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Fire Safety Strategy Statement

79 Bridgwater Road, Ruislip, HA4 0EE

December 2023

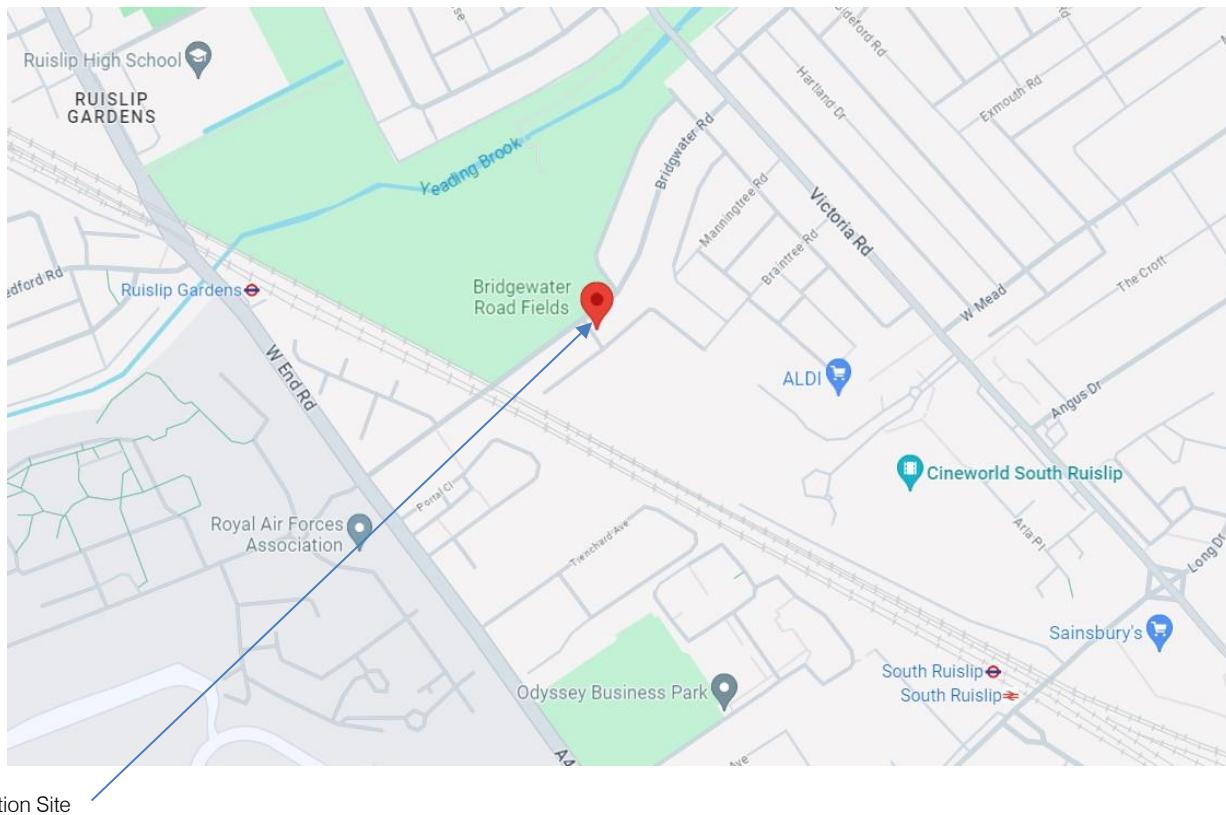
Site Address: 79 Bridgwater Road, Ruislip, HA4 0EE

Proposal: double-storey rear extension already approved under REF: 2708/APP/2023/2540, Outbuilding already approved under REF: 2708/APP/2023/1832, and the conversion of the existing two-storey dwelling into 2no. self-contained flats.

Existing Context

The Site and Surrounding Context

The application site is a two-storey single-family dwelling located on Bridgwater Road at the junction with West End Road (A4180). The existing property benefits from a recent planning permission for a double-storey rear extension, and outbuilding. The application property is located near a main highway which has excellent transportation links with a good retail area. The application site is also located 0.4 miles from Ruislip Gardens Station and 0.8 miles from South Ruislip Station.

