



## **Fire Strategy**

### **102 Green Lane, Northwood, HA6 1AJ**

This proposed development seeks to rebuild the existing property, following demolition as a result of structural deficiencies, and rebuild it in a similar manner to the previously approved development.

This Fire Strategy Statement is required to meet the requirements of the London Plan (2021) Policy D12A, which requires all development to achieve the highest standards of fire safety.

The proposal has been designed to reflect the development previously approved under application Ref: 17726/APP/2025/1189, along with minor alterations, and will adhere to the specifications set out within the previously approved application, as per the attached documents.

**Form 4 – Reasonable Exception Statement**

<b>Site address</b>	102 GREEN LANE Northwood HA6 1AJ	
<b>Description of development</b>	Conversion of roof space to habitable use to include rear dormer, side dormer, side roof light and 2 front roof lights PLUS conversion of existing integral garage to habitable use. Erection of a ground floor rear extension and lower ground floor rear extension with rear lightwell and patio. First floor part rear extension over ground floor rear extension to residential dwelling.	
<b>Name of Author and role in the development</b>	MR. R. LAKANI on behalf HOMES DESIGN LIMITED – ARCHITECT & BUILDING CONTROL CONSULTANT	
<b>Category of development</b>	<b>Expected policy information requirements</b>	
<b>Householder</b>	The current fire safety measures are appropriate and will not be adversely affected by the development	<p><b>Yes Justification</b></p> <p>The site is defined as a detached residential house over 2-storey with large rear garden and patio level and large side amenity areas.</p> <p>The proposal to carry rear first and ground floor and lower ground floor extension plus loft conversion with associated roof extensions to form new habitable rooms for single dwelling house as demonstrated on the proposed plans providing all habitable rooms with fire doors of FD30s (30minutes rating) with 3 hinges and intumescent strips to fire doors to meet building regulations part-B and also London Plan Policy.</p> <p>Residential unit to have a separate fire alarm and heat detector interlinked as part of commissioning certificate to family unit whilst the central stairs and central hallway as means</p>

		<p>of access to house via public path will have fire alarm and as part of commissioning certificates to Part-B.</p> <p>All habitable rooms to have openable windows of minimum 850MM-SQ with 90-hinges as second means of escape. Also the proposed plans providing fire compartmented corridors as means of fire evacuation via internal stairs to meet London Plan policy D12A.</p> <p>The building height is below 11m and therefore the premises do not require lift or secondary fire suppression as means of fire strategy to compliance with Policy D5(B5)</p>
	<p>The fire safety measures will be altered</p>	<p>The premises to have all habitable rooms with fire doors of FD30s (30minutes rating) with 3 hinges and intumescent strips to fire doors to meet building regulations part-B and also London Plan Policy.</p> <p>All habitable rooms to have openable windows of minimum 850MM-SQ (minimum 650MMwide) with 90-hinges as second means of escape. Also the proposed plans providing fire compartmented corridors as means of fire evacuation via internal stairs to meet London Plan policy D12A. The building height is below 11m and therefore the premises do not require lift or secondary fire suppression as means of fire strategy to compliance with Policy D5(B5)</p>

<p><b>Non- major development</b></p> <p>that does not create additional units or alter the materials on the external walls or alter the internal or external communal areas that support the evacuation strategy for the property and does not include a lift</p>	<p>The current fire safety measures are appropriate and will not be negatively affected by the development</p>	<p><b>Yes</b></p> <p><b>Justification</b></p> <p>The unit to have a separate fire alarm and heat detector interlinked as part of commissioning certificate for the unit whilst the internal stairs via public path will have fire alarm and smoke detector and heath detector plus emergency lighting as part of commissioning certificates to Part-B.</p>
<p><b>Non major development</b></p> <p>(other than those captured above)</p>	<p>Information on space provisions for fire appliances and assembly points <b>(D12A criteria 1)</b></p>	<p><b>Relevant - Yes</b></p> <p><b>Justification</b></p> <p>As per London Plan Policy D12A (4.2.2): the development will be for erection of new extensions at rear to first and ground and lower ground level of residential dwelling plus loft conversion with roof extensions which the fire safety of the building as the usage remain to be in keeping as C3-use with neighbouring houses as a single dwelling unit.</p> <p>Subsequently as part of proposal the premises to have all habitable rooms with fire doors of FD30s (30minutes rating) with 3 hinges and intumescent strips to fire doors to meet building regulations part-B and also London Plan Policy.</p> <p>All habitable rooms to have openable windows of minimum 850MM-SQ</p>

