Planning fire safety strategy

Nov 2026

Creation of an additional storey with hipped roof, part single part two storey rear and side extension, front extension in front of the garage, first floor front extension above the existing ground floor entrance, three rear dormers and front rooflights to facilitate habitable loft accommodation, conversion of the integral garage to habitable space, internal reconfiguration and all associated works.

Zaman ArchiHomes Ltd.®
5th Floor, 167-169 Great Portland Street, London, W1W 5PF, United Kingdom
020 8150 3655 info@archihomes.co.uk www.archihomes.co.uk
Registered in England & Wales No. 17178531

1. Introduction

This Planning Fire Safety Strategy (PFSS) shows how the proposed works at 376 Wingletye Lane meet London Plan (2021) Policy D12(A), Fire Safety. It accompanies the householder planning application and should be read with drawings 26-138-P00 to 26-138-P14 and the Planning, Design and Access Statement.

Proposal: creation of an additional storey with hipped roof, part single part two storey rear and side extension, front extension in front of the garage, first floor front extension above the existing ground floor entrance, three rear dormers and front rooflights to facilitate habitable loft accommodation, conversion of the integral garage to habitable space, internal reconfiguration and all associated works.

Category of development: householder (minor). Policy D12(A) applies to all development. Policy D12(B), which requires a Fire Statement by a third-party fire engineer, applies only to major development and does not apply here.

Author: Zaman ArchiHomes Ltd, architectural designers for the scheme. Given the scale of the works, a single-family house of two storeys plus a loft room, the PFSS has been prepared by the project designers with knowledge of Approved Document B.

This is a planning-stage strategy. Detailed fire safety design will be confirmed through the Building Regulations application, in line with Approved Document B, Volume 1: Dwellings.

2. The building

The extended house is a detached single-family dwelling (Use Class C3) with ground, first and loft floors. The loft floor is about 5.5m above ground, so the house has one storey more than 4.5m above ground level. This is the key trigger for the escape provisions in Approved Document B.

Floor	Level above ground	Accommodation
Ground (P04)	0.0m	Hall, reception, dining, open-plan kitchen/dining/living, bedroom 1 with bathroom, WC, utility, secondary kitchen, storage, plant (cylinder)
First (P05)	approx. 2.75m	Four bedrooms, games room, bathrooms
Loft (P06)	approx. 5.5m	Home office

Occupancy: one household. All occupants will be familiar with the layout. There is no communal space.

Site: detached plot on the east side of Wingletye Lane, set back behind a hard-surfaced front driveway, with gaps to both side boundaries and a large rear garden (P00).

Construction: masonry external walls with render, timber floors and roof structure, tiled hipped roof with three dormers and rooflights, flat-roofed single-storey rear element. The north flank facing no. 378 has no openings (P14).

3. Compliance with Policy D12(A)

The table summarises how each of the six criteria in Policy D12(A) is met. Sections 4 to 6 give the detail.

D12(A) criterion	How the development responds	Section
1. Unobstructed outside space for fire appliances and an evacuation assembly point	Fire appliances can park on Wingletye Lane or the front driveway, directly in front of the house. The front driveway and pavement serve as the assembly point, clear of the building	6
2. Features that reduce risk to life and serious injury, including fire alarms and passive and active measures	Mains-powered, interlinked smoke and heat alarms with battery back-up on every floor; 30-minute protected stairway with fire doors; fire-resisting construction to the stair enclosure	5
3. Construction that minimises the risk of fire spread	Masonry walls with render, tiled roof, cavity barriers and fire-stopping, no openings in the north flank, limited openings in the south flank	5
4. Suitable and convenient means of escape and evacuation strategy for all users	Protected stairway from the loft to the front door; simultaneous evacuation of a single household	4
5. Robust evacuation strategy that can be updated and that users can have confidence in	Simple "everyone out" strategy, explained in a household fire safety information pack handed over on completion	4

D12(A) criterion	How the development responds	Section
6. Suitable access and equipment for firefighting	Pump appliance access from Wingletye Lane within the Approved Document B limit; water from the public hydrant network	6

4. Means of escape and evacuation strategy

Every floor escapes by a protected stairway that runs from the loft to the entrance hall and front door, as Approved Document B expects for a house with a floor more than 4.5m above ground.

Protected stairway

- The stair from ground to first floor and the stair up to the loft will be enclosed in 30-minute fire-resisting construction.
- Every habitable room opening onto the stair, landing or hall will have a fire door. The drawings show FD30 doors, which exceed the minimum E20 (FD20) standard for dwellings.
- The stair discharges into the ground-floor hall, which leads directly to the front door as the final exit (P04).
- No cupboards, plant or cooking will open into the stair enclosure. Glazing in the enclosure, if any, will be fire-resisting.

