

Policy D12 FIRE STATEMENT

Site Address: South Ruislip Young People's Centre, 543 Victoria Road, Ruislip, HA4 0JE

Proposal: Use of the vacant Youth Centre building and land as a day nursery and pre-school within Class E of the Use Class Order (as amended) along with provision of detached bin store, buggy and plant store and cycle shelter, insertion of new windows and doors at ground floor level on the eastern (side) elevation and minor modification to the existing access.

Introduction

This Planning Fire Statement has been prepared in accordance with Policy D12 (A) Fire Safety of the London Plan (2021), which states that all development proposals must achieve the highest standards of fire safety and ensure that they:

1. identify suitably positioned unobstructed outside space for a) fire appliances and b) assembly points;
2. incorporate appropriate features which reduce the risk to life and serious injury;
3. minimise the risk of fire spread;
4. provide suitable and convenient means of escape and associated evacuation strategy for building users;
5. develop a robust strategy for evacuation; and
6. provide suitable access and equipment for firefighting appropriate for the size and use of the development.

Outdoor space for fire appliances and assembly points (criteria 1)

The day nursery building is a detached building which fronts onto Victoria Road in South Ruislip. There is direct vehicular access from Victoria Road into the front parking area. All parts of the day nursery building will be accessible within 45m as required by Building Regs. There are no obstructions or conflicting uses that would inhibit access through the site. The entrance to the building will be clearly identifiable and unobstructed. The site is approximately 3.3 miles from Ruislip Fire Station.

In the event the building needs to be evacuated due to fire, an assembly point has been identified away from the building. The assembly point will be made known to staff at the time of their induction to the nursery and further reinforced through the monthly fire drills. The assembly point is shown in the attached plan at Appendix 1.

Features which reduce the risk to life and the risk of serious injury from fire (Criteria 2)

The day nursery building will be fitted with smoke and heat detectors throughout. There will be call points positioned throughout the building that can be used to sound the alarm. The building will be fitted with high level Emergency Lighting throughout to aid with evacuation. Fire extinguisher locations will need to be reviewed/adapted to suit the proposed layout carried out in conjunction with Bright Horizon's independent Fire Risk Assessor.

Construction to minimise the risk of fire (Criteria 3)

External materials will be non-combustible or of limited combustibility. Windows and doors will meet the fire resistance standards required for external fire spread.

Means of escape and associated evacuation strategy for all building users (Criteria 4)

The main door opens in the direction of travel on exit which is at the same level as the ground. Evacuation of the building will be via an escorted/managed fire exit strategy due to the nature of the occupants.

Evacuation Strategy (Criteria 5)

An Evacuation Strategy will be put in place for the day nursery (see Appendix 1).

As the site will be used for a nursery facility all staff will be trained on Fire Awareness and key staff members will be trained as Fire Wardens. The day nursery will operate at the appropriate staff to child ratio for the various aged groups with all children evacuated to the designated evacuation point by trained members of staff.

Access and equipment for firefighting which is appropriate for the size and use of the development (Criteria 6)

The building can be accessed directly from the front car park area. Suitable Fire Extinguishers will be placed along with Fire Blankets in the building. The maintenance of the extinguishers will be taken on by a Bright Horizon contractor.

Conclusion

The proposed development has been designed to comply with the principles of fire safety set out in Policy D12(A) of the London Plan). The scheme achieves:

- Safe means of escape for nursery users;
- Adequate access for fire and rescue services;
- Passive protection; and
- Fire-resilient materials and clear evacuation strategy.

A detailed fire strategy will be developed at Building Control stage in consultation with a qualified fire engineer or approved inspector.

