7th October 2026

Site address:
Flat 1, 12 Ossian Road,
London,
N4 4EA

Flat 1, 12 Ossian Road – Fire Safety Strategy

This fire strategy has been prepared by Armstrong Simmonds Architects. The application it relates to is for the extension of the existing half-basement to the ground floor flat at 12a Ossian Road, including the formation of a front lightwell and the provision of a bin store. Therefore the changes to the property would be minimal.

Unobstructed space for assembly remains on Ossian Road and Darren Close, a safe distance from the house.

The proposed changes would not affect the existing fire safety measures. The existing kitchen and dining area will remain separated from the protected stair way and rest of the house with FD30 fire doors, as will all other doors that serve habitable rooms from the hallway. Smoke alarms remain in the circulation spaces on the protected stairway. Where upgrades or additional alarms are required by building control they shall be appropriately installed.

The construction of the extension must be built in such a way that structural elements have at least 30 minute fire resistance and build ups of floors and walls comply with approved document B fire classification.

There are no proposed changes to the existing route of escape. This remains via the front ground floor entrance of the flat, and through the protected stairway that serves the house.

The evacuation strategy is through the protected entrance hallway.

There are no proposed changes to the existing access and equipment for firefighting on site. This remains from the front of the property on Ossian Road.

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