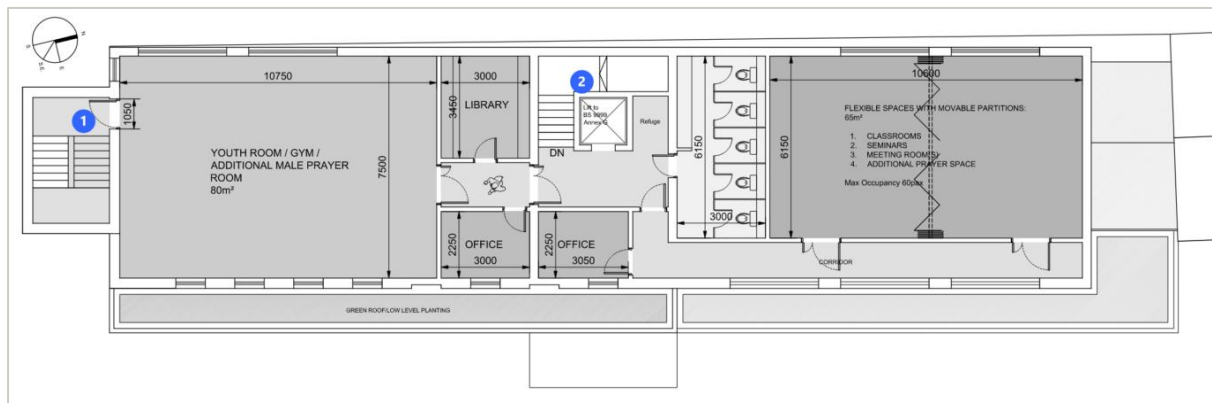


Figure 9 Stair cores shown at Second floor

7.4 Final Exits

The building will be provided with multiple final exits at the ground floor and have been indicatively illustrated in Figure 10. Stair 1 (see Figure below) to the south side of the building discharges directly to outside on ground floor level. In addition, final exits are provided from, the main entrance lobby, the female prayer room, and the female entrance lobby, all of which discharge directly to the outside of the building.

In the event of a fire affecting the entrance lobby, occupants descending from the Stair 2 may continue through the adjacent prayer hall and utilise the final exits (near Stair 1) serving the prayer hall, which discharge directly to the outside.

