



**Homes Design Ltd**  
**40 WISE LANE**  
**MILL HILL**  
**LONDON NW7 2RE**  
**Mobile: 07946 872 537**  
**Email: [info@homesdesignltd.co.uk](mailto:info@homesdesignltd.co.uk)**  
**website: [www.homesdesignltd.co.uk](http://www.homesdesignltd.co.uk)**

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

**Date: 18/01/2025**

**Re: ROOF EXTENSION WITH NEW REAR AND SIDE DORMERS AND FRONT ROOF LIGHT AS PART OF LOFT CONVERSION TO SINGLE DWELLING HOUSE**

**SITE: NEW DWELLING AT LAND ADJACENT TO 247 West End Road  
RUISLIP HA4 6QR (APPROVED REF 28177/APP/2024/2295)**

**Dear Sirs:**

The site is defined as an existing end of terrace house with large rear garden amenity areas and premises was constructed as per approved permission ref 28177/APP/2024/2295 which is developed as a single storey house.

The proposal to create new loft bedroom with rear and side dormer roof extension to 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 developed to 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 was granted under planning policies and new loft bedroom habitable accommodation meeting suitable headroom serving a bedroom with ensuite.

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 defined as an existing end of terrace house with large rear garden amenity areas and premises was constructed as per approved permission ref 28177/APP/2024/2295 which is developed as a single storey house. The proposed loft conversion to create a habitable bedroom to meet residential extension planning policies to serve family unit.
- 2- 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 premises benefit rear garden amenity and internal areas as a unit designed to meet London Plan Unit sizes.
- 3- The internal areas are designed to create as a residential units within fire rated structure designed to meet building regulations part-B

- 4- The building level is less than 11m above ground level and do not require sprinkler system under amended Fire Regulation Part-B.
- 5- 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.
- 6- The proposed plans clearly indicate natural ventilation manual openable windows as means of natural ventilation to meet fire regulations.
- 7- The structural elements to building to have 1-hour fire rating protection.
- 8- The internal light fitting and ducting to have 30minutes fire rating
- 9- The windows to all rooms to have 90-degree hinge and opening of 850mm to meet FIRE regulations part-B compliance.
- 10- 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.
- 11- The fire compliance to site within site with accessible fire brigade engine can access the site from main highway and existing drop curb.
- 12- 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.
- 13- 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**