



# FIRE SAFETY STRATEGY

*Erection of an Ancillary Annexe*

**35 Copperfield Avenue  
Uxbridge  
UB8 3NX**

Date: April 2025  
Document Ref: NAPC/JD/1350/JM

# Introduction

The London Plan (2021) Policy D12 requires development proposals to achieve the highest standards of fire safety, embedding these at the earliest possible stage:

*'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.'*

This Fire Safety Strategy should be read in conjunction with the accompanying drawings submitted as part of the associated planning application for the erection of a timber pre-fabricated single storey annexe for ancillary use to the main dwelling at *35 Copperfield Avenue, Uxbridge, UB8 3NX*.

The annexe will comply with all relevant building control requirements in Approved Document B (fire safety) volume 1: 2019 edition incorporating 2020 and 2022 amendments.

- 1) *Suitably positioned outside space for fire appliances / an evacuation assembly point.*
- 2) *Appropriate fire alarm systems.*
- 3) *Passive and active fire safety measures.*
- 4) *Appropriate construction details to minimise the risk of fire spread.*
- 5) *Provision of suitable and convenient means of escape / an evacuation strategy.*
- 6) *Provision of suitable access and equipment for firefighting which is appropriate for the size and use of the development. The Fire Safety Strategy shall include a statement of competence.*

Detailed below are a range of Passive and Active fire safety measures, Active being the measures for detecting, stopping, and escaping from fire, Passive being the measures designed to contain the fire and prevent the spread of flame from spreading further.

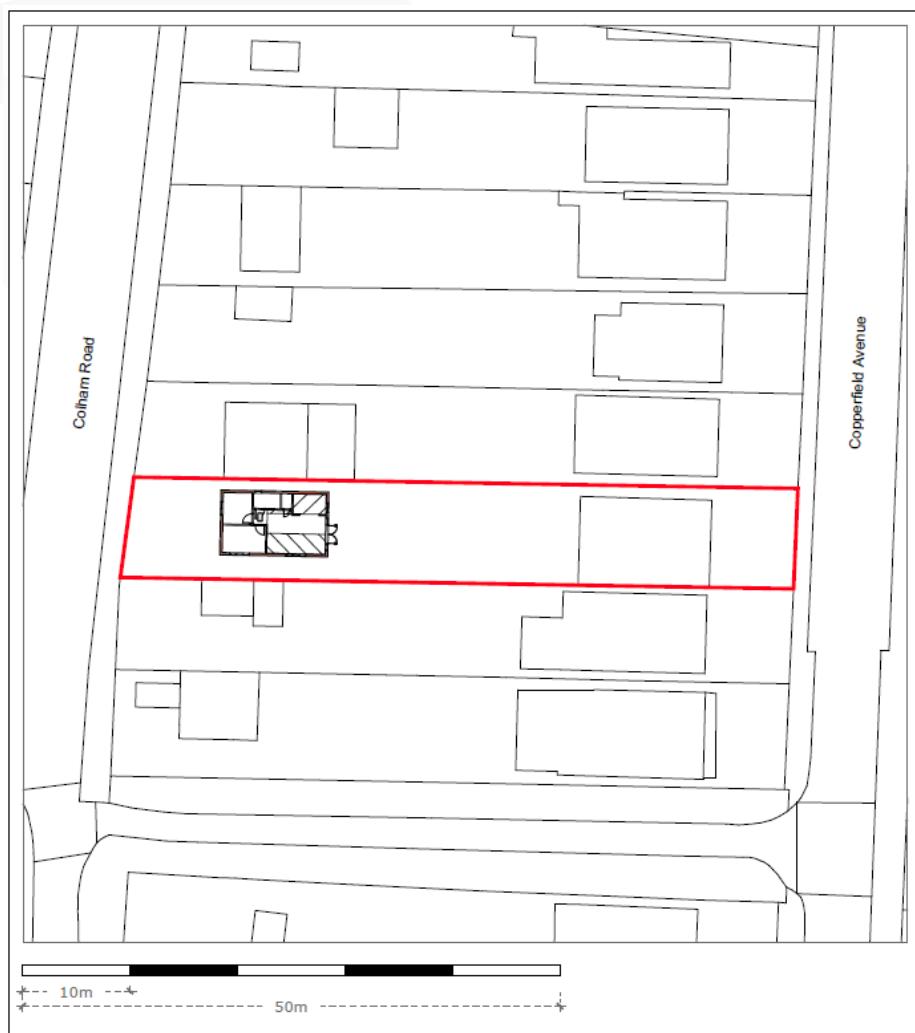
# Criteria

## 1) Suitably positioned outside space for fire appliances / an evacuation assembly point

Excavation and assembly point to front of 35 Copperfield Avenue.

