

PLANNING FIRE SAFETY STRATEGY

Planning Application July 2026

Site: 229 Philip lane, London N15 4HL

Proposal:

Conversion of existing residential dwelling into HMO 6 Rooms and formation of single storey rear extension and cycle & waste storage at the front.

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1. Introduction

This report outlines the planning stage fire safety strategy (PFSS) for 229 Philip lane, London N15 4HL. The proposal contains the Conversion of existing residential dwelling into HMO 6 Rooms and formation of single storey rear extension and cycle & waste storage at the front. This PFSS has been developed in conjunction with the project stakeholders (client, advisors and professional design team) to satisfy the aims of the brief, which is to address the functional requirements of the Building Regulations, as detailed below. The figures/drawings included within this strategy are for illustrative purposes only, intended to convey the key features and objectives of the fire strategy. Reference is to be made to the detailed architectural layouts.

Consultation

At the time of writing no consultation with the Building Control authority has been undertaken, nor has a Building Control authority been formally appointed. Equally, no consultation with the local Fire Service has been carried out. Consultation with the relevant authorities typically occurs following any planning permission. As such, it is intended that discussions and formal consultation with the relevant authorities will be made following any planning permission and continue throughout the detailed design and construction phases of the project. This document will therefore continue to evolve as the design develops.

Nevertheless, it is Delta Tech's view that the fire strategy outlined herein offers a suitable framework for the detailed design to be developed upon and aims to ensure that the development meets all functional requirements of Parts B1 – B5 of the Building Regulations 2010.

The Building Regulations

The information contained in this document is intended to address the functional requirements of Parts B1 – B5 of the Building Regulations 2010 only, as outlined below:

- B1 – Means of escape and warning
- B2 – Internal fire spread (linings)
- B3 – Internal fire spread (structure)
- B4 – External fire spread
- B5 – Access and facilities for fire fighting

Formal approval will be sought under the Building Regulations application to the relevant Building Control authority, at which point London Fire Brigade will also be formally consulted.

Fire Safety Management

This PFSS is not a fire safety management document. The eventual management strategy for the building will need to be developed and should incorporate the key recommendations of this document. In developing the PFSS, it has been assumed that a robust level of fire safety management will be adopted once the building is occupied. It is important that management are aware of their roles and responsibilities in the day to day running of the site as required by law. Further guidance for the development of a robust, sensible management procedure may be sought in the appendix to BS 9999.

Exclusions

The PFSS does not:

- Set out to specifically address insurance requirements, risks to business continuity or property protection. Recommendations or guidance provided for life safety purposes may or may not be beneficial with regard to these issues. Address fire precautions during the construction works for which the risk and hazard from fire are often greater. It is recommended that the guidance issued by the Health and Safety Executive (HSE) be consulted accordingly. Represent a design or specification; it is a series of principle recommendations that others may consider and relate to the design of the building as appropriate. Constitute a fire safety management strategy. Satisfy the duties of the 'responsible person' to carry out a fire risk assessment under the Regulatory Reform (Fire Safety) Order. Note that the responsible person has yet to be identified for this building. Satisfy duties under Regulation 38 of the Building Regulations to provide the building management team / owner / responsible person with a package of as built information. This duty is handled by the principal contractor, albeit this document shall be updated throughout construction to reflect design development.

Basis of design

With respect to addressing the functional requirements of Parts B1-B5, the PFSS draws on the framework from BS 7974 to establish a disciplined approach to the fire safety design. BS 7974 provides the framework for a flexible but formalised methodology that can be readily assessed by the statutory authorities. In doing so, it provides a means of establishing acceptable levels of fire safety without imposing unnecessary constraints on other aspects of building design, and recognises that a range of alternative and complimentary fire protection strategies can achieve the design brief.

This PFSS takes into account the total fire safety package within the scheme to provide a functional and practical solution to fire safety. The PFSS draws on prescriptive standards as a basis for design; however, it is only through utilising a combination of established guidance, fire engineering and technical experience that a satisfactory standard of fire safety can be achieved given the scale and complexity of the scheme from a Building Regulations standpoint.

