

# FIRE STATEMENT

## Our Ref

HA61PF

## Report Date

02/10/2024

## Address

6A Joel Street, The Broadway, Northwood  
HA6 1PF

## Proposal

Change of use from existing 6-bed,  
6-person HMO (Use Class C4) to an  
7-bed, 7-person HMO (Use Class Sui  
Generis) with associated refuse and cycle  
storage provision



## **1.0 INTRODUCTION**

This document provides information on the fire strategy for change of use from existing 6-bed, 6-person HMO (Use Class C4) to an 7-bed, 7-person HMO (Use Class Sui Generis) with associated refuse and cycle storage provision.

This document describes the application site and outlines how the proposed development will ensure compliance Policy D12, Fire Safety, of The London plan (2021).

London Plan Policy D12 requires development proposals to achieve the highest fire safety standards, embedding these at the earliest possible stage: “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”

The application site is located on the corner of Joel Street and Pinner Road.

## **2.0 FIRE STRATEGY**

For the purposes of this Fire Statement the designs have been assessed against the guidance of BS 9991.

<b>FIRE SAFETY DESIGN ELEMENT</b>	<b>DESCRIPTION</b>
Evacuation philosophy	The house will have a standalone fire alarm system and will evacuate only when that alarm activates. This approach is in line with BS 5839 and the Building Regulations requirements.
Fire detection and alarm system	The house will be designed to be a 3 storey HMO with multiple occupants. In order to mitigate this condition, and to provide occupants of the bedrooms early warning of a developing fire, a Grade D LD1 interlinked fire alarm system is installed in the existing HMO and will follow the same procedure as per LACORS Guidance. This level of coverage requires detectors within all circulation routes and rooms with the exception of rooms that have a low risk of ignition such as WC's. The fire detection and warning system will be installed and designed in accordance with BS 5839 Part 6.
Means of escape	The house is served by a single internal stair which discharges into ground floor hallway space which leads to the main entrance. The fire escape route will be protected by fire rated plasterboard and fire doors.
Fire Compartmentation	The inner rooms will be separated with minimum 30 minutes fire resisting construction and accessed via FD30 fire doors with self closers and smoke seals. Party walls will achieve 60-minutes fire resistance.
Structural Fire Protection	The property will have three floors with a storey more than 5m in height, therefore loadbearing elements of structure have been designed to achieve a minimum of 30 minutes fire resistance in accordance with BS 9991. Compartment walls separating buildings will be 60 minutes fire rated.
Fire Vehicle Access	BS 9991 provides guidance on the provision of access to new buildings for the Fire Service. Further, guidance is provided by the London Fire Brigade in LFB Guidance Note 29 (GN29). The guidance of BS 9991 states that all areas of a dwellinghouse should be accessible within 45m of a fire appliance. For 6A Joel Street, the primary Fire Service access route is via Pinner Road where the fire brigade could park within 5 meters from the property.
Secondary power supplies	Secondary power supplies will be required to feed all life safety systems that require electricity to function as intended. All power and control cabling required for life safety equipment are specified and installed in accordance with BS 8519.

### **3. LONDON PLAN POLICY D12 - FIRE SAFETY**

For the purposes of this Fire Statement the designs have been assessed against the guidance of BS 9991.

<b>POLICY D12 REQUIREMENT</b>	<b>PROPOSED DESIGN</b>	<b>COMPLIANT WITH POLICY D12</b>
D12.A.1.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 identify suitably positioned unobstructed outside space for fire appliances to be positioned on.”	1. A Grade D interlinked fire alarm system will be installed in all rooms and hallways. This level of coverage requires detectors within all circulation routes and rooms with the exception of rooms that have a low risk of ignition such as WC’s. 2. Emergency lightings and exit signs will be installed throughout the escape Routes. 3. Call points will be installed in the hallways. 4. Fire appliances (fire extinguisher and fire blanket) will be located in the kitchen of the property and the hallways.	Yes
D12.A.1.b – 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 identify suitably positioned unobstructed outside space appropriate for use as an evacuation assembly point.”	An assembly point is located outside of the property on Joel Street via the main escape route through the entrance. It is recommended that the assembly point be located outside of the control of the property to allow a safe distance from the property in the event of a fire.	Yes
D12.A.2 – 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 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 features.	The property is fitted with a Grade D interlinked fire alarm system. The property is fitted with appropriately rated fire doors in all corridors and rooms to provide protected means of escape. New fire alarm system, self-closing fire doors will be installed for the layouts recommended by an approved building control inspector to comply with the current building regulations. All ceilings and walls with steel structure will be closed with fire rated plasterboard rated to 30-minutes minimum as per building regulations or alternatively coated with 1-hour fire resistant intumescent paint.	Yes

D12.A.3 – 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 are constructed in an appropriate way to minimise the risk of fire spread.	The property will be constructed in an appropriate way to minimise the risk of fire spread.	Yes
D12.A.4 – 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 provide suitable and convenient means of escape, and associated evacuation strategy for all building users.	The house is served by a single internal stair which discharges into ground floor hallway space which leads to the main entrance. The fire escape route will be protected by fire rated plasterboard and fire doors to provide minimum 30 minutes fire-resistancy.	Yes
D12.A.5 – 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 develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in.	In the case of fire, the fire alarm will alert all occupants of the potential fire. The occupants have been advised to then follow the emergency lighting to exit the property as soon as possible and wait for further instruction at the assembly point.	Yes
D12.A.6 – 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 provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.	The main access for firefighting is from the front of the property on Pinner Road. It is possible for fire appliances to be used near and within the building. There will be fire blankets and extinguisher located in the kitchen.	Yes

#### **4. CONCLUSION**

The proposed development has carefully considered the requirements of London Plan Policy D12, Building Regulations (Approved Document B) and LACORS Guidance. It will ensure full compliance with the safety of future residents and neighbouring residents as a key priority.