

FIRE NOTE

25 July 2023

PROPOSAL: *Retention of entrance gates and change of use for use class *sui generis* including container and skip storage; open and closed storage of building, scaffolding and lighting materials; storage of aggregate materials; vehicle storage and sales; and associated installation of portacabins, container stores, transportable soils and other structures for a period of 12 months (retrospective application).*

SITE: Land at Rainbow Industrial Estate, West Drayton

FOR: Mr Sharma



PROPOSED SITE PLAN – NOT TO SCALE – INDICATIVE ONLY

01 INTRODUCTION AND POLICY CONTEXT

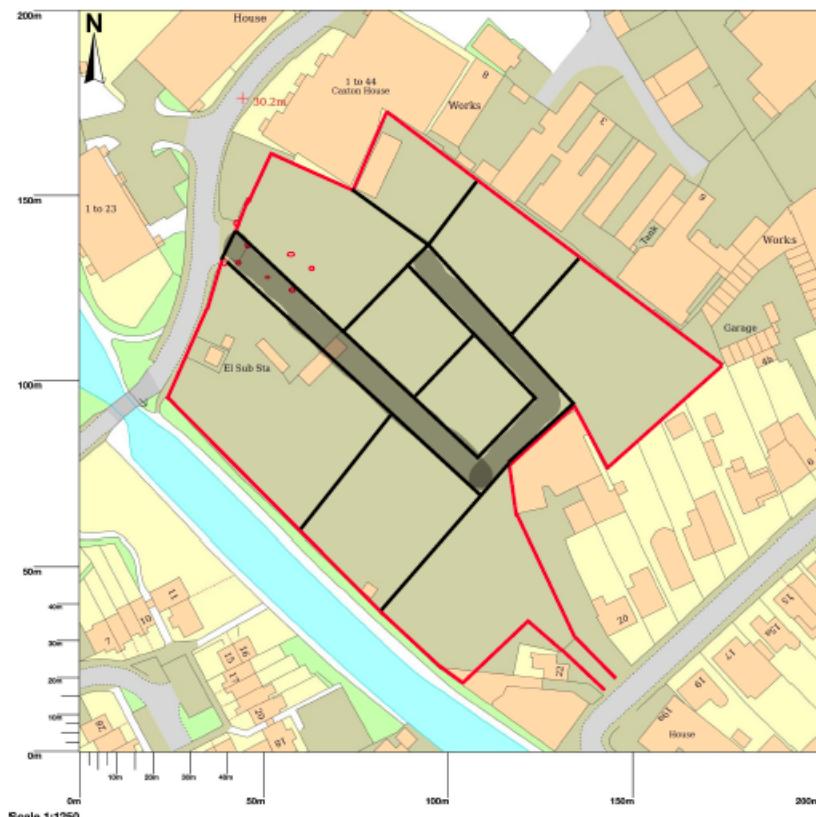
- 1.1 This document intends to address the Planning Policy requirement for a Fire Statement concerning the application for 'Retention of entrance gates and change of use for use class sui generis including container and skip storage; open and closed storage of building, scaffolding and lighting materials; storage of aggregate materials; vehicle storage and sales; and associated installation of portacabins, container stores, transportable soils and other structures.'
- 1.2 The relevant national regional and local planning policy and guidance on flooding as follows:
 - Town and Country Planning (Development Management Procedure and Section 62A Applications) England Amendment Order 2021
 - The National Planning Policy Framework (NPPF) published by the Ministry for Housing, Communities and Local Government (DCLG), and the accompanying National Planning Practice Guidance (NPPG), in particular Planning Gateway One.
 - The London Plan Policy D12

02 DEVELOPMENT SITE AND LOCATION

- 2.1 The site is located to the south east of Trout Road and North west of St Stephens Road, made up of land at the former Rainbow Industrial Estate. It is bounded by residential properties which front onto St Stephens Road, the canal to the south west and residential flats within Caxton House immediately adjoining the north west corner and further residential flats on the opposite side of Trout Road and beyond.

2.2 The site comprises of the following uses and development;

- vehicle storage and sales area
- closed container storage area
- storage of skips and associated vehicles and a container store
- Aggregates storage area with silos
- Conway street lighting storage area with palisade fencing, two stacked portacabins, overhead lighting and CCTV
- General open storage area with portacabins used as ancillary site security units and welfare, storage of marble and timber and other building materials
- Front gates and fencing, to secure the site and provide access from Trout Road Internal hardstanding/haul road



03 DEVELOPMENT PROPOSALS

3.1 The development proposal is for the retention of entrance gates and change of use for use class sui generis including container and skip storage; open and closed storage of building, scaffolding and lighting materials; storage of

aggregate materials; vehicle storage and sales; and associated installation of portacabins, container stores, transportable soils and other structures.

04 Planning Gateway One

- 4.1 The Planning Practice Guidance advises that relevant buildings comprise of the following;
- 4.2 - contain two or more dwellings or educational accommodation and
- meet the height condition of 18m or more in height, or 7 or more storeys
- 4.3 This application does not concern relevant buildings and therefore a fire statement is not required to be submitted to meet planning gateway one. The development involves a material change of use of land and would not result in the provision of one or more relevant buildings and is therefore exempt.

05 London Plan Policy

- 5.1 London Plan Guidance on Fire Safety (February 2022) sets out how fire safety of developments needs to be considered from the outset to ensure the most successful outcomes are achieved for building occupants and users. Applicants should demonstrate compliance with London Plan Policies D12 and D5 (B5).
- 5.2 The following information is required according to Form 1 which is included as Appendix 3 of the above guidance. Where information is available, the relevant topics have been addressed below;
- 5.3 The development is classed as major development by virtue of the size of the land (over 1ha). No new buildings or change of use of buildings are proposed. The development comprises of open storage, storage containers and portakabins.

Has a Gateway One Statement been submitted? No, not required.

The buildings construction: methods, products and materials used – no

buildings are proposed as part of this application. Temporary portacabin structures are on site, and are not considered to be buildings. No explosive, oxidising, extremely flammable or highly flammable materials would be stored on site. Where necessary, storage of materials will accord with relevant health and safety guidance.

Means of escape for all building users and the evacuation strategy – the site

consists primarily of open storage and open land. The fire evacuation measures will accord with relevant health and safety legislative requirements, address those with disabilities or mobility impairments and include assembly areas.

There are two accesses, one from St Stephens Road (emergency) and one from Trout Road.

Passive and Active Fire Safety Measures – given that there are no new buildings and as such no passive fire protection measures are applicable. No lift core/lifts are necessary as no buildings are proposed. In accordance with The Fire Safety Order 2005, the site will meet the expected requirements by carrying out fire safety risk assessment and implementing and maintaining a fire management plan as necessary.

Access and facilities for the fire and rescue service – the site is primarily open in nature with an internal haul road suitable for large goods vehicles. An emergency access is available onto St Stephens Road.

Site access for the fire and rescue service – vehicles can access the site via Trout Road and the access is designed with swept paths that meet HGV sizes up to 10.2m in length.

DISCLAIMER: The advice given in this note is provided on the basis of the information that can be found with reasonable enquiry on publicly and freely available online government and local government websites.