

ANDREAS GEORGIOU T/A GIAD

The London Plan 2021
Policy D12A – Fire Safety
Supporting Statement

11 Swakeleys Road
Ickenham
Uxbridge UB10 8DF

First Floor Flat
Change of Use - C3 to C4

10th June 2026

Fire safety

A. 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 and ensure that they:

1) identify suitably positioned unobstructed outside space:

- a. for fire appliances to be positioned on*
 - b. appropriate for use as an evacuation assembly point.*
- a. For the fire appliance, the best location would be on Swakeleys Road at the front of the property where there is good access to the main entrance. There is also good access from the side passage to the side elevation.
 - b. The ideal assembly point would be on Swakeleys Road at the junction with Long Lane away from the property.

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.

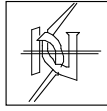
The property being on 2 floors. The first floor flat already has in place smoke detectors, heat detectors, etc. and all internal doors are 30 minutes fire resistant with intumescent strips.

3) are constructed in an appropriate way to minimize the risk of fire spread.

The current property is of masonry wall construction and has in place masonry 30 minute fire doors, 1 hour fire rated internal partitions and ceilings, therefore this will minimize the spread of fire and allow good time to vacate the property.

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

The means of escape is as existing from the front of the building in a protected stairwell and corridor. The stairwell is well protected with 30 minutes fire doors and 1 hour partitions and ceilings that allows enough time to evacuate the building.

The property already has in place smoke detectors, heat detectors, etc. There are emergency lighting in place.

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

A suitable evacuation plan can be located in a suitable place in the stairwell showing the household and visitors the best safest evacuation point of the property.

6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

Suitable fire extinguisher and fire blanket can be located generally in the kitchens where you would have the most likely fire hazard in the property. Additional fire extinguishers can be located on the first floor hallway.

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