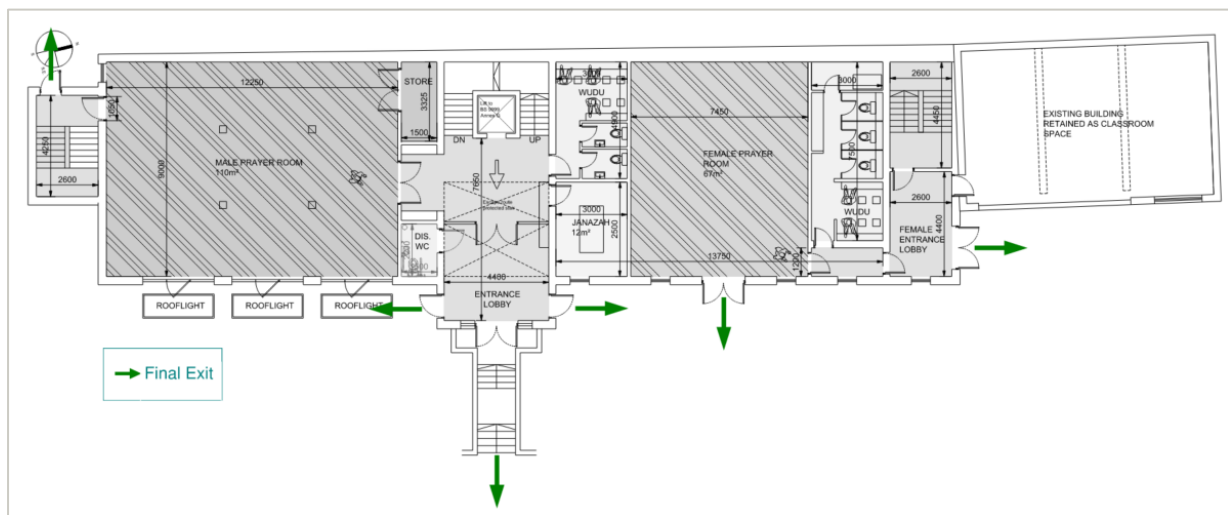


Figure 10 Final exits at lower ground floor level

7.5 Escape Widths

As a public assembly building, a large number of people can be expected to visit the centre at peak times. As the building will have a simultaneous evacuation strategy, it is essential to check the stair, storey exit and final exit capacities. These have been assessed and the current design has been determined to be adequate in line with the guidance set out in BS 9999:2017, this has been based on the following key points:

- The occupant load calculations have been done and is in line with the accommodation schedule provided by the end-user/client. (as mentioned in section 3).
- The total population represents the worst-case scenario where prayer halls will be full, thus it is assumed any back of house and ancillary areas are included for in this total as to not double count. Any back of house and ancillary areas is assumed to be of small occupancies and thus would suffice with a single 800mm (minimum) door or 850mm (minimum) door if expected to be used by wheelchair users.
- The prayer halls have been assigned a risk profile of B1, therefore the minimum horizontal escape width per person is 3.6mm. Although, other areas, such as the storage and plant areas have been assigned a risk profile of A2, the mm/person is the same i.e. 3.6mm/person as per BS 9999.
- The minimum width of final storey exits (exit doors to the stairs) is 1050mm.

7.6 Provisions For Mobility Impaired Persons (MIP)

The evacuation of mobility impaired people (MIP) is a fundamental part of the overall building evacuation strategy in demonstrating that the function requirements of the Building Regulations 2010 (as amended) and to meet the intent of London Plan Policy D5, specifically D5(B5)[4] which states:

Development proposals should “be designed to incorporate safe and dignified emergency evacuation for all building users. In all developments where lifts are installed, as a minimum at least one lift per core (or more subject to capacity assessments) should be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building”.

Therefore, in line with London Plan 2021 D5(B5), the lift near Stair 2 will be designed as an evacuation lift in line with BS 9999:2017.

Refuge areas will be provided near stair 2 (as shown in Figure 11 to Figure 13) where level egress is not permitted, enabling MIP to assemble in a place of safety to await assistance, if needed. Each refuge area will be at least 900 mm x 1400 mm and not encroach upon the escape route width.

As shown in Figure 12, the refuge space has been positioned adjacent to the protected stair enclosure to facilitate accessible evacuation. Although this arrangement results in a reduction in the available width, it is only for a length of 1400mm and at the point the refuge is being used, the remaining escape route remains unobstructed and continues to provide access to the stair.

