

Fire Safety Statement
For
186 Field End Road
Pinner
HA5 1RF

April 2023

The Proposal:

The demolition of the existing two-storey commercial premises (B1) and the new build development of a four-storey building incorporating, ground floor commercial unit (B1) and 3 x 1-bedroom flats (C3) above incorporating cycle and bin storage.

This Fire Safety Statement is produced to fulfil the requirements of Policy D12 of the London Plan, as adopted March 2021.

Section A of the policy states, “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.”

Taking each requirement in turn;

1) Identify suitably positioned unobstructed outside space:

- a) for fire appliances to be positioned on, and;
- b) appropriate for use as an evacuation assembly point

The existing property is 2-storeys commercial Property (B1) at 186 Field End Road, Pinner, HA5 1RF. The site is an end of terraced property. The proposed is a 4-storey site consisting of a ground floor commercial premises (B1) with three levels of residential (C3) properties above. For fire access and assembly point Refer to drawing No. **HH06/101/SP**

The street scene is characterised by wide pavements and access Road for a clear assembly point for evacuated residents.

- 2) The development is 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 development will be constructed in line with current building regulations on fire safety.

- 3) The development is constructed in an appropriate way to minimise the risk of fire spread.

All other materials for the proposed development would be selected to the relevant fire safety standards as set by building regulations.

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

The proposed development affords additional opportunities for evacuation in the event of a fire over the existing dwelling. The design of the internal layout and the sliding doors to access the garden make a better connection between internal and external. The new stairs will meet the latest building regulations. The new side passage will give access to the front and rear.

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

Not applicable to single family dwelling house.

- 6) Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development. Fire blankets and extinguishers will be used in line with requirements for multiple single-family dwellings.

Fire Safety Policy Criteria as per London Plan D12(A)

1(a) Fire appliance and means of access.

Refer to drawing **HH06/240/SP** for means of escape.

site plan for means of access for fire brigade. The stairwell is a protected means of escape.

2) Appropriate features to reduce risk of life.

The stairwell is a protected means of escape with a AOV in the roof above the staircase.

3) Appropriate features to reduce the risk of fire spreading.

The property will comply with Part B to reduce the risk of fire spreading.

(4) & (5) Means of escape and evacuation strategy.

Means of escape by way of a protected stairwell and out the main door.

(6) Firefighting equipment.

The client is advised to keep a home safety pack in the OM manual for each property.

All residents should be aware of the location of fire and smoke/heat detector equipment.