		<p>(minimum 650MMwide) with 90-hinges as second means of escape. Also the proposed plans providing fire comparted corridors as means of fire evacuation via internal stairs to meet London Plan policy D12A.</p>
	<p>Information on passive and active safety measures <b>(D12A criteria 2)</b></p>	<p><b>Relevant - Yes</b></p> <p><b>Justification</b></p> <p>The protected corridors to have fire alarmed and the kitchen provided with heat detectors which are commissioned by approved contractor as part of final completion certificates.</p>
	<p>Information and data on construction products and materials <b>(D12A criteria 3)</b></p>	<p><b>Relevant - Yes</b></p> <p><b>Justification</b></p> <p>All internal walls to have fire boards installed to both sides to meet 30minutes fire rating as well as the ceiling to the lower ground and ground and first floor levels to ensure all areas are fire comparted to meet Part-B.</p> <p>The external walls to be solid brick and block cavity walls with inner fire board linings to meet 60-minutes fire rating.</p> <p>All habitable doors provided with FD30 (half hour fire rating) with 3 hinges.</p>

		<p>All windows to have minimum 650mm opening with 90-degree hinges and providing min 850MM-SQ opening as means of 2<sup>nd</sup> escape to premises.</p>
	<p>Information on means of escape and evacuation strategy (<b>D12A criteria 4</b>)</p>	<p><b>Relevant Yes</b></p> <p><b>Justification</b></p> <p>The internal stairs leading to upper level from ground level and also lower ground floor level protected within half hour fire rated corridors and comparted by half hour doors and supplied by interlinked smoke alarms commissioned by competent and approved contractor.</p> <p>The premises noted as a detached house with access to rear garden via rear kitchen opening which will be retained and proposal for erection of new extensions at roof and first and ground and lower ground floor level of the house to form as a large family house with side access path to rear garden.</p> <p>The windows also providing 2<sup>nd</sup> means of fire escape to bedrooms as noted with 90 degree hinges and 650mm min opening.</p> <p>The upper floor level to have 2<sup>nd</sup> means of exit via windows at all</p>

		<p>elevations to meet Part-B and also protected exit corridor leading to front entrance leading to public highway.</p>
	<p>Information on access and equipment for firefighting <b>(D12A criteria 6)</b></p>	<p><b>Relevant Y</b></p> <p><b>Justification</b></p> <p>The dwelling noted to face the main highway as means of fire brigade access for all equipment also as a detached dwelling with access to rear garden via side amenity path and via kitchen and dining areas will have 2<sup>nd</sup> means of access for fire brigade to access the units from front windows at site for means of escape and also providing firefighting equipment.</p>



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**Hillingdon Council**  
**Planning - Development Control**  
**Civic Centre - High Street - Uxbridge UB8 1UW**

**Date: 27/04/2025**

**Re: Conversion of roof space to habitable use to include rear dormer, side dormer, side roof light and 2 front roof lights PLUS conversion of existing integral garage to habitable use. Erection of a ground floor rear extension and lower ground floor rear extension with rear lightwell and patio. First floor part rear extension over ground floor rear extension to residential dwelling.**

**SITE: 102 GREEN LANE Northwood HA6 1AJ**

**Dear Sirs:**

The site is defined as a large single dwelling house with large drop level to garden from current patio level. The proposal to retain current garden level and make rear extension to premises by ground floor and lower ground level to form the playroom and gym of the family dwelling. Similarly the roof extension as part of loft conversion to create habitable bedroom and also first floor part rear extension designed as subordinate scheme to form additional residential habitable areas as a single dwelling family house.

