Fire Safety Statement

to accompany the Planning Application
for the development at

966 Uxbridge Road UB4 0RL

PROPOSAL:

Conversion of property into 1 x 1-bed and 1 x 2-bed self-contained flats, with associated amenity space. Erection of a first floor rear extension, rear dormer and balcony

APPLICANT:

Mr Gurpreet Singh

Feb 2023

Revision (A)

Prepared by:

You Architecture Ltd

1.0. Introduction

1.1. The purpose of this Fire Safety Statement is to give an overview of the fire strategy factors relevant to this application site and to demonstrate that how the proposal would respond to the local and national planning policy requirements for fire safety including Policies D5 and D12 (A) of The London Plan [2021].

1.2. The relevant policies have requested the following information:

- A site plan showing a dedicated unobstructed area for the storage of fire equipment
- A site plan showing a dedicated unobstructed area for evacuation
- A statement confirming that the requirements of policy D12a of the London Plan have been met is also required.

Policy D12(A) Fire safety Checklist

(Criteria 1). Information on space provisions for fire appliances and assembly points

(Criteria 2). Information on passive and active safety measures.

(Criteria 3). Information and data on construction products and materials

(Criteria 4). Information on means of escape and evacuation strategy

(Criteria 5). Information on robust evacuation strategy and periodical updates

(Criteria 6). Information on access and equipment for fire fighting

02087560439 | 07746604023
youarchitecture@gmail.com
60 Pinkwell Lane, Hayes, UB3 1PH

2.0. London Plan Policy D12 (A1-A6)

2.1. To demonstrate the proposals have met the highest standards of fire safety, proportionate to the development, the following information has been addressed:

1. identify suitably positioned unobstructed outside space:

a) for fire appliances to be positioned on. This will be positioned on the access road near the application site. The property is accessed from the rear and through an access road which will lead to a public highway.

b) appropriate for use as an evacuation assembly point. The proposed assembly point will be positioned in the rear of the property and near the access road.

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.

Active fire protection systems require a reaction or action functions to mitigate the effects of a fire. Systems are mostly automatic, such as fire alarms, smoke detectors, sprinkler systems and ventilation systems. Others require manual intervention such as fire extinguishers.

The Building Regulations covering new builds, materially altered dwellings, loft conversations and certain building extensions require all dwellings to be provided with fire detection and alarm system to minimum Grade D2, Category LD3 standard in accordance with the relevant recommendations of BS 5839-6. A higher standard of protection should be considered where occupants of a proposed dwelling would be at special risk from fire. Further advice on this is also given in BS 5839-6.

Smoke alarms should be mains operated and conform to BS EN 14604. Heat alarms should be mains operated and conform to BS 5446-2. Smoke and heat alarms should have a standby power supply, such as a battery. More information on power supplies is given in clause 15 of BS 5839-6.

The proposed development will need to meet Category **LD1, Grade A** standard and have interlinked mains operated fire alarm system with battery back-up as specified by fire specialist. All habitable rooms should be fitted with smoke alarms and all kitchens require heat detectors. The common corridors/stairs will need to have smoke alarms as well as emergency lighting to each landing in accordance with the relevant standards. A fire control panel will be required near the main entrance.

Passive fire protection is achieved through installation of fire safely equipment throughout the building. Each residential flat should be equipped with suitable fire extinguisher and fire blanket as recommended by relevant standards. The common corridor will need to be equipped with suitable fire extinguisher as well.

Fire alarm systems must be properly designed, installed and maintained. A design, installation and commissioning certificate should be provided for fire detection and alarm systems. Third party certification schemes for fire protection products and related services are an effective means of providing assurances of quality, reliability and safety.

02087560439 | 07746604023
youarchitecture@gmail.com
60 Pinkwell Lane, Hayes, UB3 1PH

3. are constructed in an appropriate way to minimise the risk of fire spread.

The proposed construction is masonry (brickwork or blockwork) cavity walls with timber floors and roofs. Non combustible insulation for external envelop will be used and the dormer cheeks will need to have 1hr fire boards. These measures can minimise the external fire spread.