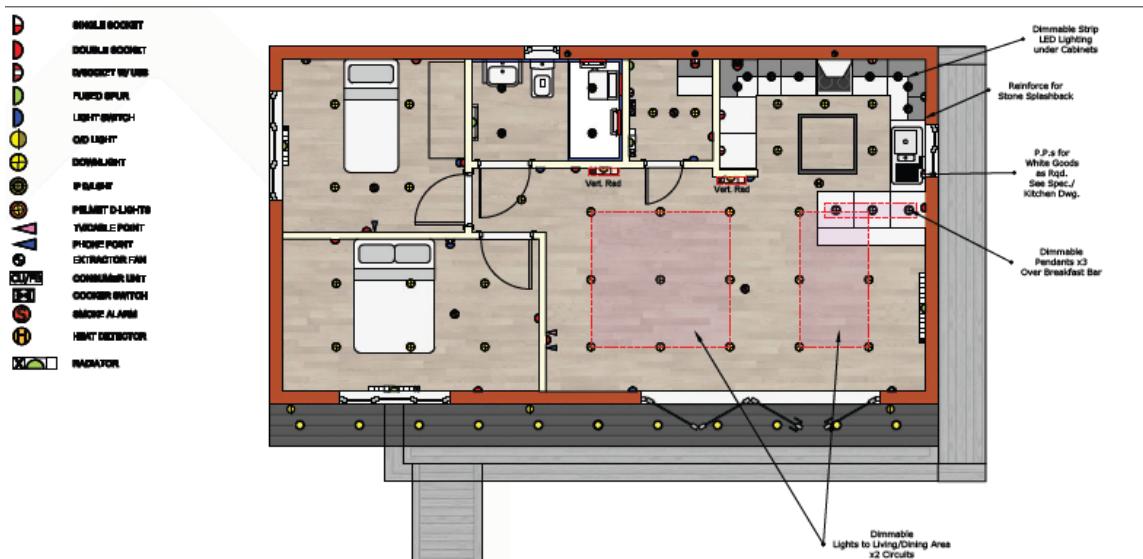
Compliant with Approved Document B 1 Requirement B5 Section 13 For Access for Fire and Rescue Service.

As required in Para 13.1 Access for a pumping appliance is provided to within 45m of all points inside the dwellinghouse, also access provided through is not less than 750mm wide to all doorways and passages, giving suitable access to the interior of the building.



## 2) Appropriate fire alarm systems

As required under Approved Doc B1 section 1 para 1.1-1.4, an Active mains wired smoke alarms of Grade D1 category L2 in all living spaces and heat detector to kitchen which is a higher requirement than basic L3 and installed to consider the requirement of Para 1.1 where occupants may be considered to be at a higher risk (due to possible age and mobility), installed in accordance with BS 5839-6-2019 as per detailed plan below.

