

# Planning Fire Safety Strategy

**For the erection of double storey building and the conversion of the existing building to provide new flats at the rear of  
10-16 The Green , West Drayton, UB7 7PJ**



Dale Venn Architects Ltd  
Chartered Architects, Planners & Surveyors  
High House, Harlington Road, Hillingdon,  
Middlesex. UB8 3HX.

tel: 01895 237345  
e-mail: [dalevennarchitects@gmail.com](mailto:dalevennarchitects@gmail.com)

April 2024

## Introduction

This Planning Fire Safety Strategy is to support a full planning application submitted to Hillingdon Council for the erection of a double storey building to accommodate two houses and conversion of the existing two storey Bakehouse building into two new flats.

The proposed works require Building Regulations approval. The appropriate application will be submitted to the Building Control prior to commencement of the building works. The proposal will comply with all current Building Regulations including “Approved Document B (Fire safety)”

## Planning Fire Safety Strategy

### **Criteria 1) Identify suitably positioned unobstructed outside space for:**

#### **a. fire appliances to be positioned on**

Unobstructed space for a fire service vehicle is available at The Green or within car parking area on site and will remain to be available for the proposed development.

In accordance with Approved Document B Volume 1 (ADB1), access for a pumping appliance can be provided to within 45m of all points inside the dwellinghouse;

#### **b. appropriate for use as an evacuation assembly point**

Evacuation Assembly can be accommodated within the public footway along The Green.

### **Criteria 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 fire doors, fire resistant glazing, smoke and heat detectors to be provided to comply with current Building Regulations, will be certified and inspected by the Building Control.

A ‘Grade D2’, ‘Category LD2’ fire detection and alarm system designed, installed & commissioned in accordance with BS 5839-6:2019+A1:2020 will be provided throughout the premises.

Grade D2 : A system of one or more mains-powered detectors, each with an integral standby supply consisting of a user replaceable battery or batteries.

Category LD2 : A system incorporating detectors in all circulation areas that form part of the escape routes from the premises, and in all specified rooms or areas that present a high fire risk to occupants, including a heat alarm in any kitchen.

The kitchens will be fitted with a mains powered heat detector with battery backup to BS5446-2:2003. All heat and smoke detectors will be interlinked.

The escape stairwells will be fitted with mains powered smoke detectors each with a battery backup up to BS5446-1:2000.

### **Criteria 3) Are constructed in an appropriate way to minimise the risk of fire spread**

The external walls of the new building to be cavity walls comprising concrete blocks and bricks. The external brick wall at existing building will be lined with insulation boards and plasterboards. The roofs to be constructed with structural timber and underlined with plasterboards. New internal walls to be stud partitions lined with plasterboard. All elements will be designed to provide min 30min fire resistance.

All electrical and gas installations will be installed in a safe manner by a competent person.

The safety certificates will be provided to the Building Control at completion of the building works.

### **Criteria 4) Provide suitable and convenient means of escape, and associated evacuation strategy for all building users**

All habitable rooms at all floors will have access onto a hallway and landings leading to a final exit. The proposed bedrooms at all first floor will be provided with the egress windows meeting requirement of the Building Regulations as emergency escape.

The protected escape route from all floors to meet requirements of Approved Document B Volume 1.

All doors to habitable rooms to be 0.5h fire resistant.

Details of the protected escape route and any existing or additional protection measures are to be discussed and finalised during the Building Control stage in conjunction with the appointed Inspector and any necessary fire safety specialist.

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

The retail unit will have two escape exits complying with the Building Regulations requirements as for the escape routes and travel distance.

The fire escape route from flats will be through protected lobby and protected stairs leading to fire exit at the ground floor as well as through egress windows at the first floor.

The travel distances comply with the Building Regulations.

The fire escape within the new houses will be through egress windows at the first floor and exit doors at the ground floor.

Fire exit signs and emergency lighting will be installed locations in compliance with the Building Regulations.

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

The areas for fire appliances and the emergency access to the application site as well as to the neighbouring sites will remain as existing measures Fire blankets and extinguishers to be used in line with requirements for family dwellings.

## **Summary**

The proposed development meets all criteria set out in the Fire Safety Policy D12(A).

## **Qualifications**

This statement is prepared by Dale Venn Architects, members of Royal Institute of British Architects.