September 2026

APPENDIX 1

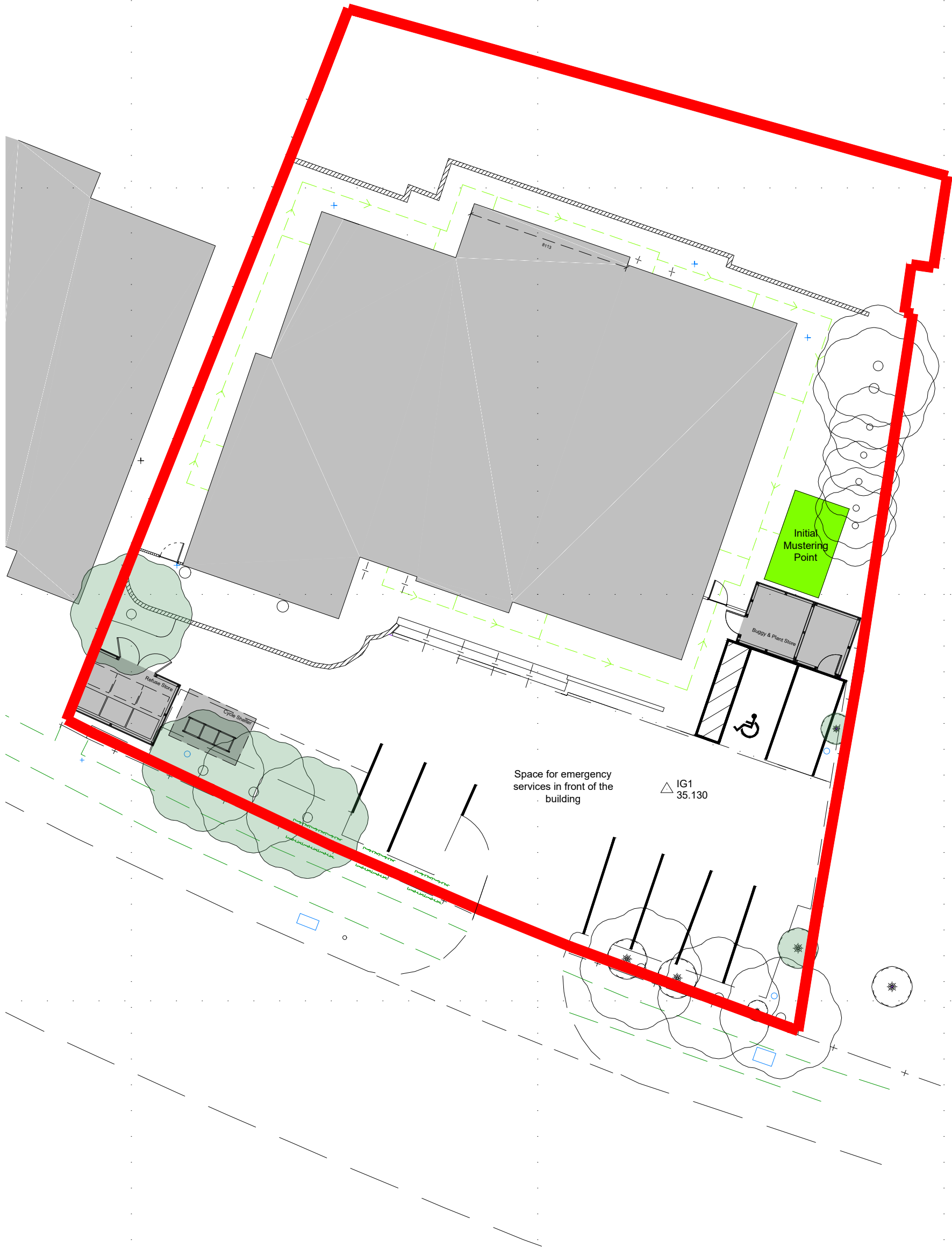
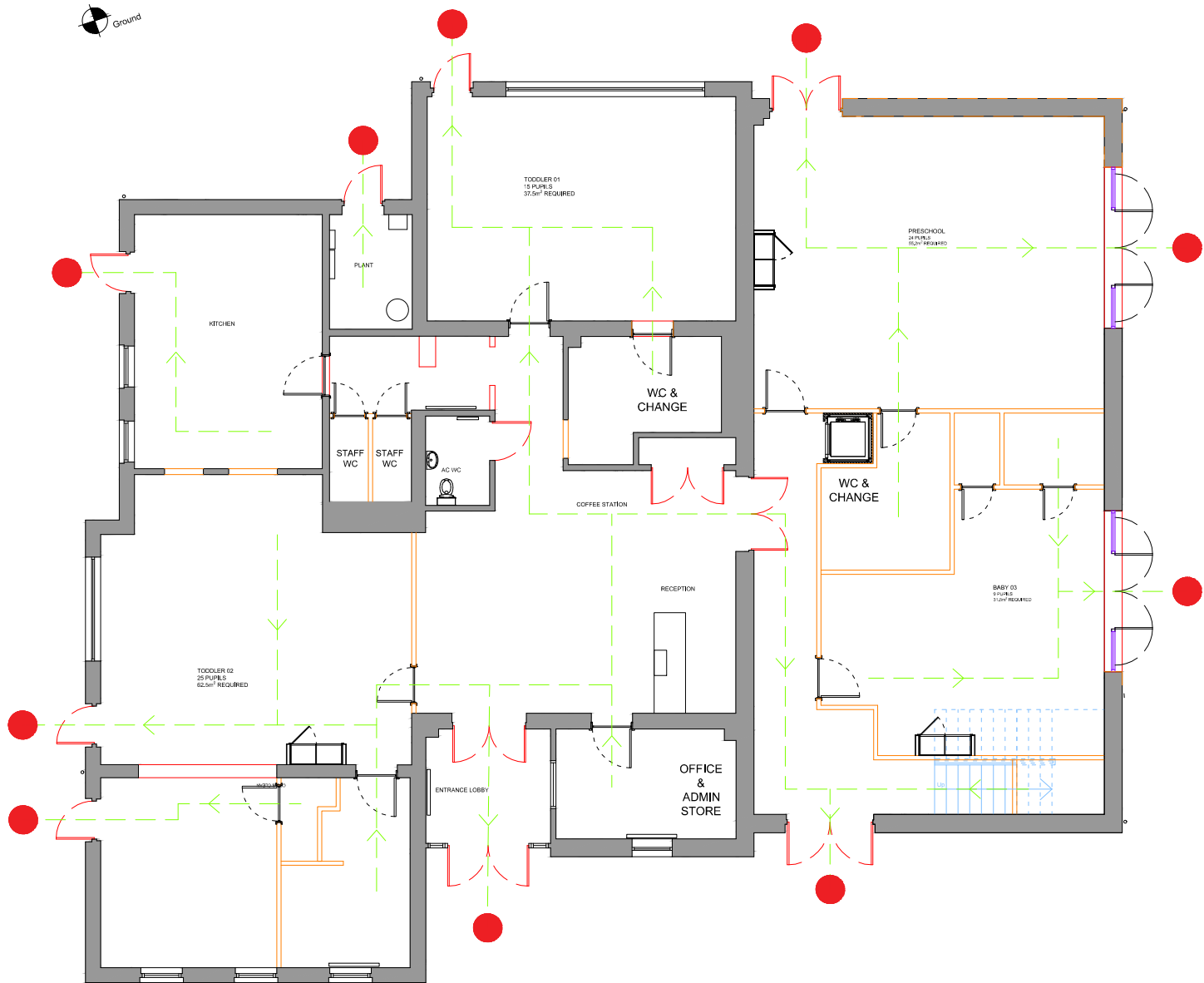
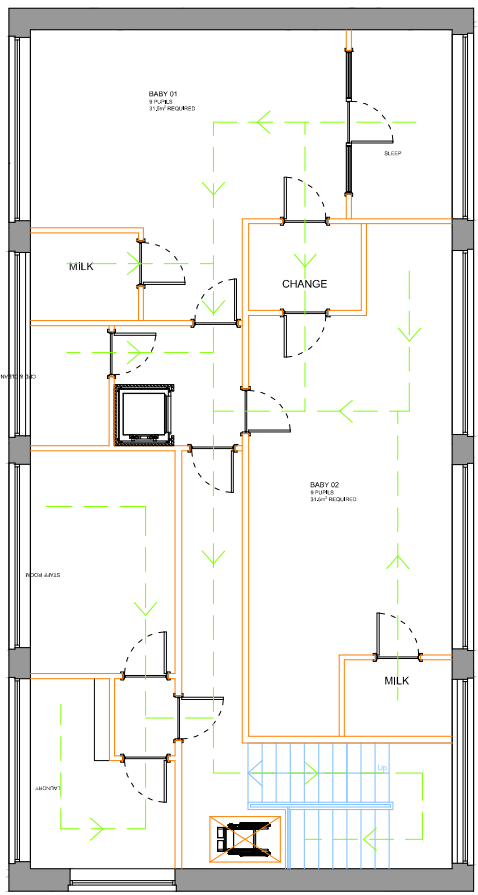
GROUND & FIRST FLOOR

