

Fire Safety Strategy

Site: 23 Pine Gardens, Ruislip - HA4 9TN

Proposal: Part single, part two storey side and rear extension to create a new one bedroom dwelling, with car/cycle parking, external amenity space and other associated works

Policy D12(A) of the London Plan (2021) requires all development proposals to ensure the safety of building users and achieve the highest standards of fire safety, by complying with a range of criteria set out in Policy D12(A)(1-6).

The purpose of this report is not to demonstrate compliance with Part B of the Building Regulations but to demonstrate the proposed development incorporates the highest standards of fire safety and that matters related to fire safety have been considered prior to the building control stage, in accordance with the requirements of Policy D12(A).

Strategy:

The proposal is considered to be a minor development.

The proposal will incorporate the following fire safety measures:

- Protected corridor to final exit (to provide 30 minute protection)
- Interlinked Smoke Detectors (with battery back up)
- Fire Doors (FD30) to be installed on all habitable rooms
- Fire-line plasterboards to be installed surrounding the stair (to provide 30 minute protection)

Access for fire-fighters to remain as existing via the front.

All proposed fire safety measures have been proposed to comply with current Building Regulation standards. All works to be inspected and certified by an approved Building Control Inspector.