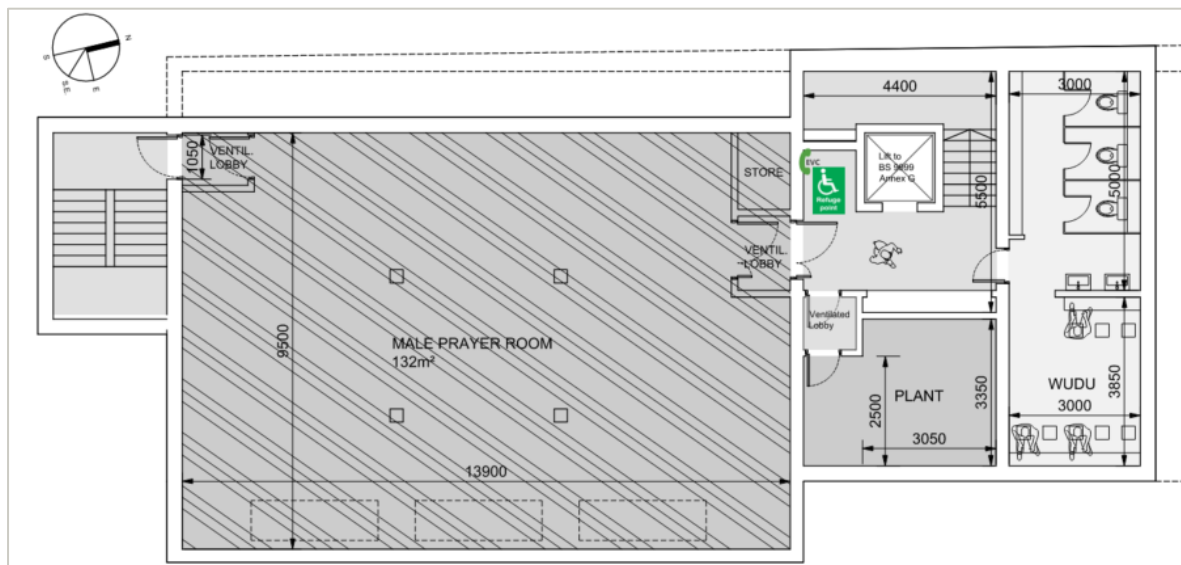


Figure 11 Refuge space at basement floor level

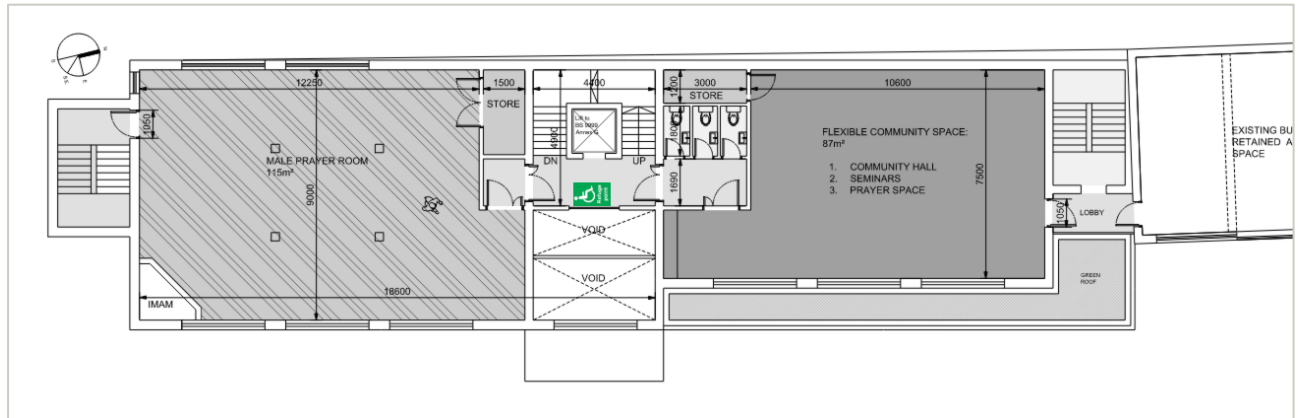


Figure 12 Refuge space at First floor

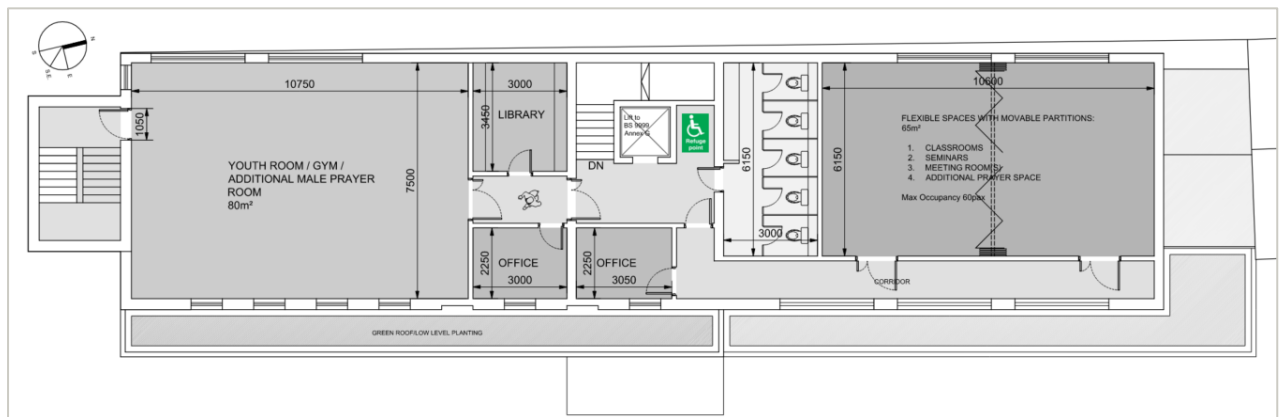


Figure 13 Refuge space at Second floor

7.7 Dispersal Method

Following evacuation in the case of fire, occupants will be directed to disperse away from the building under the instruction of the responsible person or nominated staff. Occupants should move to a safe location sufficiently far from the premises to avoid exposure to fire, smoke, or falling debris, and to ensure that access routes and operational areas remain clear for the Fire and Rescue Service. The dispersal arrangements will be communicated to occupants and indicated on the publicly displayed fire action notices and evacuation diagrams within the premises.

8. ACTIVE FIRE SAFETY SYSTEMS

Within the building, passive and active fire safety system will be provided to support and enable life safety objectives required by the Building Regulations 2010 (as amended).

8.1 Means Of Detection and Warning.

All areas within the building will be provided with a Category L3 level of fire detection and alarm, design and installed in accordance with BS 5839-1:2025 [5], This is above the minimum required detection coverage to accommodate the internal layout of the building.

8.2 Evacuation Lift

An evacuation lift will be sited near Stair 2, designed to be in accordance with the BS EN 81-76 [6] and Annex G of BS 9999:2017. This will include the provision of a suitable secondary power supply to these lifts.

8.3 Emergency Voice Communication (EVC)

In order for those waiting in the refuge to communicate, an Emergency Voice Communication (EVC) system will be installed in accordance with BS 5839-9:2021 [7] with outstations in refuges situated in the stair cores. This will allow occupants to be able to alert other people if they are in need of assistance.

8.4 Emergency Power Supplies