The Regulatory Reform (Fire Safety) Order 2005

On occupation of the building, the 'responsible person' as defined in the Regulatory Reform (Fire Safety) Order 2005 (FSO) is required by law to undertake a fire risk assessment. This FSS will not satisfy this obligation; instead it may be used as a basis for the risk assessment.

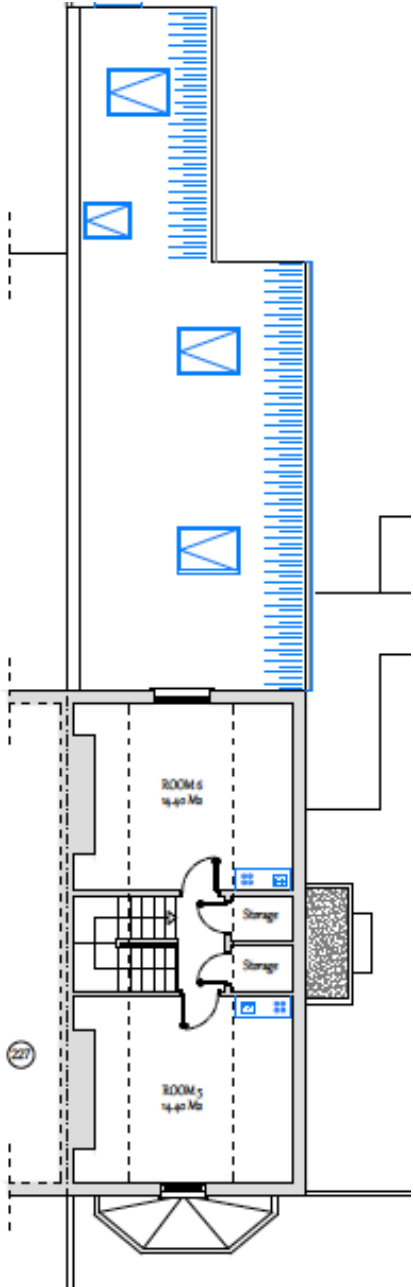
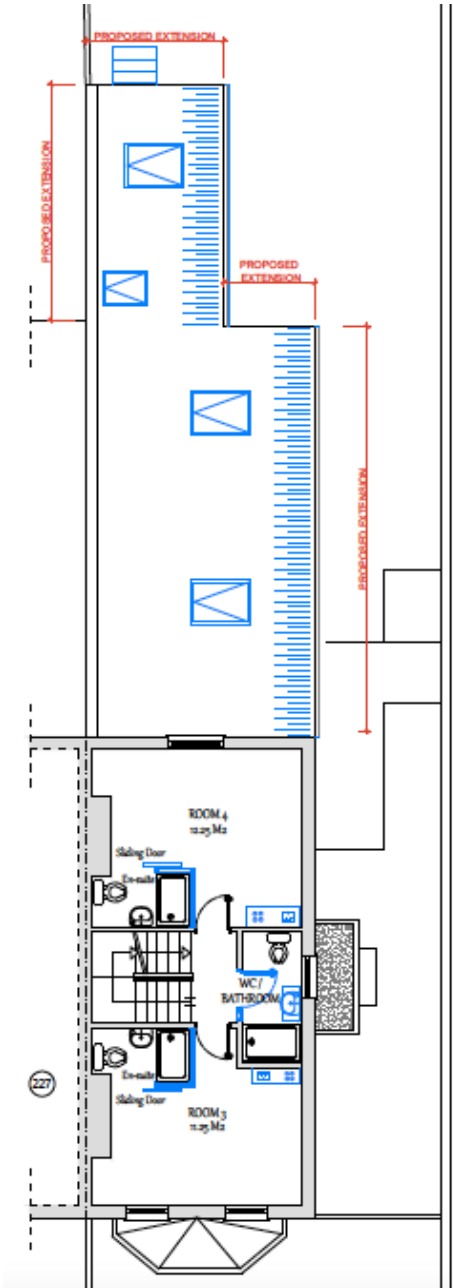
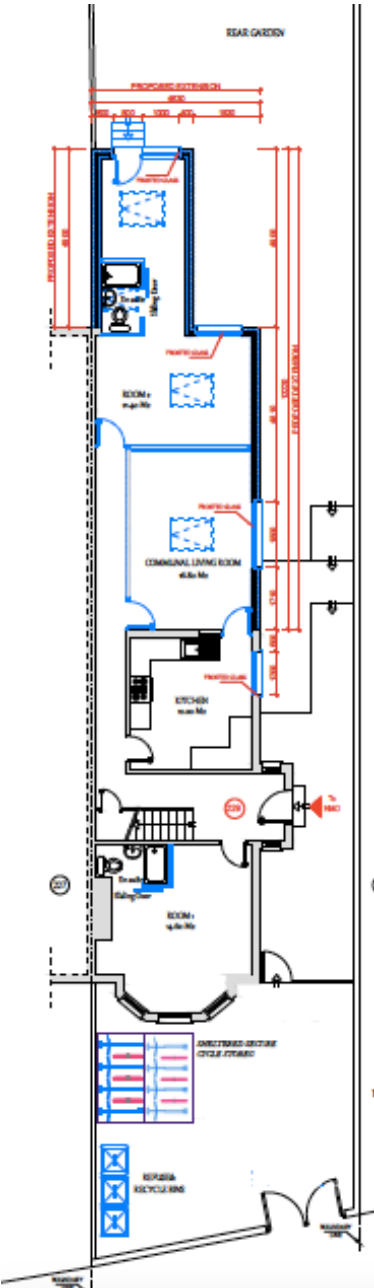
The London Plan