Ground floor

The reception, dining room, bedroom 1, WC and kitchen areas open off the hall, which leads directly to the front door. The open-plan kitchen/dining/living space also has several sets of glazed doors to the rear garden, giving a second way out. The kitchen is outside the stair enclosure, so a kitchen fire will not block the escape route.

First floor and loft

Occupants of the bedrooms, games room and loft office escape through the protected stairway to the front door. Habitable rooms on the first floor will also have escape windows where required by the Building Regulations, as an extra safeguard.

Evacuation strategy

The house is occupied by one household, so the strategy is simultaneous evacuation: when an alarm sounds, everyone leaves by the nearest safe route, gathers on the front driveway or pavement, and calls 999.

On completion, the occupants will receive a short fire safety information pack. It will cover:

- the escape routes and assembly point;
- monthly alarm testing and battery replacement;
- keeping fire doors closed at night and the stair and hall clear;
- keeping door and window keys near exits;
- London Fire Brigade's free Home Fire Safety Visit service.

The household will update the pack when occupants change or the house is altered. Because the routes are simple and the occupants know the house, all users can have confidence in the strategy.

5. Fire detection, construction and fire spread

The house will have interlinked automatic detection on every floor, fire-resisting construction around the escape route, and non-combustible external walls.

Detection and warning (active measures)

- A fire detection and alarm system to BS 5839-6, at least Grade D1, Category LD2. This is above the minimum Grade D2, Category LD3 in Approved Document B.
- Mains-powered smoke alarms with integral battery back-up in the hall, on each landing and in the main living area. A heat alarm will be fitted in the kitchen area.
- All alarms interlinked, so a fire anywhere sounds the alarm on every floor.
- A fire blanket and a small multi-purpose extinguisher in the kitchen, recommended to the occupants.

Passive measures and internal fire spread

- The stair enclosure and the doors onto it will provide at least 30 minutes' fire resistance (section 4).

- New floors, including the loft floor, will meet the fire resistance required by Approved Document B. Ceilings below the loft will be fire-resisting plasterboard.
- All service penetrations through fire-resisting walls and floors will be fire-stopped.
- Cavity barriers will be fitted at the eaves, around window and door openings and at junctions between the new and existing construction.
- Internal wall and ceiling linings will meet the surface spread of flame classes in Approved Document B.

External fire spread

- External walls are masonry with render, a non-combustible construction that resists fire spread on the facade.
- The north flank facing no. 378 has no windows or doors (P14). The south flank facing no. 374 has only two ground-floor windows (P09). Unprotected areas in both flanks will be checked against the space separation rules at Building Regulations stage.
- The main roof and dormers will be finished in tiles with a BROOF(t4) rating or equivalent. Rooflight positions will respect the required distances from the side boundaries.
- There is no balcony, and no combustible cladding is proposed.

6. Fire service access and water supply

A fire appliance can stop on Wingletye Lane directly in front of the house. Every point inside the house is within the 45m hose distance that Approved Document B (B5) sets for dwellinghouses.

- **Appliance access:** Wingletye Lane is a public road with direct frontage to the site (P00). The front door is approximately 15m from the carriageway across the open driveway. The furthest point in the house, at the rear of the ground floor, is approximately 35m by hose route, within the 45m limit.
- **Route to the house:** the front driveway is hard-surfaced and will be kept unobstructed, giving firefighters direct access to the front door.
- **Assembly point:** the front driveway and pavement on Wingletye Lane, away from the building and clear of the appliance parking position.
- **Water supply:** firefighting water comes from the public hydrant network on the surrounding roads. No private hydrant is needed for a single dwelling.

- **Equipment:** no dry riser or firefighting shaft is needed for a house of this height. Standard appliance equipment and ladders can reach all upper-floor windows from the front and rear.

7. Conclusion

The proposal meets all six criteria of London Plan Policy D12(A) in a way that suits a single family house.

- A 30-minute protected stairway with fire doors gives every floor, including the loft, a safe route to the front door.
- Interlinked mains-powered alarms to BS 5839-6 Grade D1, Category LD2 give early warning on every floor.
- Masonry walls, a tiled roof, fire-stopping and a blank north flank limit fire spread.
- Fire appliances can reach the house directly from Wingletye Lane, well within the 45m hose distance.
- A simple simultaneous evacuation strategy, explained in a household fire safety pack, can be updated as the household changes.

The detailed fire safety design will be confirmed through the Building Regulations application and checked by Building Control. If the Council wishes, the applicant would accept a condition requiring the development to be built and maintained in accordance with this strategy.