To reduce the risk of electrical supply loss to fire protection systems that are required to operate continuously during a fire, a secondary power supply will be provided (this may be a battery pack in applicable instances). This supply will have sufficient capacity to maintain supplies to all life safety and firefighting installations such as:

- Fire detection and alarm system;
- Emergency lighting and illuminated exit signage;
- Evacuation lifts.

The selection and installation of fire-resistance power and control cable systems for life safety and fire-fighting applications will follow guidance within BS 8519:2020 [8] and will also apply to the secondary power supply.

9. PASSIVE FIRE SAFETY SYSTEMS

9.1 Structural Fire Resistance

The proposed building >5m but <18m in height (Section 6.1) (measured from the lowest most part of ground to the top most occupied finished floor level), therefore the fire resistance or any elements of structure in the buildings should be a minimum of 60 minutes for load bearing capacity (R), in accordance with BS EN 13501-2:2016 [9]. This applies to existing and new elements of structure.

9.2 Linings

All new wall and ceiling linings will satisfy the recommendations of BS 9999:2017, Clause 34.1, and in accordance with BS EN 13501-1:2018 [10].

9.3 Compartmentation

The spread of fire within a building can be restricted by subdividing the building into compartments, separated from one another by walls and/or floors of fire-resisting construction.

The building is not proposed to be subdivided into separate compartment floors or compartment walls. However, escape stairs, protected shafts and life safety rooms will be enclosed in fire-resisting construction to form separate fire compartments where required.

9.4 Maintenance

All fire safety systems need to be inspected and maintained based on maintenance recommendations in BS 9999 and the relevant system-specific standards, which is to be covered by the management plan for the building.

10. EXTERNAL FIRE SPREAD

The construction of external walls should mitigate the risk of fire spread over the external walls and from one structure to the other so as to not threaten people in or around the building.

