

FIRE SAFETY STATEMENT

In accordance with London Plan Policy D12(A)

Proposed Conversion of Existing Single Dwelling into Two Self-Contained Dwellings

24 West Walk, Hayes, UB3 3JH

1. Introduction

This Fire Safety Statement has been prepared in accordance with the requirements of London Plan Policy D12(A) and accompanies the planning application for the conversion of the existing single dwelling at 24 West Walk, Hayes UB3 3JH into two self-contained residential units.

The purpose of this statement is to demonstrate that fire safety has been considered from the outset of the design process and that the proposed development incorporates suitable principles for means of escape, compartmentation and access for firefighting operations.

Detailed fire engineering design will be addressed at Building Regulations stage.

2. Description of Development

The proposal comprises the subdivision of the existing dwelling into:

Flat 1

Ground floor three-bedroom four-person flat.

Flat 2

Three-bedroom four-person maisonette arranged over first floor and loft levels.

No external alterations are proposed to the building envelope.

3. Fire Safety Objectives

The principal fire safety objectives are:

- To safeguard occupants in the event of fire.
- To provide suitable means of escape.
- To facilitate access for firefighting personnel.
- To limit fire spread between dwellings.
- To minimise risk to adjoining properties.
- To ensure compliance with Approved Document B and London Plan Policy D12.

4. Means of Escape Strategy

Each dwelling forms a separate self-contained unit.

Flat 1 – Ground Floor

Occupants benefit from direct escape to the final exit at ground floor level.

Escape travel distances are short and lead directly to a place of ultimate safety.

Flat 2 – First Floor and Loft Maisonette

Occupants are provided with a protected internal stair serving the first floor and loft level.

Escape will be via the principal entrance door at ground floor level.

The stair enclosure will be protected by FD30S fire-resisting doors and suitable smoke detection systems in accordance with Approved Document B.

5. Compartmentation

The two dwellings will be separated by fire-resisting construction designed to provide a minimum of 60 minutes fire resistance.

Compartment walls and floors will extend continuously to prevent the spread of fire and smoke between the flats.

Any service penetrations will be appropriately fire-stopped.

The development will therefore provide effective separation between dwellings.

6. Smoke Detection and Alarm Systems

Each dwelling will be provided with Grade D1 LD2 fire detection and alarm systems in accordance with BS 5839-6.

Smoke alarms will be installed within:

- Hallways;
- Landings;
- Living accommodation.

Heat detectors will be installed within kitchens.

The systems will be mains powered with battery back-up.

7. External Wall Construction

No alterations are proposed to the external walls.

The existing building envelope will remain unchanged.

Any replacement materials introduced during construction will satisfy the requirements of the Building Regulations with regard to reaction to fire.

8. Access for Fire Appliances

The property fronts directly onto West Walk and benefits from unrestricted access for fire and rescue vehicles.

Fire appliances are able to approach the building via the existing adopted highway.

The distance between the highway and the principal entrance is well within the requirements of Approved Document B.

No changes are proposed which would prejudice access for emergency services.

9. Water Supplies for Firefighting

The site is located within an established residential area served by the public water network.

Existing fire hydrants within the surrounding highway network are available to support firefighting operations.

No alterations are proposed which would adversely affect access to water supplies.

10. Evacuation Strategy

The proposal adopts a simultaneous evacuation strategy.

In the event of fire, occupants of the affected dwelling will evacuate immediately via the protected escape routes to a place of ultimate safety.

Given the scale and nature of the development, evacuation procedures are considered straightforward and appropriate.

11. Structural Fire Protection

Load-bearing elements, compartment walls and compartment floors will be upgraded where necessary to achieve the required fire resistance standards under Building Regulations.

Fire resisting construction will be provided in accordance with Approved Document B.

12. Fire Service Intervention

The existing arrangement enables the London Fire Brigade to gain direct access to the building from West Walk.

The size and scale of the development are such that no unusual firefighting measures are required.

The building configuration enables effective fire service intervention and rescue operations.

13. Management and Maintenance

Future occupiers will be responsible for maintaining fire alarm systems and ensuring that escape routes remain unobstructed.

All fire safety measures will be implemented and maintained in accordance with Building Regulations and relevant British Standards.

14. Compliance with London Plan Policy D12(A)

The proposal has been designed having regard to the requirements of London Plan Policy D12(A).

The development:

- Incorporates clear and effective means of escape.
- Provides adequate compartmentation between dwellings.
- Facilitates access for firefighters.
- Minimises opportunities for fire spread.
- Enables safe evacuation of occupants.
- Supports the objectives of Approved Document B.

Accordingly, the proposal satisfies the requirements of Policy D12(A) of the London Plan 2021.

15. Conclusion

The proposed conversion of 24 West Walk, Hayes UB3 3JH from a single dwelling into two self-contained residential units has been designed with fire safety considerations incorporated from the outset.

The development provides:

- Suitable means of escape;
- Protected escape routes;
- Fire compartmentation between dwellings;

- Access for firefighting operations;
- Appropriate alarm systems;
- Compliance with the principles of London Plan Policy D12(A).

It is therefore considered that the proposal adequately addresses fire safety considerations at planning stage, with detailed design to be developed further during the Building Regulations process.