

Fire Risk Statement

In support of

Certificate of Lawfulness Application

For

Hip to Gable Loft conversion

At

31 CROSIER WAY

Ruislip

HA4 6HG



Ref: 2107_920_0

Date: 03-03-2026

BCIstudio Limited

The Shepherds Building LG10

Charecroft Way

Shepherds Bush

W14 0EE

INTRODUCTION

This Fire Risk Statement has been prepared by BCstudio on behalf of a private client in support of a Permitted Development Certificate of Lawfulness for 31 Crosier Way, Ruislip HA4 6HG, where the proposals relate to a to a hip to gable loft conversion

The property is a two storey semi-detached house with outbuilding within rear garden. The property is set back approximately 6.7m from Crosier Way, has shared access to the side of the property and a paved front garden/driveway. The rear garden is some 23m deep and includes an outbuilding. Externally the house is finished in white render and clay tile roof.

EXISTING SCHEME

Ground floor

- Entrance hallway
- Living room/ Dining room
- Kitchen

First Floor

- Landing
- Three bedrooms
- Family bathroom

PROPOSED

Ground floor

- None

First floor

- Landing: Reconfigured space to accommodate stair access to loft conversion

Second Floor

- 1 bedroom with dressing area
- Bathroom
- Storage

PLANNING STATUS & HISTORY

A search of London Borough of Hillingdon's website confirms the property is not within a conservation area. The Council appears to hold no planning history on file for 31 Crosier Way.

A detailed search of neighbouring properties confirms the following has been granted and offers useful precedent.

Application No	Address	Status	Proposal
18444/APP/2024/3071	26 CROSIER WAY RUISLIP	22/11/2024 Approval	Conversion of roof space to habitable use to include a rear dormer, 3 front roof lights and conversion of roof from hip to gable end with new gable end window (Application for a Certificate of Lawful Development for a Proposed Development)
75961/APP/2021/222	36 CROSIER WAY RUISLIP HA4 6HF	19/01/2021 Approval	Conversion of roofspace to habitable use to include a rear dormer, 3 x front rooflights and conversion of roof from hip to gable end (Application for a Certificate of Lawful Development for a Proposed Development).
66503/APP/2017/358	32 CROSIER WAY RUISLIP MIDDLESEX HA4 6HF	31/01/2017 Approval	Conversion of roofspace to habitable use to include a rear dormer, 3 front rooflights and conversion of roof from hip to gable end (Application for a Certificate of Lawful Development for a Proposed Development).
58730/APP/2013/781	29 CROSIER WAY RUISLIP MIDDLESEX HA4 6HG	28/03/2013 Approval	Conversion of roof space to habitable use to include a rear dormer, 2 front rooflights and conversion of roof from hip to gable end (Application for a Certificate of Lawful Development for a Proposed Development)
51260/APP/2011/271	21 CROSIER WAY RUISLIP	07/02/2011 Approval	Conversion of roof space to habitable use to include a rear dormer, 2 front rooflights and conversion of roof from hip to gable end (Application for a Certificate of Lawfulness for a Proposed Development).