For a building with topmost storey height of not greater than 18 m and having a distance less than 1 m from the relevant boundary, it is recommended that materials achieving Class B-s3, d2 are used where new external walls are to be constructed, e.g. rear extensions on levels 01 and 02. However, if the distance is more than 1 m from relevant boundary, there are no specific provisions for the external wall construction (reference to figure 47 from BS 9999). Any works to the roof will ensure that the roof classification achieves BROOF(t4).

An external fire spread assessment has been undertaken for the proposed development. The design will be developed in accordance with the findings and recommendations of the assessment, as shown in Figure 14. The assessment has been carried out with reference to BR 187 to evaluate the risk of external fire spread from the proposed building extensions and to determine whether fire-resisting construction is required to the new façades.

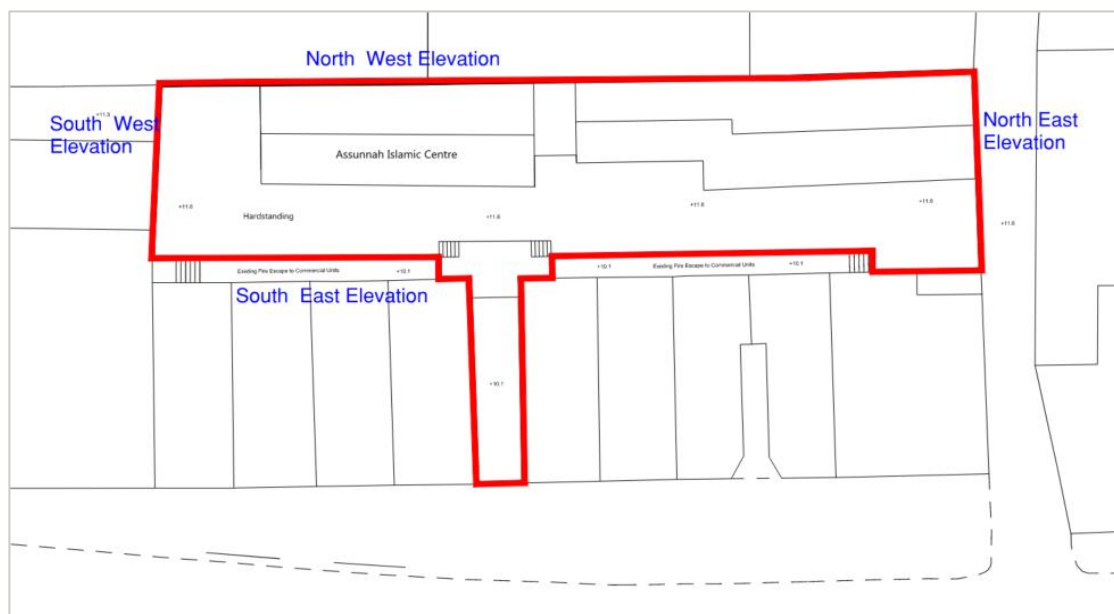


Figure 14 Proposed site plan showing the elevations

Some conclusions can be summarised as below:

- North-East elevations - 100% unprotected allowable area can be permitted on the façade.
- North-West elevation - 100% protected façade with a 60 min fire rating has to be provided from each side of the wall separately.
- South-East elevation - 77% protection on facade, 60 min fire rating, (60 RE and 15 I) from inside the building is recommended.
- South-West elevation - 76% protection on façade is recommended, 60 min fire rating , (60 RE and 15 I) from inside the building on the external walls of the stair core. It is also recommended to provide 53% protection on facade, 60 min fire rating , (60 RE and 15 I) from inside the building on the walls which is shared between the stair core and external walls of the building as shown in Figure 15.

