

FIRE STATEMENT

Address:

54 Bridgewater Road
Hillingdon
HA4 0EB

1. Introduction

This Fire Safety Statement has been prepared in support of a full planning application for the change of use from small HMO (C4) to large HMO for 8 persons (Sui Generis). The statement sets out the key fire safety measures that will be incorporated into the proposal in accordance with London Plan Policy D12(A).

2. Means of Escape

Each HMO flat will be internally configured to ensure:

- Protected and clearly marked escape routes from each bedroom to a final exit
- No inner rooms (i.e. all rooms have a direct or protected escape path)
- Final exits are located via the communal hallways at ground floor level

3. Fire Alarm and Detection

- A Grade D LD2 fire detection and alarm system will be installed in accordance with BS 5839-6
- Smoke detectors in all circulation spaces, bedrooms, and lounges
- Heat detectors in kitchens
- Interlinked mains-wired alarms with battery back-up

4. Compartmentation and Fire Doors

- 30-minute fire-resisting doors to all bedrooms and kitchen areas

- Intumescent strips and cold smoke seals fitted
- Fire-resisting construction between flats to prevent vertical fire spread

5. Emergency Signage and Lighting

- Emergency lighting provided to escape routes
- Exit signage will be installed where appropriate

6. Fire Fighting Equipment

- Fire blankets and CO2 extinguishers in each kitchen
- Tenants provided with fire safety instructions and evacuation guidance

7. Refuse and Access for Fire Services

- Refuse bins stored externally with unobstructed access
- Property frontage and driveway allow fire service access to within 45m of the principal entrances
- No alterations to external access routes

8. Conclusion

The proposed change to HMO (Sui Generis) for 8 persons will meet the relevant fire safety standards through appropriate alarm systems, protected escape routes, fire-rated doors, and clear access for emergency services. The fire safety strategy is proportionate to the scale and nature of the development and complies with London Plan Policy D12(A).