

FIRE SAFETY STATEMENT
IN SUPPORT OF FULL PLANNING APPLICATION

AT

28 Station Approach
South Ruislip,
HA4 6RY

KKR PLANNING & DESIGN LTD

Oasis Business Centres Ltd
468 Church Lane
Kingsbury
London
NW9 8UA
www.kkrpd.co.uk
Tel: 020 8200 2360

PROJECT No: KKR - 1477

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1.0 Introduction and Background

This Fire Safety Statement is prepared by KKR Planning & design on behalf the owner to support an application for Full planning application for the proposed works at the above noted property.

The Statement should be considered alongside the architectural drawings submitted with the scheme, produced by KKR Planning & Design.

The existing mid-terraced house is located at 28 Station Approach, HA4 6RY. The property has undergone extension work, including the conversion of the loft space with a rear dormer extension. Additionally, a single-storey rear extension has been added to the property prior to this flat conversion application.

The proposal is for the 'formation of two self-contained residential flats'. 1 no. 1 bedroom /2 persons flat at ground floor and 1no. 2bedroom/3 persons flat at first and loft levels.

This Fire Safety Statement is produced to fulfil the requirements of Policy D12 of the London Plan, as adapted March 2021 and should be read in conjunction with the submitted planning drawings.

Section A of the Policy states, "in the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety."

Taking each requirement in turn;

1. Identify Suitably positioned Unobstructed Outside Space:

The building is a mid-terraced property with a shared rear access to a rear garden area. To the frontage there is a large driveway from the pavement line with the property set back into its plot along a similar line to neighbouring properties.

As such the building access for the Fire brigade will be no different than it currently is.

a. Designated location for Fire Appliances will be as existing within the front street or front driveway.

b. Regarding appropriate evacuation in the event of a fire, this would be on the main road Station Approach where all occupants have direct access to in the event of an emergency.

2. The development is designed to incorporate appropriate feature 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 proposed development will be constructed in line with current Building Control regulations regarding Fire Regulations and Fire Safety.

a. New fire alarms and smoke detectors will be installed throughout the ground floor and first floor flats and all communal parts. These will be checked and signed off by the appointed Building Control Officer.

b. Construction methods and materials will be used to compartmentalise units for the appropriate time according to current building regulations such as fire resistant plasterboard and non-combustible materials.

3. The development is constructed in an appropriate way to minimise the risk of fire spread.

Passive fire safety measures will be incorporated into the design. All units will be separated by appropriate compartmentation between walls and floors to achieve the relevant 60 minutes protection between units and communal parts.

As well as 30minutes within each flat. This will be mainly achieved by ensuring that fire doors (FD30) are in place into all habitual rooms (bedrooms, living, kitchen, dining etc).

4. Provide suitable and convenient means of escape, and associated evacuation strategy for all building users.

The compartmentalised staircase to the first floor flat will provide a protected stairway to escape to the entrance on Station Approach, as is currently the case. The layout of such is easy to navigate and is suitable for the number of residences and nature of development.

Along with the necessary fire alarms and smoke detectors, this would mean that in the event of a fire there is a clear means of escape and an early warning system to ensure that the occupants can escape if a fire were to break out.

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

Due to the scale of the development it is important that the user maintains their fire alarms and should be tested on a regular intervals as advised by the Building Control Officer to ensure that the alarm system is in full working order.

6. Provide suitable access and equipment for fire fighting which is appropriate for the size and use of the development.

Due to the size of the building, there is suitable access for equipment for the fire fighting.

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