FIRE SAFETY STRATEGY

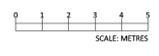
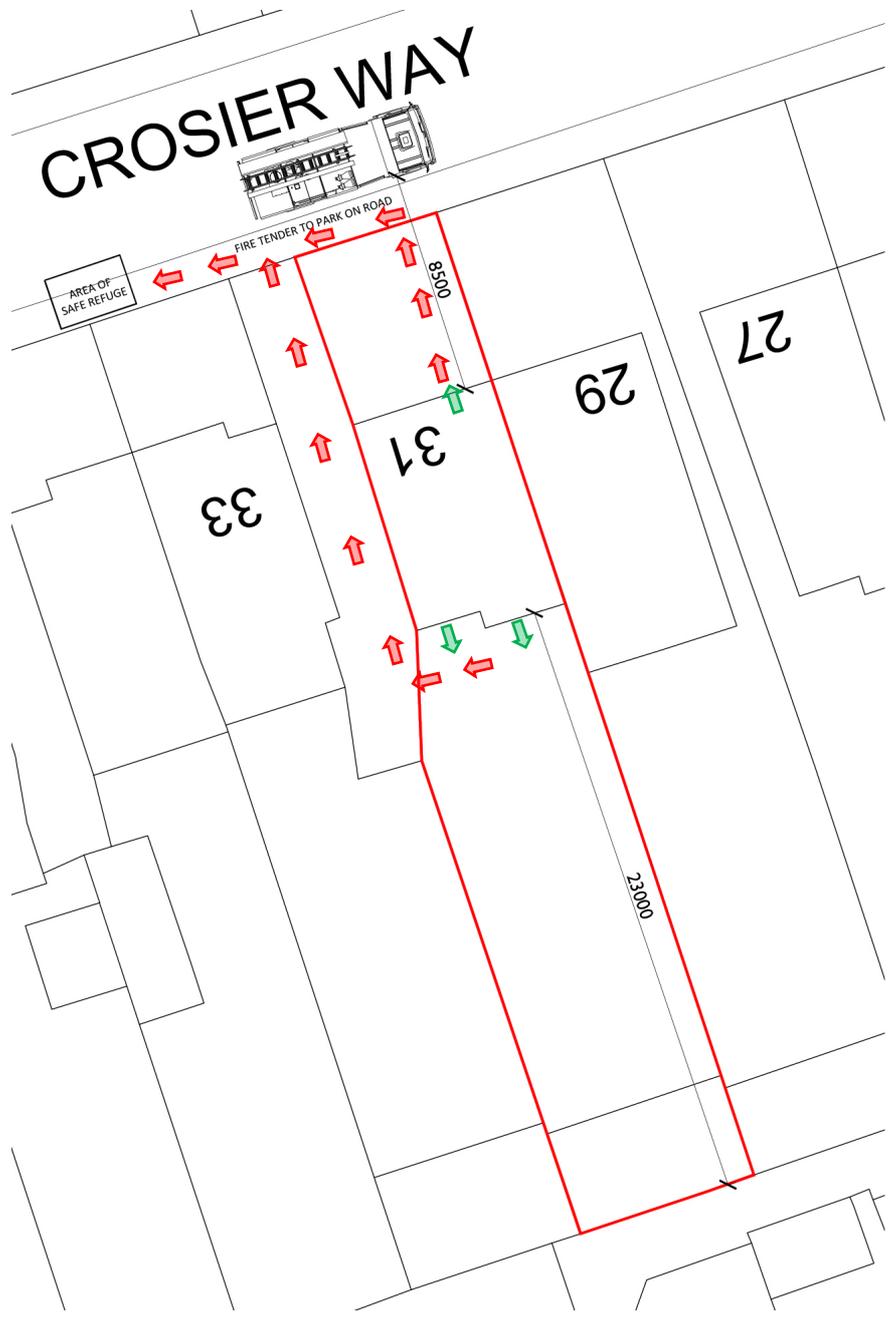
The statement below has been set out in accordance with the Section 3.1.1 of the London Plan Guidance.

1. Identify suitably positioned unobstructed outside space for:

a. fire appliances to be positioned on

In an emergency, fire vehicles would draw up on Crosier Way (a public highway), directly in front of the main façade of the property.