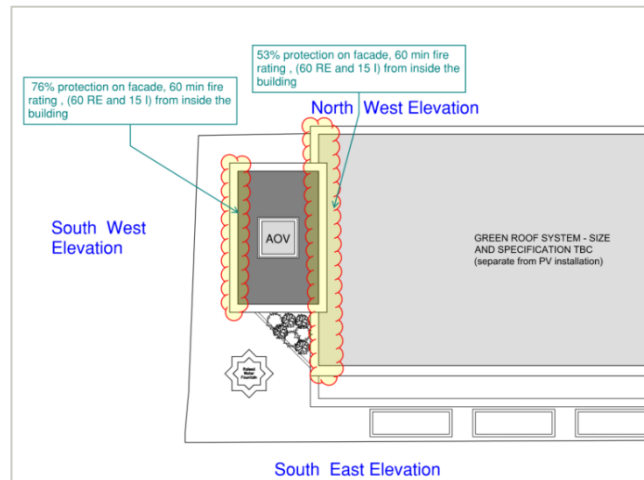


Figure 15 South-West elevation

10.1 Green Roofs

A green roof is proposed on the roof level as part of the development. The detailed design, specification and installation of the green roof system will be undertaken in accordance with the latest GRO Fire Performance Best Practice Guide [11] (2025) and the DCLG Fire Performance of Green Roofs and Walls (2013) [12] guidance.

10.2 Solar PV Panels

Solar photovoltaic (PV) panels may be incorporated on the roof level within the development. The detailed design and installation of the PV system will be undertaken in accordance with RC62: Recommendations for Fire Safety with Photovoltaic Panel Installations (Joint Code of Practice, Version 2, 2023) [13] and the relevant requirements of the Building Regulations .

The installation of PV panels is not proposed directly above green roof areas. This arrangement has been adopted to mitigate the additional fire risks associated with rooftop PV installations, including potential electrical faults such as DC arcing and longer-term degradation of cabling/connectors which could affect the green roof if they were installed directly above it. Accordingly, PV arrays are located over the non-combustible roof areas. Furthermore, roof coverings will achieve a BROOF(t4) classification.

11. ACCESS AND FACILITIES FOR FIREFIGHTING

This section addresses the access for the Fire and Rescue Service and equipment, defines the position of the water supplies, firefighting equipment, firefighting lifts, stairs and lobbies, and their ongoing maintenance and monitoring.

11.1 Vehicle Access

The building can be accessed via the junction between Kenmare drive and High Road. The fire appliance has access to the building, achieving 45m to every point of the footprint of the building or at least 15% to the perimeter (see Figure 16 below).

The fire service vehicle access routes should meet the provisions for a pump-type appliance as detailed in LFB Guidance Note 29[14, N. 29] as a minimum. Fire tender access is provided so that the distance from the Fire Vehicle appliance parking position to the remotest point of the building is no more than 45 m.