Under the legislation establishing the Greater London Authority (GLA), a Spatial Development Strategy (SDS) has been published. The SDS is known as The London Plan. As the overall strategic plan for London, it sets out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years. The latest draft London Plan sets out specific policy requirements with regards to Fire Safety (Policy D12) design of buildings in London. To demonstrate developments have met the highest standards of fire safety, proportionate to the development, the following information should be addressed as per Table A1.1 under Appendix 1 of Fire Safety D12(A) London Plan Guidance for Full Planning Permission (other):

- 1) Identify suitably positioned unobstructed outside space for: fire appliances to be positioned on and 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
- 6) Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development

2. Proposal

The proposal consists of the Conversion Of Existing Residential Dwelling Into Hmo 6 Rooms And Formation Of Single Storey Rear Extension And Cycle & Waste Storage At The Front.



3. Fire Protection Measures

Fire detection and alarm system (AFD)

A BS 5839-1 Category L2 system will be installed throughout all non-residential areas. A proprietary beacon alarm system for the hearing impaired will be provided to assist with pre-defined escape procedures established under the respective personal emergency evacuation plan for the individual or group.

Plant areas open to outside will not be provided with automatic fire detection. Packaged plant rooms will be provided with AFD that will initiate escape and send an alert signal to management. The provision and location of adequate sounders / beacons in the plant areas should be carefully considered by the Building Services Engineers and specialist contractor(s), to ensure adequate distribution and audibility.

Signage

Fire escape signage and fire protection indication and warning signage shall be provided in accordance with BS 5499 & BS ISO 3864. Key areas include the main entrance and rear access door to show points of escape.

First aid fire fighting

Fire extinguishers will be provided in accordance with BS 5306-8. Hose reels will not be installed. Fire extinguishers to be located in kitchen portion of the site.

Emergency power supplies

Primary power supplies will be protected in accordance with BS 9999, BS 8519 and LPC requirements. The services connected to the life safety system will include any smoke extract fans, sprinkler pumps, emergency lighting, fire fighting lifts and BMU cradles (if applicable).

Normal lighting levels (100 lux) should be maintained within fire fighting shafts. Alternative supplies to critical life safety plant will be provided from a separate life safety supply, with the ability to maintain operation for a minimum of three hours, and within 15 seconds of primary power failure. The changeover shall be automatic. Options will be explored to establish the most effective form of secondary power supplies, and whether a centralised or decentralised system will be most appropriate. Automatic transfer switches (ATS) should be protected within IP rated protected enclosures that are resistant to tampering. The ATS should not be exposed within fire fighting lobbies, instead being located within risers or separate compartments.