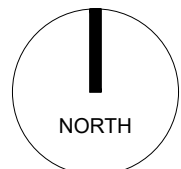
Building Evacuation plan

-  : Denotes Means of Escape
-  : Denotes Exit Route in Case of Fire

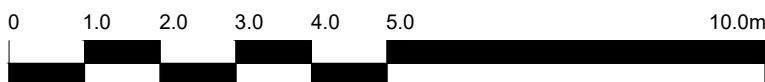
- DAILY ROUTINE:**
- Unlock padlocks on the garden gates each morning as soon as nursery opens
 - Ensure all evacuation routes are clear of obstructions both inside and outside the nursery
 - All fire doors throughout nursery to be kept shut and not wedged open

- IN THE EVENT OF AN EVACUATION**
- On discovering a fire-raise the alarm by the nearest call point/breakglass
 - Manager to call fire brigade
 - Evacuation to take place by nearest fire exit using the route plan outside each room for guidance only
 - Fire Marshall and Manager to lead evacuation by safest route dependant on location of fire
 - Pre-nominated staff to ensure registers and evacuation bags are taken out during evacuation.
 - Staff must not collect personal belongings
 - Evacuation meeting point as shown on plan
 - A full count of children, staff and visitors must be carried out to ascertain if everyone has evacuated safely
 - Do not re-enter the building under any circumstances until you have been authorised to do so.





NORTH



0 1.0 2.0 3.0 4.0 5.0 10.0m

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P-01	UPDATED SITE LAYOUT AND MUSTERING POINT	02.09.26	CH	JH
P-00	PLANNING APPLICATION ISSUE	05.08.2026	DW	CH
Rev.	Description	Date	Drw.	Chk.

Client
**BRIGHT HORIZONS
FAMILY SOLUTIONS**

Project
SOUTH RUISLIP YOUTH CENTRE

Drawing Title
PROPOSED EVACUATION PLAN

Drawing Status
PLANNING

Corstorphine & Wright

Tamworth Studio
5 Aldergate, Tamworth, B79 7DJ
01827 671 23
corstorphine-wright.com

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