The site is defined as a large single dwelling detached house and proposal for rear ground and lower ground level extension to set over current large drop garden area without impacting adjoining premises which was already granted under planning permission ref 17726/APP/2024/2968.

Subsequently the premises also had planning permission this year for roof extension as part of loft conversion and garage conversion with alteration to frontage as part of residential house under planning permission ref 17726/APP/2025/143.

The proposal to create residential rear ground and lower ground level extensions plus roof extension and part first floor rear extension to existing detached dwelling house is required compliance with Hillingdon Policies BH1 (Part One - Strategic Policies (2012), Policies DMH 6, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policy D3 of the London Plan (2021) and the National Planning Policy Framework (2023)).

The proposal with associated amenity to form a rear patio area is assessed by planners under ref 17726/APP/2024/2968 and confirmed not impacting adjoining premises. Similarly the first floor rear extension is designed as less than ½ width of main house and set away from existing boundary without impacting adjoining premises living and light to meet Policies DMHB 11 and DMHB 18 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policy D3 of the London Plan (2021) and Paragraph 135f) of the National Planning Policy Framework (2023).

The proposal requires FIRE STRATEGY STATEMENT to meet Council's planning requirement - Policy D12A of the London Plan now requires all development proposals to achieve the highest standard of fire safety and requires submissions to demonstrate 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*
- 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*
- 3) are constructed in an appropriate way to minimise the risk of fire spread*
- 4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users.*
- 5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in*
- 6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development*

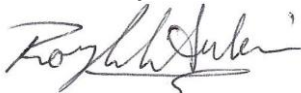
We are writing with respect to above application that was submitted with above given reference and requiring fire safety strategy relevant to conversion of premises into flat requiring the proposal FIRE STRATEGY STATEMENT which is scheduled below to meet Brent Council's planning requirement. In accordance with outlined planning policy D12A the scheme provides the following compliance:

- 1- The site is a large family unit and located within residential dwelling to form extension at rear to part first floor and full width ground and lower ground level including rear light well PLUS roof extension with loft conversion and garage conversion to create larger family house. The site benefits from front amenity space which is currently used as waste collection point which will remain as the area for the residential parking and waste allocation and collection areas. The proposal for with rear garden amenity and internal areas as a unit designed to meet Local policies by keeping a large garden and associated amenity areas.

- 2- The internal areas are designed to create as a residential units within fire rated structure designed to meet building regulations part-B
- 3- The building level is less than 11m above ground level and do not require sprinkler system under amended Fire Regulation Part-B.
- 4- The internal area have full 30minutes fire rating and also openable windows to designated areas as means of escape to meet Part-B of fire regulations.
- 5- The proposed plans clearly indicate natural ventilation manual openable windows as means of natural ventilation to meet fire regulations.
- 6- The structural elements to building to have 1-hour fire rating protection.
- 7- The internal light fitting and ducting to have 30minutes fire rating
- 8- The windows to all rooms to have 90-degree hinge and opening of 850mm to meet FIRE regulations part-B compliance.
- 9- As per proposed fire compliance plans clearly indicating all internal habitable doors to be Fire Rated (FD30s) of ½ hour with 3-hinges and smoke strip to meet part-B of Building regulations.
- 10- The fire compliance to site within site with accessible fire brigade engine can access the site from main highway and existing drop curb.
- 11- The premises is benefiting from 2<sup>nd</sup> means of fire escape is noted as windows and doors to front amenity areas which permits means of exit to public highway. The new dwelling to have side path as means of 2<sup>nd</sup> route to public highway as means of fire escape for new unit.
- 12- The plan also refers to external walls as new cavity wall construction that meets 60-minutes with fire rating to compliance with regulation. The designated units to benefit with smoke and heat detector alarms clearly noted on the proposed plan.

We hope the information provided is satisfactory and should you have any queries please do not hesitate to contact us.

**Yours truly,**



**R. Lakani**  
**Director**