

# Fire Safety Statement: 200 Lancaster Road

March 2024

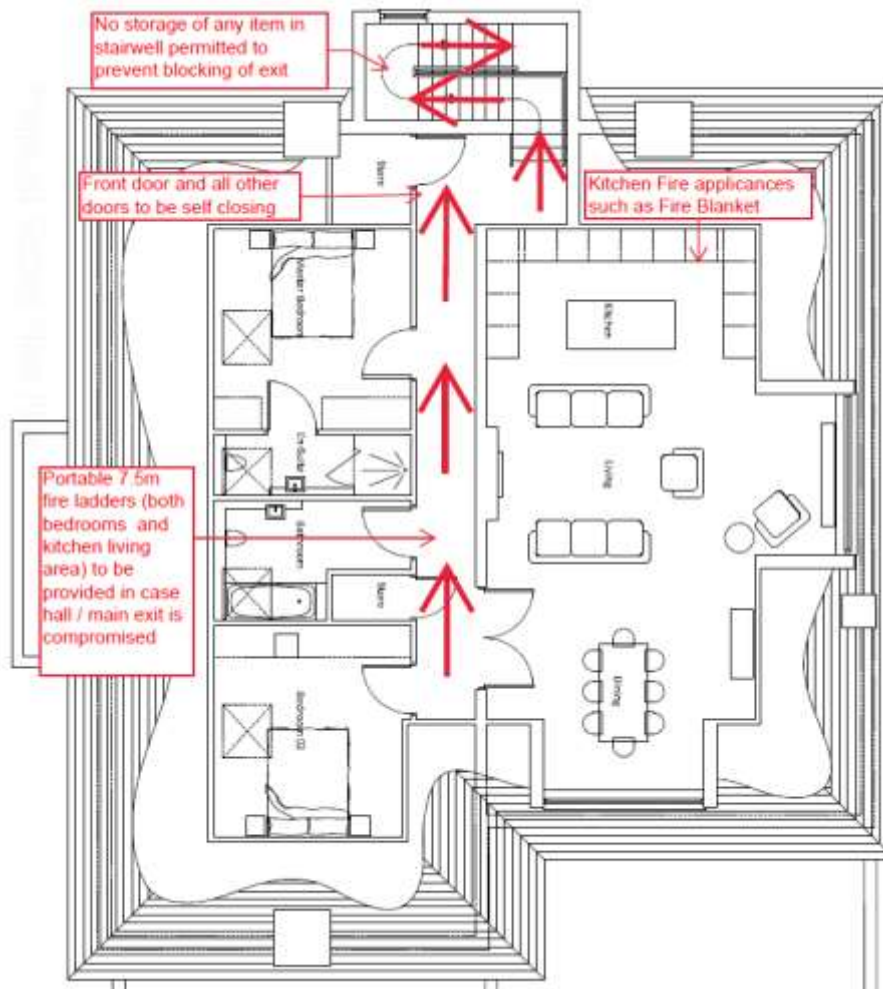


## Introduction

London Plan Policy D12 requires all planning applications meet the highest standards of fire safety. As part of the submitted planning application this Fire Statement has been developed to demonstrate the proposal is acceptable in these terms.

The proposed development is for side and rear roof dormers to enable the creation of 1 x 2-bed dwelling at 200 Lancaster Road, Enfield EN2 0JH.

## Fire Safety Proposal



**Figure 1:** Proposed plans illustrating fire strategy in proposed new dwelling

The red text below each criterion demonstrates that the proposal is in accordance with the Fire Safety requirements of London plan policy D12A:

Policy D12

*Fire safety*

*A In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:*

*1) identify suitably positioned unobstructed outside space:*

*a) for fire appliances to be positioned on*

Access to the proposed development will be gained from existing shared access for first floor flats and is located on the side (east) of the building. The door to these stairs face Lancaster Road, in the event of an emergency, fire appliances will have immediate access to the building. There is also access to a rear (southern) yard from which fires can be tackle from.

*b) appropriate for use as an evacuation assembly point*

In the event of an emergency, occupants should be directed to assembly well away from the building. E.g. on the opposite side of Lancaster, Lavender Hill and Chase Side roads (figure 2).



Figure 2: Pin (red) application site and circles (red) evacuation assembly points. Source: google.

*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*

Existing fire alarm systems and passive and active fire safety measures in the building will remain unchanged by the proposals whilst new ones will be added for the proposed dwelling.

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

The proposed materials are design to resist the spread of fire.

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

Occupiers will utilise the existing means of escape via the hallway and staircase, this will be unaffected by the proposals. In the event that the hallway is inaccessible both bedrooms (front roof slope) and kitchen/living area dormers will have 7.5 metre hanging ladders provided for means of escape (figure 3).



Figure 3: example of 7.5 metre fire ladders to be provided. Source: [fireprotectiononline.co.uk](http://fireprotectiononline.co.uk)

5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in

The strategy fire evacuation is unaffected by the application proposals.

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

Access for firefighting will be available directly from Lancaster Road at the front at the rear of the building. Firefighting equipment will be installed for fire brigade access.