

84 DICKENS AVENUE

FIRE SAFETY INFORMATION

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This planning fire safety information has been prepared on behalf of our client for who are acting as an agent to support the proposed development at 84 Dickens Avenue, Uxbridge, UB8 3DN.

Policy D12(A) of the London Plan (2021) requires all development proposals to ensure the safety of building users and achieve the highest standards of fire safety, by complying with a range of criteria set out in the Policy D12(A)(1-6).

The purpose of this report is not to demonstrate compliance with Part B of the Building Regulations but to demonstrate the proposed development incorporates the highest standards of fire safety and that matters related to fire safety have been considered prior to the building control stage, in accordance with the requirements of Policy D12(A).

The report has also been prepared with regard to current London Pre-Consultation Draft Guidance in relation to Fire Safety.

The table overleaf assesses the proposed development in relation to each criteria in Policy D12(A) setting out how the proposed development will comply with the relevant parts of the Policy.

FIRE SAFETY INFORMATION

Policy	Requirement	Measure
D12(A1)	Suitably positioned outside space or (a) Fire Appliances, and (b) evacuation assembly point	There are no significant alterations to the access as part of this development and the site's layout/design will remain as existing, ensuring that fire appliances can easily access the dwelling without any obstructions. The existing routes will continue to facilitate the safe evacuation of residents from the dwelling.
D12(A2)	Features reducing risk to life and serious injury	<p>The fire detection and alarm system will meet the minimum Grade D2 Category LD3 standard. The installation of a mains-operated hardwired and interconnected smoke detector system in the circulation space on all levels, as well as a heat detector in the kitchen area.</p> <p>To ensure safe escape routes, a protected staircase will be provided for access from the ground floor, first floor, and loft areas, leading to a final exit. Additionally, inner rooms on the ground floor and first floor will have at least one escape window or door that leads to an external safe space. It is important to note that no inner rooms will be allowed at the loft level.</p> <p>The protected staircase will be enclosed within fire-rated construction, with walls, doors, any glazing, and the underside of the staircase (where necessary) meeting a minimum 30-minute fire rating.</p>
D12(A3)	Constructed to minimise risk of fire spread	To mitigate the risk of fire spread from one building to another, the external surfaces (i.e; outermost external material) of external walls will be class B-s3, d2 or better (if on or less than 1000mm from the relevant boundary) and have a maximum total area of unprotected areas (window and door openings) of 5.6sqm (if within 1000mm of the relevant boundary), 12sqm (at 2000mm from the relevant boundary).
D12(A4)	Suitable and convenient means of escape and evacuation strategy	Given the minor nature of the proposals to this existing residential dwelling and the it is not proportionate to the scale and nature of the development to have a detailed evacuation strategy. However, suitable, convenient, and safe, access and egress from the property in the event of fire can be easily attained through the primary entrance and exits from the property. As can be seen on the proposed floor plans submitted with the application.
D12(A5)	Robust strategy for evacuation	
D12(A6)	Suitable access and equipment for firefighting, appropriate for size and use of development	The proposed development is for minor works to a residential dwelling and will retain the existing access/ egress to the site, and the site has access to mains water, both of which are sufficient for the size and use of the proposed development.

CONCLUSION

The planning fire safety strategy presented in this document outlines the site specific elements of the proposals that ensure the development will attain the highest standards of fire safety and demonstrates compliance with the London Plan Policy D12(A). It is felt that proposal at the application site meets the necessary fire safety measures and planning policies to comply and have application recommended favorably.