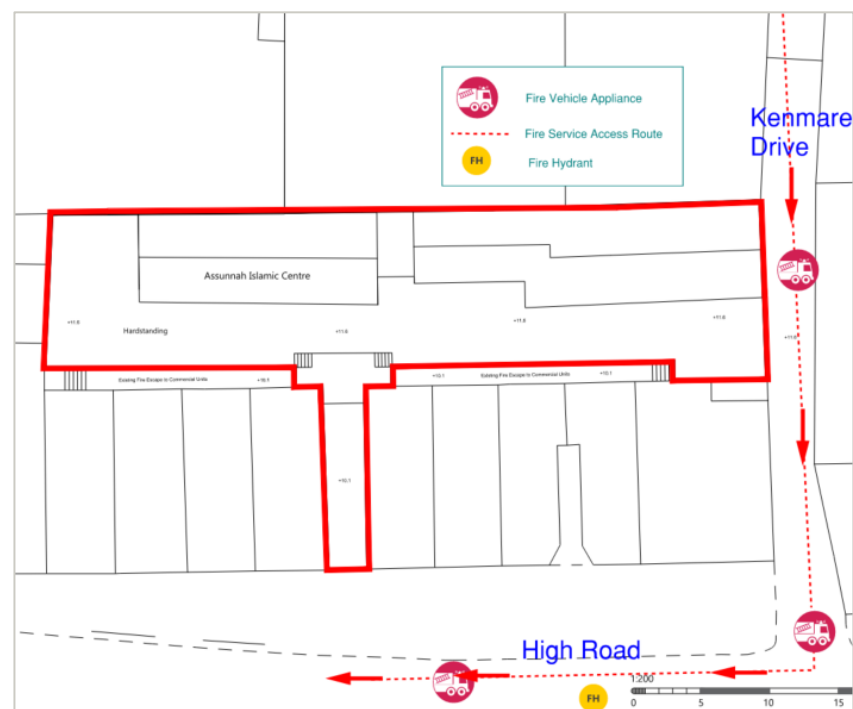


Figure 16 Fire service access and fire hydrant location.

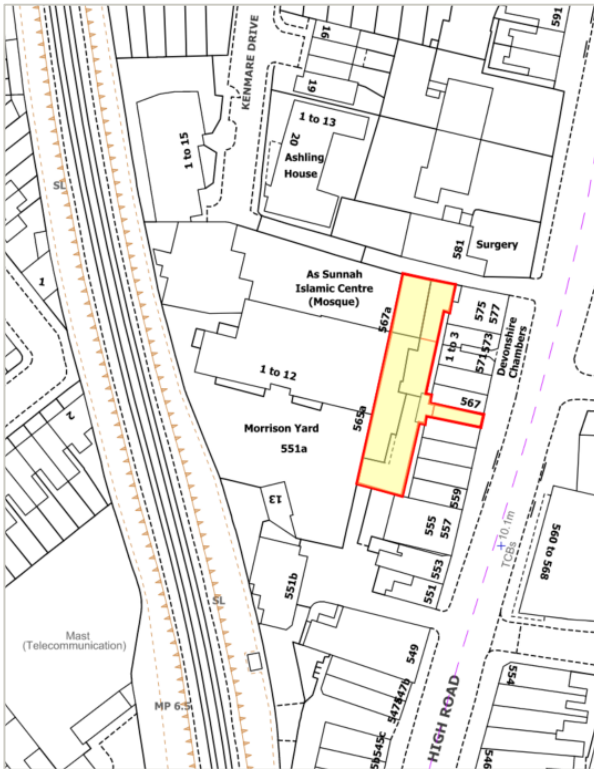


Figure 17 Proposed site plan (highlighted) Assunnah Islamic Centre

11.2 Firefighting Provisions

The slab level of the top floor of the redevelopment is less than 11m, therefore the provision of fire mains is not required. As per above, the fire tenders can access the building from the north and the south, achieving both perimeter access and hose-laying distances.

11.3 Water Supplies

Hydrants have been identified near the High roads adjacent to Assunnah redevelopment (Figure 18) by the LFB Water Office. The nearest functional fire hydrant is within 90m from the entry point of the building, as per the LFB water department. (email from Belinda Plummer, Hydrant Officer, 03/03/2026). In any case, prior to occupation, the LFB Water Department will require to ensure nearby hydrants are fully operational.



Figure 18 Hydrant locations (with legend) supplied by the LFB Water Office.

12. FUTURE MODIFICATIONS

The proposals presented within this Fire Statement are based on the current stage of design and will be subject to further development as the project progresses. A detailed fire strategy will be prepared during the subsequent design stages to demonstrate compliance with the functional requirements of the Building Regulations, including those relating to means of warning and escape, internal and external fire spread, access and facilities for the fire and rescue service, and structural fire safety.

The fire strategy will be reviewed and refined as the design develops, taking into account feedback received through the regulatory approvals process. Any changes to the design will be assessed to ensure that the fire safety objectives and relevant regulatory requirements continue to be achieved.

13. CONCLUDING STATEMENT

To conclude this Planning Fire Safety Strategy, the current proposals provide a design which is suitable for the purposes outlined in this document. It provides adequacies in line with Policy D12[15], whilst taking a pragmatic approach to Policy D12 (A) [1] of the London Plan 2021 [16].

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