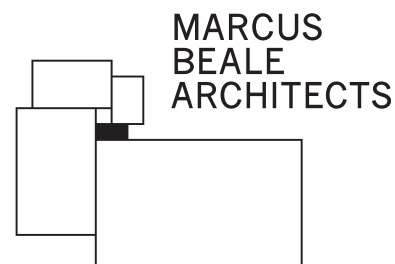


753/MBA/AS

26/08/25

11 Swakeleys Road, Ickenham, UB10 8DF

**The London Plan 2021, Policy D12 A Fire Safety
Supporting Statement**



This statement is subject to Building Control approval.
Read in conjunction with drawings 753/22 & 753/23.

*Policy **D12 A Fire Safety of the London Plan 2021** 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 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**
- 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.*
- 3) are constructed in an appropriate way to minimise the risk of fire spread*
- 4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users*
- 5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in*
- 6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.*

The proposed flats

- 1)
 - a) Fire appliance access will be to the front elevation on Swakeleys Road.
 - b) A suitable space for use as an evacuation assembly point would be on Swakeleys Road to the west of the development site. See drawing 753/23.
- 2)

A suitable fire detection & alarm system will be installed to each flat in accordance with Building Regulations requirements.
Minimum Grade D2 Category LD3 standard, in accordance with the relevant recommendations of BS 5839-6.
Smoke & heat alarms will be mains operated.
- 3)

Compartment walls between flats and other areas will have minimum 60 minute fire resistance.
Compartment floors between flats will have minimum 60 minute fire resistance.
External walls will be constructed in appropriate materials to meet Building Regulations reaction to fire performance requirements.
External walls on or within 1m of a relevant site boundary (west & south elevs) will be fire resisting (60 minute) from both sides.
External surface materials facing the boundary will be class B-s3, d2 or better.

Unprotected areas (opening windows) per compartment will be limited to no more than 1m² in size with a min distance of 4m (horizontal) between; in accordance with diagram 11.5, B4, Approved Document B Vol 1.

4)

See drawings 753/22 & 753/23

There will be 1 storey above ground storey. The top storey FFL is 3.8m above ground level.

There are 3 flats at first floor. The flats will have a single protected stair (60 minute fire resistance) leading to the final exit .

A protected entrance hall (minimum REI 30) will serve all habitable rooms within the flats.

Doors to the protected entrance hall will be 30 minute fire rated.

A protected lobby will separate flat entrance doors from the protected stair.

Doors to the protected lobby & protected stair will be 30 minute fire rated with smoke control & self closing devices.

There will be a single openable vent with a free area of at least 1m² at the head of the stair, openable remotely at the fire & rescue access level (ground floor).

5) The landlord, and letting or managing agents, will fulfil their responsibilities under the Regulatory Reform (Fire Safety) Order 2005.

This includes: develop an emergency evacuation plan for residents and make sure they know the actions they need to take in the event of an alarm or fire occurring.

6)

Firefighting access will be via the main entrance on the Swakeleys Road elevation. The distance from the pavement outside to all points within inside each flat will be less than 45m. Entrance door to be min 750mm wide.