KEVER STUDIO

120 Weston Park, Crouch End, London, N8 9PN

October 2026

PLANNING FIRE SAFETY STRATEGY

Introduction

The proposed development at 120 Weston Park involves the amalgamation of the existing ground and first floor flats to reinstate the property as a single family dwellinghouse, together with the construction of a ground floor side and rear extension and associated internal reconfiguration.

The proposals have been designed with consideration for fire safety in accordance with Policy D12 of the London Plan (2021) and the principles of Approved Document B (Fire Safety) of the Building Regulations.

Means of Escape

The proposed development has been designed to provide safe and convenient means of escape appropriate for a two-storey dwellinghouse.

A protected escape route is proposed from the first-floor accommodation, via the staircase and ground floor entrance hallway, leading directly to the front entrance of the property.

The open-plan living accommodation at ground floor level benefits from two alternative means of escape: through a fire-rated door into the entrance hallway and out through the front entrance, or directly through the glazed rear doors into the rear garden, providing access to a place of safety.

Fire Safety Design Features

The dwellinghouse will be fitted with an appropriate fire detection and alarm system, incorporating interconnected smoke detectors within the circulation spaces at each floor level and a heat detector within the kitchen area.

New walls and partitions forming the protected escape route, together with appropriate fire protection to structural steelwork, will be designed to achieve the required levels of fire resistance in accordance with the Building Regulations.

Doors between habitable rooms and the protected escape route are proposed to achieve a minimum 30-minute fire resistance rating (FD30).

The detailed fire safety measures and specifications will be developed and confirmed as part of the Building Regulations approval process.

Fire Appliance Location and Access

Fire appliances can be positioned on Weston Park immediately outside the front of the property in the event of an emergency.

Firefighters will be able to access the dwellinghouse directly from the street via the main front entrance, with internal access provided to the ground and first-floor accommodation.

Conclusion

The proposals incorporate appropriate fire safety measures for a two-storey family dwellinghouse, including protected means of escape, alternative ground floor exits, fire detection systems and suitable access for emergency services.

The proposed development is therefore considered to address the relevant fire safety objectives of Policy D12 of the London Plan (2021), subject to detailed design and compliance with the Building Regulations.