

Fire Safety Statement

654 UXBRIDGE ROAD, HAYES, UB4 0RY

Introduction

1. This Fire Safety Statement has been produced in accordance with the requirements of Policy D12A 'Fire Safety' of the London Plan (2021).
2. The Statement should be read in conjunction with the accompanying drawings that have been submitted with the application.

The Site

3. The application site consists of a ground floor commercial unit that forms part of a 3-storey building comprising residential accommodation (accessed from a rear external stair via the rear yard from Coleridge Way), on the upper floors. The application site is accessed and egressed from Uxbridge Road and can also be accessed from the rear via the rear yard.
4. The proposal is for external alterations to the existing shopfront, together with the display of 1 no. replacement internally illuminated fascia sign and 1 no. replacement internally illuminated projecting sign.

Compliance with Policy D12A of the London Plan (2021)

Criteria 1 – Information on Outside Space Provision for Fire Appliances and Assembly Points

5. There is unobstructed access off Uxbridge Road to the application site for the provision of fire appliances. The evacuation point will be on the pedestrianised area in front of 638-640 Uxbridge Road, which is of ample width for a safe assembly point away from any danger.

Criteria 2 – Information on Passive and Active Safety Measures

6. L1 fire alarm and detection systems to be installed in accordance with BS5839-1. All fire exit and associated signage to be installed in accordance with BS 5499 Pt 4.

Criteria 3 – Information and Data on Construction Products and Materials

7. All proposed wall finishes will achieve a minimum 30-minutes surface spread of flame rating. All elements of structure and compartmentation to achieve 60-minutes fire resistance.

Criteria 4 & 5 – Information on Means of Escape and Evacuation Strategy

8. The application site has a means of escape with an appropriate travel distance through the front entrance onto Uxbridge Road and in the unlikely event that it will be needed, from the rear yard onto Coleridge Way. The front of house areas will be open plan to provide an open space for unrestricted movement. All routes will be kept clear from equipment and wide enough for unrestricted movement.

Criteria 6 – Information on Access and Equipment for Firefighting

9. The site is located on the ground floor with a level access direct off Uxbridge Road. The internal layout will be open plan providing full unrestricted access for firefighting.