



**6 Grosvenor Way,
London,
E5 9ND.
T:020 3935 3434
E:planning@thepgroups.co.uk**

London Borough of Haringey Planning Department

Site: 84 Wellington Avenue, London N15 6BB

Proposal: Proposed Type 3 Roof Extension and Additional Floor

Subject: Fire Safety Strategy

Date: 12 September 2026

FIRE SAFETY STRATEGY (LONDON PLAN POLICY D12(A))	3
1. Introduction	3
2. Fire Safety Objectives	3
3. Means of Escape and Evacuation Strategy	3
4. Fire Detection and Alarm Systems	3
5. Passive and Active Fire Protection Measures	4
6. Fire Service Access and Facilities	4
7. Construction Phase Fire Safety	4
8. Evacuation Strategy	4
9. Maintenance of Fire Safety Measures	4
10. Declaration of Competence	5

FIRE SAFETY STRATEGY (LONDON PLAN POLICY D12(A))

1. Introduction

This Fire Safety Strategy has been prepared in accordance with Policy D12(A) of the London Plan (2021). It supports a householder planning application for a Type 3 upward extension at 84 Wellington Avenue, comprising a full additional storey positioned behind the existing front façade and a new pitched roof containing loft accommodation. The strategy demonstrates that fire safety has been considered from the earliest design stage and confirms that the development can be constructed, occupied and maintained safely without compromising means of escape, fire service access or the fire-resisting performance of the existing building.

2. Fire Safety Objectives

The proposed development has been designed to meet the following fire safety objectives:

1. To ensure safe and efficient means of escape for all occupants.
2. To provide suitable fire detection and alarm systems throughout the dwelling.
3. To maintain appropriate levels of fire separation and structural fire resistance.
4. To ensure unobstructed access for fire and rescue services.
5. To support safe evacuation and fire-fighting operations.
6. To ensure ongoing maintenance of fire safety measures.

3. Means of Escape and Evacuation Strategy

The existing dwelling benefits from a clear and direct means of escape via the principal entrance door at the front of the property. The proposed upward extension does not alter this arrangement. All floors, including the new second floor and loft accommodation, will be served by the existing protected stair enclosure, which will be upgraded to meet current Building Regulations requirements.

Escape travel distances remain compliant with Approved Document B for a single-family dwelling. The evacuation strategy is a simultaneous evacuation, whereby all occupants exit the building upon activation of the fire alarm system. The rear garden provides an additional secondary escape option if required.

4. Fire Detection and Alarm Systems

A Grade D1, LD2 fire detection and alarm system will be installed throughout the dwelling. Interlinked smoke detectors will be provided in the hallways, landings and circulation spaces on each floor, including the new second floor and loft level. A heat detector will be installed in the kitchen. All detectors will be mains-powered with tamper-proof battery backup.

The system will comply with BS 5839-6:2019 and will provide early warning to occupants, supporting safe evacuation.

5. Passive and Active Fire Protection Measures

The new structural elements introduced as part of the upward extension will achieve the required fire-resistance ratings under Building Regulations Part B. Floor structures between levels will provide a minimum of 30 minutes of fire resistance. Internal partitions will be constructed using fire-resisting materials to maintain compartmentation.

Doors to habitable rooms opening onto the protected stair will be upgraded to FD20 or FD30 fire-resisting doors as required. The new roof structure will incorporate fire-resistant materials and detailing to prevent fire spread between dwellings.

No active fire-fighting systems (such as sprinklers) are required for a single-family dwelling of this scale.

6. Fire Service Access and Facilities

The property fronts directly onto Wellington Avenue, providing clear and unobstructed access for fire appliances. The principal entrance door remains visible and accessible from the public highway. The proposed upward extension does not alter the building's relationship with the street or impede fire-fighting operations.

The dwelling does not require additional fire-fighting shafts, hydrants or dry risers due to its height and domestic use.

7. Construction Phase Fire Safety

During construction, the contractor will implement appropriate fire safety measures, including safe storage of materials, controlled hot works, clear escape routes, and compliance with the Construction (Design and Management) Regulations 2015. Temporary alarms and extinguishers will be provided as required.

8. Evacuation Strategy

In the event of fire, occupants will evacuate simultaneously via the protected stair to the principal entrance door. The rear garden provides an alternative escape route if the front exit is obstructed. Assembly will take place outside the building in a safe location away from the structure.

The proposed development does not introduce any inner rooms or compromised escape routes.

9. Maintenance of Fire Safety Measures

The homeowner will be responsible for ongoing maintenance of all fire safety measures, including regular testing of smoke and heat detectors, inspection of fire-resisting doors, and upkeep of electrical installations. Any future alterations will be carried out in accordance with Building Regulations.

10. Declaration of Competence

Prestige Planning & Building Services prepared this Fire Safety Strategy and are competent to assess fire safety matters at the planning stage for domestic extensions. The strategy is proportionate to the scale and nature of the proposed development and meets the requirements of London Plan Policy D12(A).