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

**Date: 18/08/2024**

**Re: ERECTION OF TWO STOREY END OF TERRACE RESIDENTIAL DWELLING  
WITH ASSOCIATED PARKING AND AMENITY SPACES.**

**SITE: 247 – West End Road – Ruislip HA4 6QR**

**Dear Sirs:**

The site is defined as an existing end of terrace house with large side open space amenity with a large front amenity areas and double drop curb access from highway. The site is position along a row of terraced residential houses which identical scheme was approved for other-side end of terrace house to create new unit at 251-A West End Road RUISLIP HA4 under planning permission ref 71218/APP/2015/3390 and therefore the proposal for new dwelling to replicate the existing developed scheme deem in keeping with policies and street views.

The proposal to create residential end of terrace unit as required under 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 and landscaping 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 internal living arrangements and unit size meeting London Plan unit size (proposal for 2-storey 2-bedroom with study unit to be 110m-sq which is greater than minimum London Plan unit size requirement of 79m-sq for 2-bedroom unit and 93m-sq for 3-bedroom unit standards).

The proposal requires FIRE STRATEGY STAMENT 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 STAMENT 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 an end of terraced residential house with existing extensions to original dwelling and large side amenity and front parking areas. The proposal to carry erection of new 2-storey residential house as 2-bedroom and a study accommodation to permit suitable living standards and set away from boundary to meet policies. This is replicating the approved scheme already approved and constructed at 251a West End Road which was granted under ref 71218/APP/2015/3390. 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 London Plan Unit sizes.
- 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**