

Planning Fire Safety Strategy

To comply with London Plan Policy D12(A).

application site address:

132 Ryefield Avenue, Hillingdon UB10 9DA

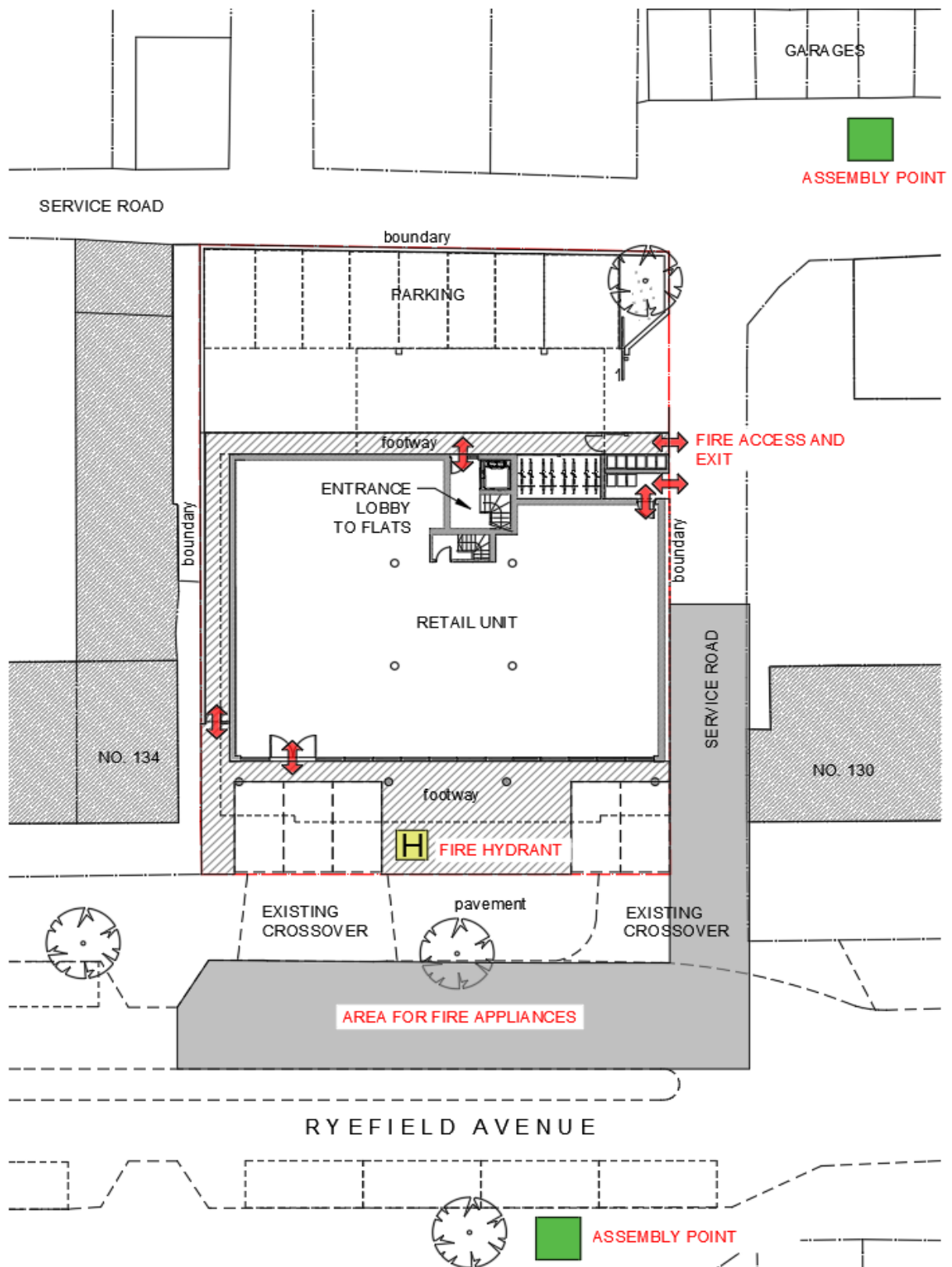


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1.0 Introduction

This Planning Fire Safety Strategy statement is to support Planning Application submitted to London Borough of Hillingdon.