4. Means of escape

The following outline the key points to be implemented with regards to the means of escape from commercial units:

- Where the occupancy is limited to 60 people, a single exit would be sufficient from the unit
- Where a larger occupancy than 60 people is anticipated, two alternative exits should be provided from each unit and should be sufficiently remote from each other (absolute minimum of 5m separation).
- Each exit should achieve a minimum of 1050mm clear width where the occupancy is greater than 120 people
- Exits to be outward opening where possible. Where the occupancy is more than 60 people, exits must be outward opening
- Dedicated protected stairs (min 1000mm clear width) will be provided to serve any non-residential areas above ground. If serving more than one level above ground, the protected stairs will be lobby protected
- Single direction travel distance should be limited to 20m. Where alternative escape is possible, the travel distance to the where the choice is available should be limited to 20m and the total distance to the nearest exit should be limited to 50m

5. Fire Spread

Structural fire protection standard

The term 'elements of structure' is applied to the main load bearing elements of structure. Structure includes, but is not limited to:

1. Structural frame
2. Beams
3. Columns
4. Load bearing walls (internal and external)
5. Floor structures (e.g. galleries and link bridges)
6. Party Wall

Building height	Rating (mins)
<30m	60
30m – 50m	90
More than 50m	105

The ratings in the table above rely on the provision of fire suppression. Building height is measured from the Fire Service access level to the finished floor level of the topmost occupied floor. Floors used solely for as plant space may not be regarded as occupied.

Door Rating to FD30S

Ductwork

Ductwork that passes through escape routes or breaches compartmentation will be fire rated in line with the methods outlined in BS 9999 as follows:

Method 1 – protection using dampers (not appropriate for protecting escape routes unless activated at smoke detection i.e. MFSD)

Method 2 – protection using fire-resisting enclosures

Method 3 – protection using fire-resisting ductwork

Access to services from a fire fighting stair or shaft shall not occur.

Access to services within escape lobbies and residential corridors is permissible, subject to well-enforced management procedures.

Fire Spread - Linings

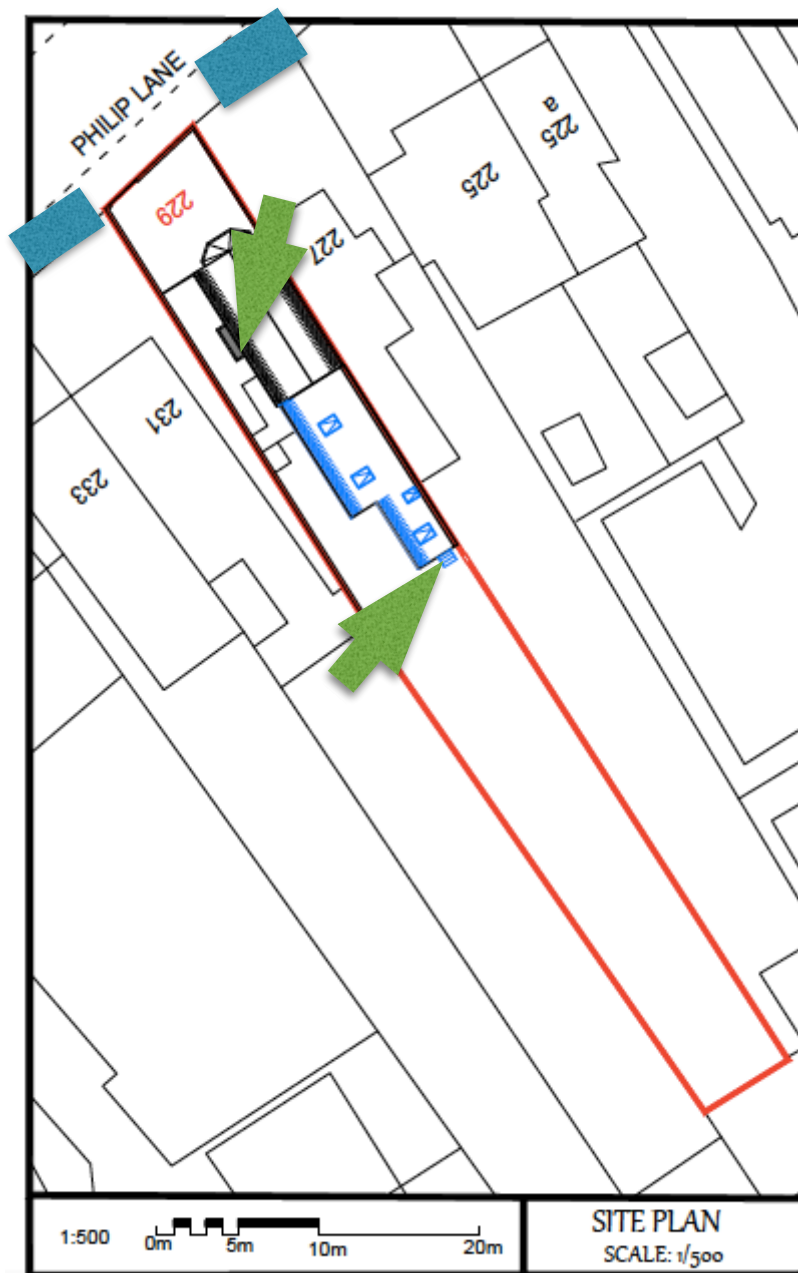
The classification of the surfaces of walls and ceilings will comply with the following:
National Class 0 & European Class B-S3,d2.

