

ANDREAS GEORGIOU T/A GIAD

The London Plan 2021
Policy D12A – Fire Safety
Supporting Statement

18 Grosvenor Vale
Ruislip HA4 6JQ

Loft Conversion

18th April 2025

Fire safety

A. 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 and ensure that they:

1) identify suitably positioned unobstructed outside space:

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

- a. For the fire appliance, the best location would be on Grosvenor Vale at the front of the property where there is good access to the main entrance.*
- b. The ideal assembly point would be on Grosvenor Vale at the junction with Cranley Drive. It is a short walk away from the property.*

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.

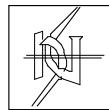
The property will be 3 floors as shown on our proposal. We will be installing smoke detectors, heat detectors and Carbon Monoxide detectors within the property. All doors will be replaced with 30 minute fire doors with intumescent strips. The stairwell / hall way is protected with 30 minute fire doors and 1 hour partitions.

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

The current property is of masonry wall construction with fire rated internal masonry partitions. All new internal stud partition walls and ceilings will be one hour fire rated partitions and ceilings, therefore this will minimize the spread of fire and allow good time to vacate the property.

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Architecture • Design • Interior Design • Building Construction Documents
Office F3. Kingsbury House. 468 Church Lane, London NW9 8AU
Tel: 020 8200 2331 - 07956 587 037 Email: andreas@giad.co.uk



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

The means of escape has not been altered. The stairwell is well protected with 30 minutes fire doors that allows enough time to evacuate the building. In addition, we will be installing smoke detectors, heat detectors, Carbon Monoxide detectors etc.

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

A suitable evacuation plan can be located on every floor level landing in a suitable place in the stairwell showing the household and visitors the best safest evacuation point of the property.

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

Suitable fire extinguisher and fire blankets will be located generally in the kitchen and utility room where you would have the most likely fire hazard in the property, also an additional fire extinguisher can be located in the ground floor hallway below the stairs for easy access.

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