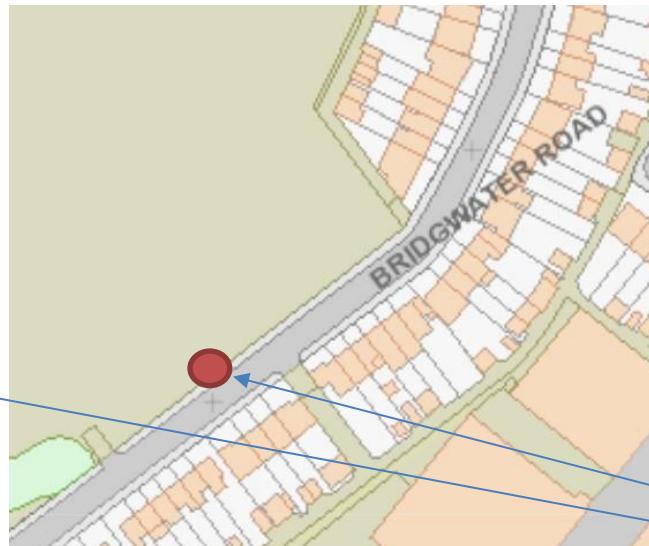
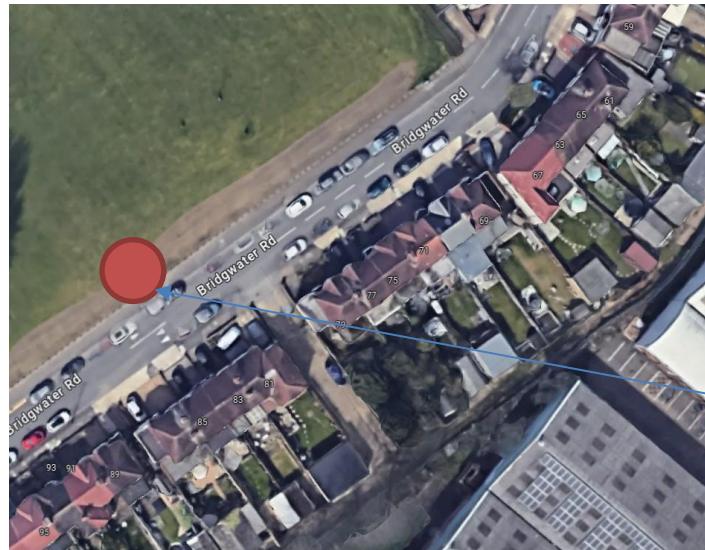


Fire Safety Strategy Statement

This fire safety strategy statement has been produced to satisfy the requirements of Policy D12 of the London Plan.

Fire Appliances and Assembly points

The aerial image and site plan indicate unobstructed access to Bridgwater Road from a number of different routes for emergency vehicles and fire engines. The location and aerial image show that Bridgwater Road provides an assembly point for evacuated residents.



Assembly Points

Passive and Active Fire Safety Systems

The development has been designed to incorporate appropriate features which reduce risk of life and serious injury in the event of a fire. Including the installation of a fire alarm system and early warning smoke and heat detectors. The development will be constructed to current PART B, building regulations.

