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FIRE SAFETY STRATEGY (LONDON PLAN POLICY D12)

Site: 117 Crowland Road, London N15 6UR

Prior Approval Application – Larger Home Extension (GPDO Class A.1(g))

Prepared By: Prestige Planning Ltd

Date: August 2026

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1. Introduction

This Fire Safety Strategy accompanies a Prior Approval application for a Larger Home Extension under Class A.1(g) of the GPDO. Although fire safety is not a statutory consideration within the Prior Approval process, this document is provided voluntarily to demonstrate compliance with London Plan Policy D12 and the safety objectives of the NPPF (August 2026). This Fire Safety Strategy is provided as supporting information only and does not form part of the statutory Prior Approval considerations under Paragraph A.4 of the GPDO.

The proposal comprises a single-storey rear extension extending 6 metres from the original rear wall. The extension does not alter the building's fire risk profile, does not affect fire service access, and does not change the existing means of escape.

2. Fire Safety Objectives (Policy D12 Criteria)

Criterion 1: Identifying Fire Risks and Relevant Assets

The principal fire risks associated with the development relate to:

- Domestic cooking activities within the enlarged kitchen/living/dining area
- Electrical appliances and domestic equipment
- Potential fire spread within the extended ground-floor accommodation

The extension does not introduce new fire-risk-intensive uses and does not alter the building's overall fire risk profile. The existing dwelling already benefits from a clear internal layout and direct access to the public highway.

Criterion 2: Means of Escape and Evacuation

The proposal does not alter the existing means of escape. Key points:

- The main entrance at the front of the property remains the primary escape route.
- The rear extension maintains a secondary escape option via the rear garden.
- Escape travel distances remain short and compliant with domestic standards.
- The extension does not introduce inner rooms or compromised escape routes.

Occupants will continue to evacuate through the existing front door onto Crowland Road.

Criterion 3: Passive and Active Fire Safety Measures

Passive Protection

- The new extension will be constructed using materials achieving appropriate fire-resisting performance under Building Regulations Part B.
- Any new structural elements will meet required fire-resistance ratings.
- Openings between the existing dwelling and the extension will maintain suitable fire separation.

Active Protection

- The existing dwelling will retain its domestic smoke detection system.
- Additional smoke/heat detection will be installed within the extended kitchen/living/dining area.
- All alarms will be Grade D, interlinked, in accordance with Building Regulations.

Final specifications will be confirmed through Building Control approval.

Criterion 4: Fire Service Access and Equipment

The proposal does not affect fire service access:

- Fire appliances can continue to access the property directly from Crowland Road.
- The front entrance remains clearly visible and unobstructed.
- The extension is located at the rear and does not impede access for firefighting operations.

The dwelling remains fully accessible to emergency services.

Criterion 5: Robust Strategy for Evacuation

A simultaneous evacuation strategy will continue to apply. In the event of fire:

- Smoke/heat detectors will activate the alarm system.
- Occupants will move towards the front entrance, the primary escape route.
- If necessary, occupants may exit via the rear garden.
- Assembly will take place safely outside the building.

Given the scale of the extension and the domestic nature of the property, this strategy is proportionate and effective.

3. Ongoing Maintenance

The homeowner will ensure:

- Regular testing of smoke and heat detectors
- Maintenance of electrical installations
- Clear escape routes at all times
- Proper upkeep of the new extension and fire-resisting construction
- Compliance with Building Regulations and any conditions imposed by Building Control

4. Declaration of Competence

I, Kate Wadeson, acting as Planning Consultant for Prestige Planning Ltd, confirm that I am a competent person to prepare this Fire Safety Strategy. The strategy has been prepared with regard to London Plan Policy D12 and is proportionate to the scale and nature of the proposed domestic extension.

Prestige Planning Ltd Unit 6 Grosvenor Way London E5 9ND Date: August 2026