All load bearing elements and sealant joints or plasterboards used underside of the structural elements should be 1 hour fire resistant as approved by building control. Apply Thermocoat (intumescent paint) to structural elements to achieve 1 hr fire resistance. Fire Resistance with Thermoguard Flame Retardant One coat / Eggshell / Metallic / Non decorative finish according to manufacturer's instructions. Rooflights and external roof surface should be fire designated not less than aa,ab, ac.

With regards to the internal fire spread, where required under current building regulations, fire separation between internal compartments should be achieved through compartmentalisation, effectively sub-dividing the building into compartments to prevent the spread of fire using appropriate fire stops, cavity barriers and proprietary fire resistant plasterboard products, such as with the use of fire-resistant glazing, fire rated walls, floors and fire doors. Dampers should be used to prevent the spread of smoke throughout any ductwork. Insulated cavity closer to be used to close all cavities (e.g. around doors and windows)

All of the following precautions should be taken to avoid the spread of smoke and fire to the protected stairway:
a. Transfer grilles should not be fitted in any wall, door, floor or ceiling of the stair enclosure.
b. Any duct passing through the stair enclosure should be rigid steel. Joints between the ductwork and stair enclosure should be fire-stopped.
c. Ventilation ducts supplying or extracting air directly to or from a protected stairway should not serve other areas as well.
d. Any system of mechanical ventilation which recirculates air and which serves both the stair and other areas should be designed to shut down on the detection of smoke within the system.
e. For ducted warm air heating systems, a room thermostat should be sited in the living room. It should be mounted at a height between 1370mm and 1830mm above the floor. The maximum setting should be 27°C.

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

The proposed dwelling contains a protected fire exit corridor and staircase. Access out of the building will be into the rear and through an access road to the public highway. The property does not contain any lifts so the provisions of policy D5 of the London Plan do not apply.

Protected escape route will be provided inside the flats from each habitable room to flat entrance. All constructions in the private escape route (hallway/stairwell) should be 1/2h fire resistant and all internal doors leading from hallway to habitable rooms should be FD30. All lockable internal doors should have thumb-turn mechanism.

02087560439 | 07746604023
youarchitecture@gmail.com
60 Pinkwell Lane, Hayes, UB3 1PH

The maximum travel distance should be applied inside each flat as well. All habitable rooms on upper floors should have a suitable escape window for secondary means of egress as required by building regulations. Escape windows should have an unobstructed openable area that is at least 0.33sqm. At least one dimension should be 450mm (i.e. 450mm [wide] x 735mm [high]= 0.33sqm. The bottom of the openable area should not be more than 1.1m above floor level. All to be approved by building control.

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

The Evacuation Strategy should be provided to set out how the users of the development will move to a safe location in the event of an emergency. It should be relevant to the type, use, size and associated risk to the building and its occupants with contingency measures, where necessary. This should be reviewed and updated every year.

6. provide suitable access and equipment for fire fighting which is appropriate for the size and use of the development.

Section B5 of Approved Document B (ADB) Parts 1 and 2 provide a way to comply with Part B of Schedule 1 to the Building Regulations 2010 requirement B5 'access and facilities for the fire service'. The proposed access for the fire and rescue service should be provided in line with ADB as a minimum standard. The proposed access does not adversely impact neighbouring sites and access to the surrounding areas. Fire fighting facilities, where required, can be provided in line with ADB as a minimum standard.

The dwelling has access to a public residential road. The residential road would be suitable for emergency vehicles attending the property in accordance with section 110.d of the National Planning Policy Framework [2019]. The building is unobscured making it straightforward for attending emergency services to identify means of access and egress.

3.0. CONCLUSION

The proposed design will be developed to comply with all relevant Building Regulations Part B requirements. This fire strategy demonstrates that the proposal can result in an improvement to the fire safety of the property and, at the current planning and strategic stage, it can comply with the goals contained in the London Plan and the National Planning Policy Framework with regard to fire safety.

Upon the planning approval and prior to the construction, the approved plans should be fully assessed by a competent person in terms of fire safety requirements and approved by Building Control. The proposed design will need to be developed to prepare detailed fire safety plans to comply with the current building regulations and other relevant fire safety standards. No relevant construction shall take place until the fire safety strategy and part B building regs requirements are approved by Building Control. The contractors should strictly adhere to the fire safety requirements and report any change or issue to the relevant person.

02087560439 | 07746604023
youarchitecture@gmail.com
60 Pinkwell Lane, Hayes, UB3 1PH