

ANDREAS GEORGIOU T/A GIAD

The London Plan 2021
Policy D12A – Fire Safety
Supporting Statement

122-124 High Street
Ruislip HA4 8LR
16th October 2024

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*
- b. appropriate for use as an evacuation assembly point.*

a. For the fire appliance, the best location would be from the rear car park accessed from Princess Lane. Where there will also be a fire hydrant in place.

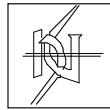
b. The ideal assembly point would be on Princess Lane which is at the rear of 140 High Street. This will be away from the property and easy to access. (See drawing 122HS PA - 07)

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.

The property being on 3 floors and of masonry construction, will have in place smoke detectors, heat detectors, etc. and all internal doors will be 30 minutes fire resistant with intumescent strips.

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3) are constructed in an appropriate way to minimize the risk of fire spread.

The current property is of masonry wall construction which we will be converted to 6 residential flats.

- The public corridors, the main entrance doors to the flats will be a minimum of 1 hour fire resistance. All door frames will have built in intumescent strips.
- All the flats will have an internal lobby to prevent the spread of fire.
- The public corridors will have a sprinkler system installed, smoke detectors and a fire alarm system.
- All internal doors inside the flats will be 30 minutes fire resistance.
- In all the flats there will be smoke detectors, heat detectors and carbon monoxide detectors.

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

The means of escape will be from the main existing concrete staircase. The main staircase has a protected lobby from the public corridors. All doors from the public corridors will be 1 hour fire resistance and self-closing. The staircase leading to the ground floor will have access the rear car park for escape with a direct route to the assembly point on Princess Lane.

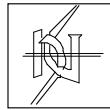
As noted above, Point 3, in the public corridors and staircase, the property will a fire alarm and sprinkler system in place.

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

A suitable evacuation plan can be located in flats internal lobby area and in the stairwell showing the householders and visitors the best safest evacuation point of the property.

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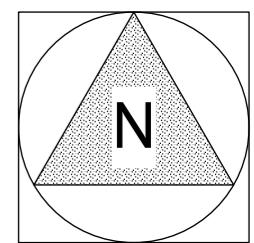
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6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

Suitable fire extinguisher and fire blanket can be located generally in the kitchens where you would have the most likely fire hazard in the property. Additional fire extinguishers can be located in the hallways inside a cupboard. A Fire Hydrant will be installed on site outside the building for the Fire Brigade.

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0 5m 10m 15m 20m 25m
SCALE 1:500

THESE ARE PLANNING APPLICATION DRAWINGS.
THEY ARE NOT FOR TENDER
BUILDING REGULATIONS
OR FOR CONSTRUCTION

Client
MR RICHARD HENNESSY
MANOR DEVELOPMENTS
(RUISLIP) LTD
2 KINGSEND, RUISLIP HA4 8LJ

Property
TESCO
122 - 124 HIGH STREET
RUISLIP HA4 8LR

Job Title
CONVERSION OF REAR
FIRST & SECOND FLOORS
TO RESIDENTIAL. NEW THIRD
FLOOR RESIDENTIAL.

Drawing

PROPOSED
BLOCK / SITE PLAN

Date 30.05.24 Scale 1:500 @ A3
Job No 122HS Drawing No PA - 07 Revision No P1

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