

**FIRE SAFETY POLICY D12A PLANNING FIRE SAFETY STRATEGY  
288-306 High St, Harlington**

Plan Drawing No's: 25.240.PL.001 - 25.240.PL.010

The London Plan 2021, published 19 March 2021, is the Spatial Development Strategy for Greater London and sets out a framework for how London will develop over the next 20/25 years. Part of the London Plan aims to achieve the highest possible fire safety provisions for new buildings, partly in response to the Hackitt Review 2020. The intention of the Hackitt Review is to improve fire safety regulation and compliance which was initially focussed on high rise residential buildings (blocks of flats), but Fire Safety Policy D12A expands upon the original intent and captures all developments.

This project is a comparatively minor development which shall be following the national building regulation process which requires that the building work meets at least the minimum fire safety standards set out within the relevant guidance documents, namely 2019 edition of Approved Document B Volume 1 and/or BS9991:2015 Fire safety in the design, management and use of residential buildings – Code of Practice.

This is not a major development as defined within Statutory Instrument 2015 No 595 Town and Country Planning and as such does not require a comprehensive Planning Fire Safety Strategy as required under Policy D12(B).

The Fire Safety D12(A) London Plan Guidance criteria sets out the fire safety matters required to be specifically considered. The level of information required will vary with the size and scale of developments with the conversion of an existing commercial space into a residential unit which will be at the lower end of the PFSS expectations.

**Description Of Project**

The site is currently used as single storey garages and is proposed to demolish and construct 5 residential units.

The proposed work involves the new build construction of 2 single storey dwellings on the ground floor, 2 flats on the 1<sup>st</sup> floor and a further flat on the 2<sup>nd</sup> floor. This statement covers all units.

**1. Identify suitably positioned unobstructed outside space for:**

**a) Fire appliances to be positioned on -**

The access for the fire service is via a site access road from High St to Providence Lane and will meet the dimensions set out in Table 13.1.

**Table 13.1 Typical fire and rescue service vehicle access route specification**

Appliance type	Minimum width of road between kerbs (m)	Minimum width of gateways (m)	Minimum turning circle between kerbs (m)	Minimum turning circle between walls (m)	Minimum clearance height (m)	Minimum carrying capacity (tonnes)
Pump	3.7	3.1	16.8	19.2	3.7	12.5
High reach	3.7	3.1	26.0	29.0	4.0	17.0

The site access road will provide adequate access for the fire service and will meet the guidance set out in B5.

**b) Appropriate for use as an evacuation assembly point –**

Acknowledging this will be flats with limited numbers of occupiers, the front paving space is suitable as an assembly point with adequate space for all residents and guests and opportunity to walk further away from the building as may be necessary.



**2. This building is designed to incorporate features which reduce the risk to life and the risk of serious injury in the event of fire; will include appropriate alarm systems and active fire safety measures.** The building does not require an extensive automatic fire detection system. Automatic fire detection meeting the minimum requirements of ADB Volume 1 will be provided to each flat to LD2 standard in accordance with BS5839-6, namely a 240 volt mains operated, interconnected smoke alarm with integral sounder in the hallway and kitchen of each unit.

An automatic opening vent will be installed at the head of the communal staircase interlinked with smoke detectors in the communal stairwell on each floor only.

**3. The dwelling constructed in an appropriate way to minimise the risk of fire spread.** The materials and boundary separation shall meet the requirements of ADB and the level of risk of spread of fire shall not exceed the national permitted criteria. The new apartments will achieve 1 hour fire separation where walls are within 1m of the site boundary.

**4. Provide suitable and convenient means of escape, and associated evacuation strategy for all building users.** The means of escape provisions will be appropriate for a flats and single dwelling houses. The building will adopt a 'stay put', policy in which only the flat of fire origin to evacuate whilst all other flats stay put. This is due to the level of compartmentation that will be provided under the Building Regulations. All flats will be enclosed within a 1 hour fire construction. The staircase will also be enclosed within a 1 hour fire construction and be provided with 2-door separation to the habitable areas of the flats. Where inner rooms are proposed then escape windows will be provided to the ground and 1<sup>st</sup> floor flats. The 2<sup>nd</sup> floor flat will be provided with sprinkler protection. An automatic opening vent will be provided at the top of the communal staircase measuring 1sqm opening size and interlinked with the fire alarm system to open.

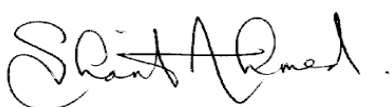
**5. Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in.**

This building will carry out an annual Fire Risk Assessment appropriate under the Fire Safety Order. Routine tests will be undertaken to the automatic opening vent, fire detection system and emergency lighting in the communal parts.

**6. Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.** Access for the fire service shall be addressed in accordance with B5. There is no requirement for any specific equipment for firefighting purposes and the building is within 45m from the nearest point to which a fire brigade unit can reach.

I trust the above information is satisfactory, but should there be any queries then please do not hesitate to contact me.

Yours Sincerely,



**Sharif Ahmed** MCABE C.Build E, PGD Surveying, BEng