

FIRE STRATEGY - 89 STAFFORD ROAD, HA4 6PD

The proposed works relate to a ground floor single storey extension and associated structural repairs at 89 Stafford Road, Ruislip HA4 6PD. This Planning Fire Safety Strategy should be read in conjunction with the submitted planning drawings.

As required in Policy D12 of the London Plan (2021) please see below the breakdown of the Fire Safety Strategy for the proposed development.

Criterion 1: Space provisions for fire appliances and assembly points

As this is an existing house, there are no special provisions for fire appliances and house access for the fire brigade will be no different than it currently is.

Regarding appropriate evacuation assembly points, one to the front of the property would be best, in the event of a fire as there are two exit routes reaching that point.

The distance from the front of the property to the road is short, emergency vehicles will need to make use of this road to reach the property.

The existing height of the property does not change for the proposed.

Criterion 2: Passive and active safety measures

FD30 fire doors will feature where they can prevent the spread of fire leading to the hallway and shared spaces, therefore leaving a clear escape route. Should a fire door not be possible then a fire engineered solution will need to be proposed to Building control for sign off to ensure Building Control compliance.

All ground floor rooms lead directly to the hallway or an open area leading to a final exit, either the front or back door.

Smoke alarms, interlinked, mains powered and conforming to BS EN 14604, with battery back ups will be provided in the hallway areas with heat detectors, conforming to BS 5446-2, in the kitchen and other ground floor rooms without a final exit. In the event of ignition these would all sound an alarm. These will be signed off by Building Control.

There is an adequate water supply on site.

Criterion 3: Construction products and materials

The external walls of the extension are to be constructed in masonry with a flat roof, this will provide potential emergency egress from the first floor if needed.

Criterion 4: Means of escape and evacuation strategy

FD30 doors or equivalent, along with the necessary fire alarms, would mean that in the event of a fire there is a clear means of escape and a warning system to ensure that the occupants can escape if a fire were breaking out.

Emergency escape is to ground floor level either through the front door or via the side access. In the event of an alarm, occupiers are to immediately vacate the building and call the emergency services. The occupants will familiarise themselves of an evacuation strategy in the event of a fire.

Criterion 6: Information on access and equipment for firefighting

Due to the size and height of the dwelling there is suitable access for fire fighters and their equipment.

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