External wall surfaces: All external surfaces of walls should be Class 0.

Examples of Materials Rating	Typical performance ratings of some generic materials and products
Class 0	Any non-combustible material or material of limited combustibility
	Brickwork, blockwork, concrete and ceramic tiles
	Plasterboard (painted or not with a PVC facing not more than 0.5 mm thick) with or without an air gap or fibrous or cellular insulating behind
	Wood wool cement slabs
	Mineral fibre tiles or sheets with cement or resin binding

6. Fire Service Access

The Site has direct access from the front on Philip Lane, and to the rear via side access to (please see plan below Green Arrows). The building is three storey and less than 10m high from the lowest level to the finished floor level of the roof ridge. A building of this height provides a benefit to the fire service and crucially helps offer them additional time to set up equipment prior to starting fire fighting operations. Given this fire alarm and the alternative access points the fire service access arrangement is considered reasonable. Assembly points have been highlighted in Blue Box zones on the below plan within a safe area and away from potential heat and smoke whilst not in the way of Fire or rescue services.



7. London Plan 2021 D12(A)

The design elements with respect to the relevant aspects of the London Plan Policy D12 part A. The following table sets down how each aspect of the policy is considered at a high level, but more detailed information may be found in the main body of this report.

To demonstrate developments have met the highest standards of fire safety, proportionate to the development, the following information should be addressed:

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

Design Response: Fire appliance parking achieved with spaces at front on 229 Philip Lane and to the rear via side passage. Assembly points will be allocated for the unit in a safe area sufficiently far from the premises to avoid interference with the fire and rescue service or danger from falling debris/smoke/heat.

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

Design Response: Offering a comprehensive fire alarm coverage possible within the unit, designed to offer early warning of fire. Additionally, compartmentation is proposed across all the unit including fire doors and linings. These features are incorporated to improve general fire safety to building occupants.

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

Design Response: Comprehensive fire alarm system will be installed throughout and unit constructed as 'fire compartments', with one hour fire rated walls/ceilings separating them from other units including use of Fire Doors FD30S intending to help limit fire growth.

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

Design Response: Fire detection to alert occupants, trigger automatic fire systems and call the fire service; compartmentation to limit fire spread and growth; using materials of limited combustibility to prevent undue fire growth and to prevent smoke impacting means of escape and fire fighting operations. The unit is based on the ground, first and loft floors, and offers direct access to street level from the front main entrance and rear door entrance. Due to the main road location of the site there are different safe routes for assembly and refuge points at the front.

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

Design Response: The site is an existing semi-detached residential building located along established Philip Lane with sufficient space for Fire Engines to enter and handle potential fires on site directly.