The proposal is for the demolition of the existing three storey building and the erection of a three storey block of flats to accommodate a large retail unit and four 4-bedroom apartments.

The proposed works require Building Regulations approval. The appropriate application will be submitted to the Building Control prior to commencement of the building works. The proposal will comply with all current Building Regulations including “Approved Document B (Fire safety)”

2.0 Planning Fire Safety Strategy

2.1 Criteria 1) Identify suitably positioned unobstructed outside space for:

a. fire appliances to be positioned on

Ryefield Avenue and Service Road being adjacent to the application site.

The site access is provided from Ryefield Avenue through a front gate, from Service Road through a side gate.

b. appropriate for use as an evacuation assembly point

The assembly point to be located at the Service Road and at the public pavement at Ryefield Avenue 15m away from the building.

2.2 Criteria 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 proposed building is designed to comply with the Building Regulations regarding small single stair buildings as follows:

- a. The top storey of the building is a maximum of 11m above ground level.
- b. No more than three storeys are above the ground storey.
- c. The stair does not connect to a covered car park, unless the car park is open sided (as defined in Section 11 of Approved Document B Volume 2). ONLINE VERSION ONLINE VERSION Building Regulations 2010 Approved Document B Volume 1, 2019 edition 29 B1
- d. The stair does not serve offices, stores or other ancillary accommodation.

Fire alarms and emergency lighting will be provided within retail unit and communal areas.

Fire alarms to be installed to each apartment including heat and smoke detectors. Commissioning certificates for the fire safety features installed in the building such as Fire alarm installed in the common parts to BS 5839 Part 1 and Emergency lighting installed in the common parts to BS 5266 Part 1 will be provided to the Building Control at completion of the development.

The proposed lift will be specifically designed to be used in an evacuation situation in compliance against London Plan Policy D5(B5).

The fire doors, fire resistant glazing, smoke and heat detectors will be provided as required by the Building Regulations and will be certified and inspected by the Building Control.

2.3 Criteria 3) Are constructed in an appropriate way to minimise the risk of fire spread

The external walls to be cavity walls comprising concrete blocks and bricks with render and fire tested fibre cement elevation panels. The cavity barriers will be installed at the edges of cavities, including around openings (such as windows, doors and exit/entry points for services), at the junction between an external cavity wall and every compartment floor and compartment wall, at the junction between an internal cavity wall and every compartment floor, compartment wall or other wall or door assembly forming a fire resisting barrier.

The roofs to be constructed with concrete beam and block system.

All external surfaces within 1000mm from boundaries will comply with the Building Regulations being Class B-s3, d2 or better regarding reaction to fire performance.

Flats and retail unit will be separated with compartment walls and floors meeting in compliance with the Building Regulations.

All electrical and gas installations will be installed in a safe manner by a competent person. The safety certificates will be provided to the Building Control at completion of the building works.

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

The retail unit will have two escape exits complying with the Building Regulations requirements as for the escape routes and travel distance.

The fire escape route from apartments will be through protected lobby adjacent to protected to common stairs leading to fire exit at the ground floor. The travel distances comply with the Building Regulations.

Fire exit signs and emergency lighting will be installed locations in compliance with the Building Regulations.

2.5 Criteria 6) Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development

The areas for fire appliances and the emergency access to the application site as well as to the neighbouring sites will remain as existing measures.

A new private fire hydrant will be provided on the application site

Private hydrants should be underground hydrants of wedge gate valve or screwdown pattern to conform to current British Standard. They should be installed in footways immediately adjoining the access roads referred to and must be installed so that the outlet is not more than 300mm below ground level. The positions of the hydrants should be indicated by standard plates as detailed in current British Standards.

3.0 Summary

The proposed development meets all criteria set out in the Fire Safety Policy D12(A).

4.0 Qualifications

This statement is prepared by Dale Venn Architects, members of Royal Institute of British Architects.