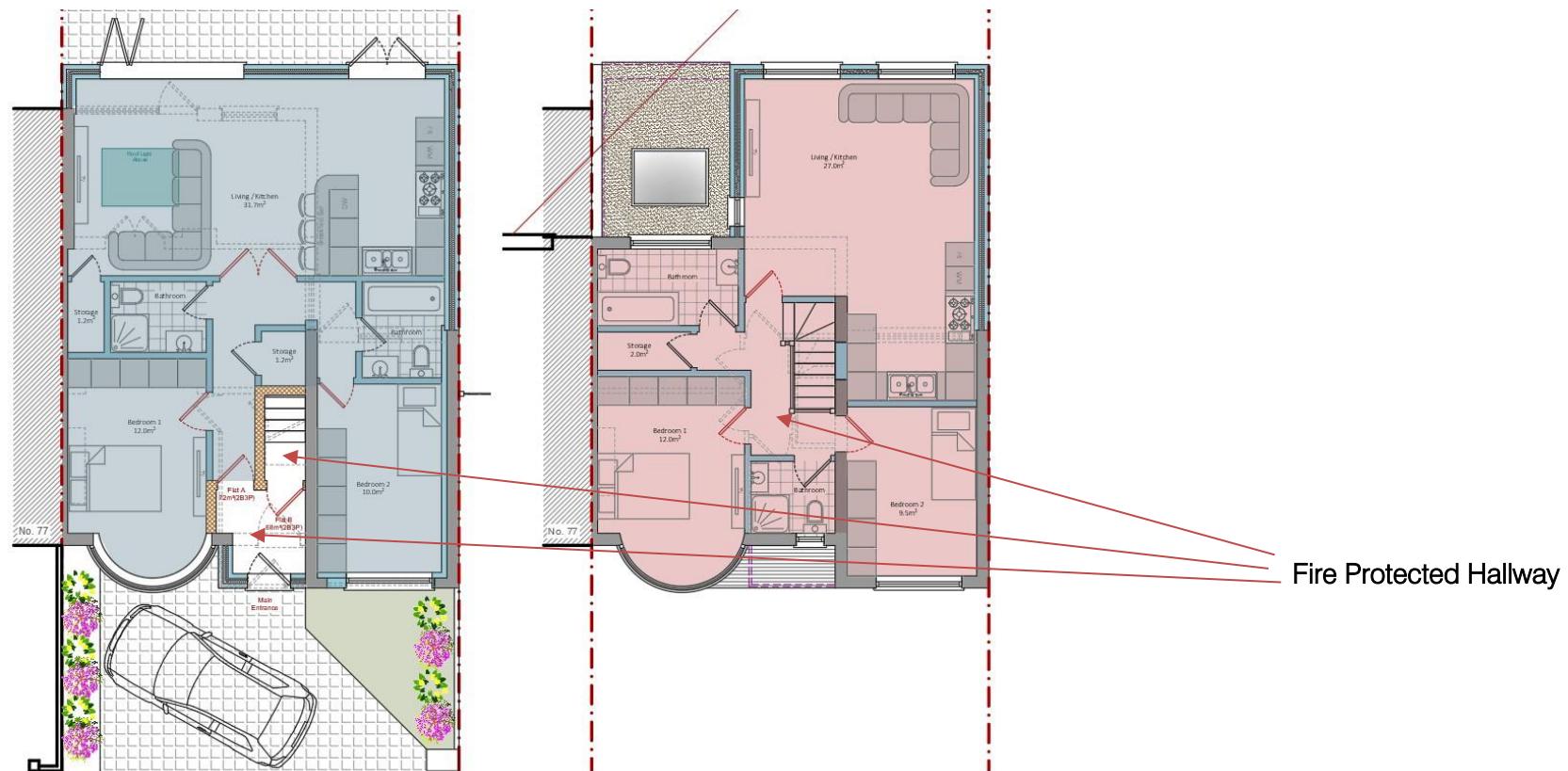
Materials and Construction

The development is to be constructed from appropriate materials. The proposed extensions are to be constructed from materials to match existing with internal partitions between flats to provide fire resistance and spread.

All materials to be used in the construction to meet current building regulations and installation to be inspected by building control to ensure safety for all residents.

Means of Escape

The proposed scheme will comply with Building Regulations Part B for a 2-storey dwelling. Escape for all units will be through a protected stairwell.



Evacuation Strategy

All self-contained flats will feature fire doors, Heat and smoke detectors, CO2 detectors in compliance with Part B of the building regulations. Homeowners/tenants will receive training on the use of the fire detection systems and alarms and will be relied upon to ensure that all escape routes are clear and alarm systems are regularly tested to ensure its operation.

Fire Service Access

The proposed development is classed as a minor development and therefore there is no requirement to provide any specialist firefighting equipment. All locations will be accessible within 45m of the rescue pumping appliance.

Conclusion

This fire safety strategy statement above shows that the proposed development meets all necessary fire safety measures and the requirements of Policy D12 of the London Plan.