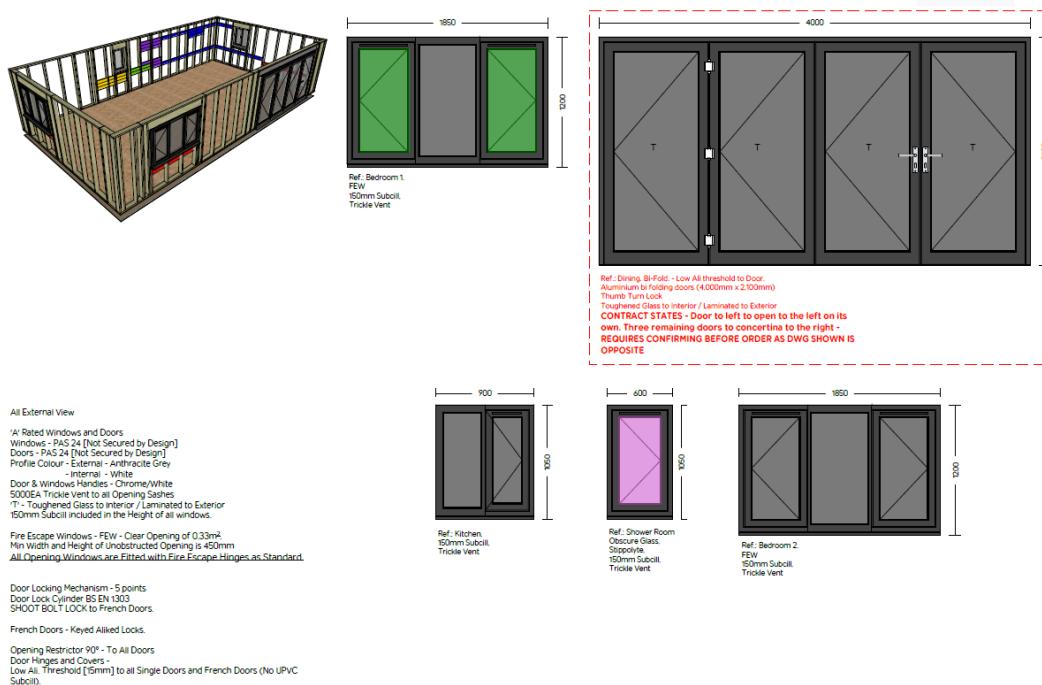


### 3) Means of escape

Compliant with section Approved Document B1 Section 2 para 2.1 a & b. Means of Escape Windows as required under Approved Document B1 Section 2 para 2.10 are installed to have an unobstructed openable area that complies with all the following.

- A minimum area of 0.33m<sup>2</sup>.
- iA minimum height of 450mm and a minimum width of 450mm (the route through the window may be at an angle rather than straight through).
- The bottom of the openable area is a maximum of 1100mm above the floor.

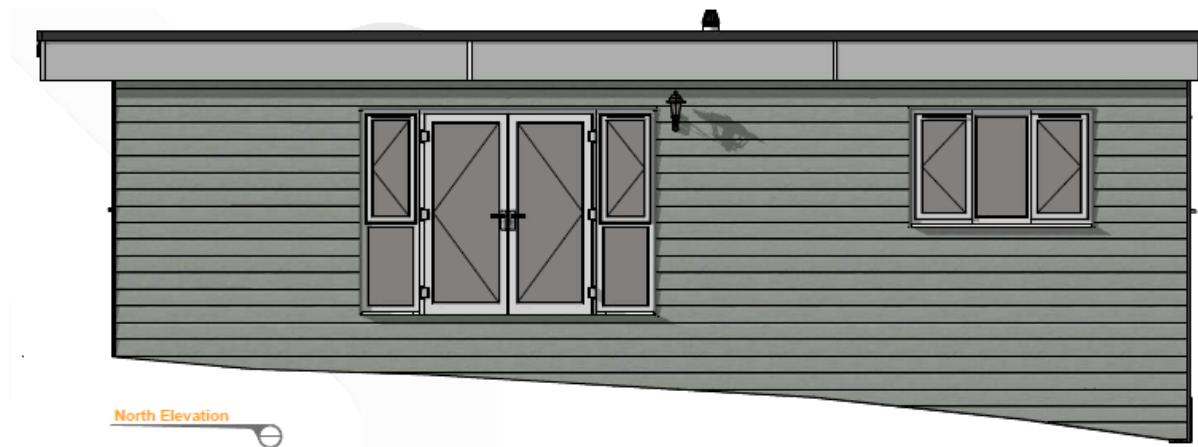
All windows are fitted fire escape hinges as standard.



#### 4) Appropriate construction details to minimise the risk of fire spread

In accordance with Approved Doc B1 Requirement B4, sections 10&11 Internal and external walls are built with materials to comply with 30 min fire rating A2-s1, d0 to EN 13501-1:2018 and comply with the requirement of Appendix B Table B1 and B4.

Example image below:



#### 5) Provision of suitable and convenient means of escape and evacuation strategy

A plan will be agreed by the family to ensure that the means of escape is kept clear and that everyone is familiar with the evacuation procedure and meeting points (see points 1, 2, and 3).

#### 6) Information on access and equipment for firefighting

Fire and rescue services will gain emergency access into the property from the existing access arrangements. This applies during both the temporary construction phase and permanent occupation phase. Access to an adequate firefighting water supply will be obtained from existing facilities (see point 1).

##### **The Fire Safety Strategy shall include a Statement of Competence**

Completed by James Lund-Lack Chartered Construction Manager. Completed CMT exams which included a study on the passive and active fire measures required for a rehabilitation centre.