

FIRE SAFETY STATEMENT

168- Unit 6 Pasadena Close, Hayes UB3 3NQ

Temporary Change of Use from Storage and Distribution (Use Class B8) to a Small-scale Local Food Supermarket (Use Class E) with Ancillary Hot Food Takeaway

Applicant: Salam Foods UK Ltd

Site Address: Unit 6, 168 Pasadena Close, Hayes, UB3 3NQ

INTRODUCTION

This Fire Safety Statement has been prepared in support of the planning application submitted on behalf of Salam Foods UK Ltd for the temporary change of use of Unit 6 from Storage and Distribution (Use Class B8) to a Small-scale Local Food Supermarket (Use Class E) with an Ancillary Hot Food Takeaway.

The purpose of this statement is to demonstrate that fire safety has been considered at the planning stage and that the proposed use is capable of operating safely. Detailed fire safety design will be addressed through the Building Regulations process and any requirements of the Building Control Body.

EXISTING BUILDING

The proposal relates to an existing commercial warehouse building.

The application does not involve:

- demolition of the building;
- additional storeys;
- significant structural alterations;
- subdivision creating separate fire compartments requiring planning approval.

The existing building will remain in commercial use.

MEANS OF ESCAPE

The proposed use will continue to provide safe means of escape for staff and customers. Existing escape routes and emergency exits will be maintained or upgraded where necessary to comply with Building Regulations.

The final internal layout will ensure:

- clear escape routes;
- unobstructed exit doors;
- appropriate travel distances;
- suitable emergency signage.

FIRE DETECTION AND WARNING

The premises will be provided with an appropriate fire detection and alarm system suitable for the proposed use.

This will be designed and installed in accordance with relevant British Standards and Building Regulations.

Regular inspection and maintenance will be undertaken throughout the operation of the premises.

FIRE FIGHTING EQUIPMENT

Suitable portable fire extinguishers will be provided throughout the premises in accordance with the fire risk assessment.

Equipment will be regularly inspected and maintained by competent contractors.

Staff will receive appropriate training in the use of fire safety equipment.

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ACCESS FOR THE FIRE AND RESCUE SERVICE

The site benefits from an existing vehicular access from Pasadena Close.

The proposal does not alter:

- the existing site access;
- internal vehicle circulation;
- emergency vehicle access arrangements.

The existing access route will remain available for emergency service vehicles.

EXTERNAL WORKS

The application includes the retention of the existing galvanised steel perimeter fencing and sliding gate.

The sliding gate will remain capable of being opened to allow emergency access where required.

The Applicant will ensure that access arrangements are managed so that the gate does not obstruct emergency vehicles attending the site.

INTERNAL FIRE SAFETY MANAGEMENT

The Applicant will prepare and maintain an appropriate Fire Risk Assessment before occupation of the proposed use.

Fire safety management will include:

- regular testing of alarm systems;
- maintenance of emergency lighting;
- staff fire safety training;
- routine inspection of escape routes;
- emergency evacuation procedures.

ANCILLARY HOT FOOD TAKEAWAY

The ancillary hot food takeaway will occupy only a limited area within the supermarket. Cooking equipment will be installed in accordance with Building Regulations and relevant fire safety guidance.

Where extraction or ventilation systems are required, these will be installed and maintained in accordance with the manufacturer's recommendations and any statutory approvals.

Appropriate fire suppression measures will be incorporated where required by Building Regulations or the Fire Risk Assessment.

CONCLUSION

The proposed temporary change of use can be operated safely within the existing building. The proposal does not compromise emergency access, emergency escape or fire service access.

Detailed fire safety measures will be developed through the Building Regulations process and implemented before the premises become operational.

Accordingly, the Applicant considers that fire safety has been appropriately considered at the planning stage and that there are no fire safety reasons why temporary planning permission should not be granted.