

34 Warwick Gardens, Harringay, London, N4 1JG

July 2026

PLANNING FIRE SAFETY STRATEGY

Introduction

The proposed development at 34 Warwick Gardens is for a single storey rear extension at ground floor level to create an open plan kitchen/ dining space, and a separate ground floor WC and utility room.

Means of Escape

The proposed development has been designed in compliance with current building regulations for a 2 storey house. A protected escape route has also been maintained for all the upper floor rooms and downstairs to the front door. The open plan room on the ground floor can either escape through the fire door to the ground floor entrance hall and out through the front door, or to the glazed rear doors and out to a safe place at the back of the rear garden.

Fire Stafey Design Features

The house would be fitted with appropriate fire alarms systems with smoke detectors in the corridor spaces at every level, and with a heat detector located close to the kitchen hobs.

The construction materials used for the new separating walls to the protected corridors, and to protect the new steel structure would comply with the building regulations fire resistance. All doors between habitable rooms and the protected corridor would be 30min fire rated.

Fire Appliance Location + Access

Fire fighting appliances can be located on the road at the front of the house in an event of an emergency. Firefighting access would be though the front of the house, and through the protected corridor to the ground and upper floor rooms.