

Fire Safety Statement

Site Address:

52 Warren Road
Ickenham
UB10 8AD

September 2024

Proposal: Two storey side and rear extension and front first floor extension, conversion of gable ended roof to hipped roof and raising the roof height for the conversion of the roof space into a habitable room with a rear facing dormer a front facing roof light and two side facing roof lights and internal alterations.

This Fire Safety Statement is produced to fulfil the requirements of Policy D12 of the London Plan, as adopted March 2021.

Section A of the policy states, “in the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety.”

Taking each requirement in turn.

1. Identify suitably positioned unobstructed outside space:

- a) for fire appliances to be positioned on, and.
- b) appropriate for use as an evacuation assembly point

The existing house is 2 storeys with a large front and rear garden at 52 Warren Road, Ickenham, UB10 8AD. The site is a detached single dwelling.

The street scene is characterised by wide pavements and access road for a clear assembly point on the opposite side of the road for evacuated residents.

2. The development is 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.

The development will be constructed in line with current building regulations on fire safety.

3. The development is constructed in an appropriate way to minimise the risk of fire spread.

All other materials for the proposed development would be selected to the relevant fire safety standards as set by building regulations.

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

The proposed development affords additional opportunities for evacuation in the event of a fire over the existing dwelling. The design of the internal layout and the new dining/lounge door to access the garden make a better connection between internal and external.

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

Not applicable to single family dwelling house

6. Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

Fire blankets and extinguishers will be used in line with requirements for single family dwellings.

Fire Safety Policy Criteria as per the London Plan D12(A)

1(a) Fire appliances and means of escape:

Refer to drawing No. 10744/100 – Block Location plan and drawing No. 10744/301 Proposed Site plan for fire appliance and assembly point.

(2) Appropriate features to reduce risk to life:

The ground floor doors and windows to be used as a means of escape, and the first-floor habitable rooms to be fitted with escape type windows.

(3) Appropriate features to reduce risk of fire spread:

The house will comply with Part B to reduce the risk of fire spreading.

(4) & (5) Means of escape / Evacuation strategy:

Refer to drawings 10744/310-10744/312 Proposed floor plans for means of escape from the protected hallway to the ground floor doors/windows through the front garden to the road.

(6) Firefighting equipment:

The client is advised to keep a Home Fire Safety Pack in the OM manual. All residents should be aware of the location of fire and smoke/heat detection equipment.