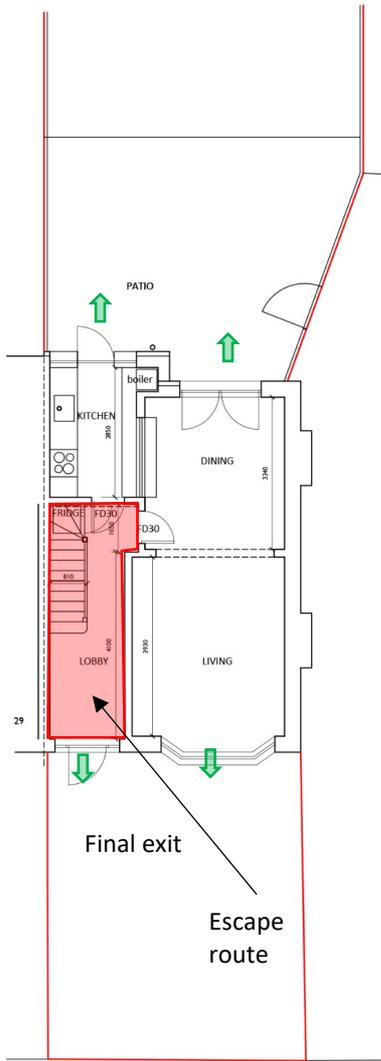
To the front, access internally to the property can be gained via the front door and living room bay window. Once in the rear of the garden access to the inside of the property can be gained at ground floor via doors and windows. The works are within 45m of Crosier Way as required by Item 13.1 of Section 13 of Requirement B5 of Building Regulations Approved Document B, Volume 1.



— SITE BOUNDARY

Legend

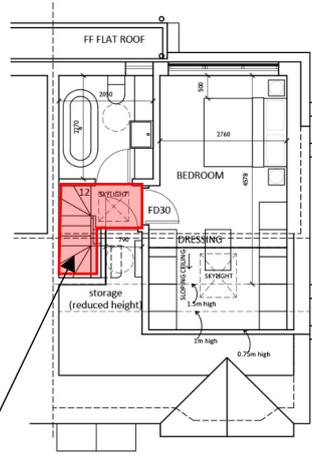
-  Final exit
-  Route to area of safe refuge



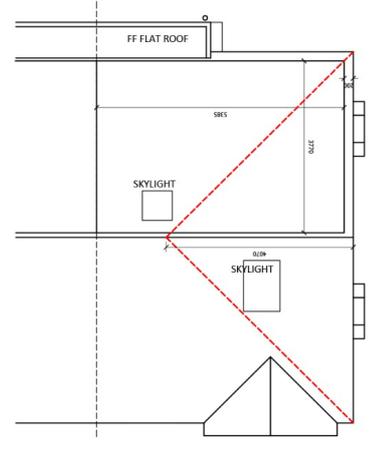
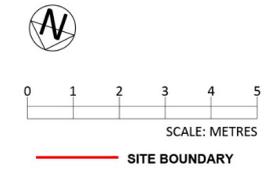
PROPOSED GROUND FLOOR



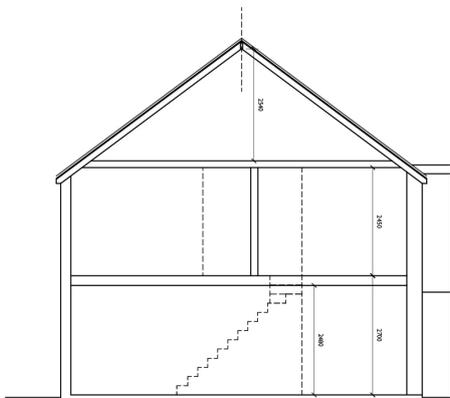
PROPOSED FIRST FLOOR



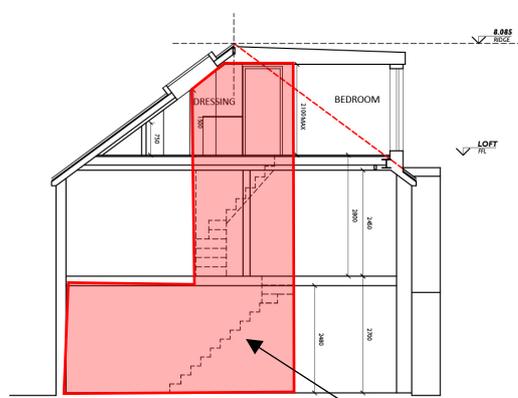
PROPOSED LOFT PLAN



PROPOSED ROOF PLAN



EXISTING SECTION



Escape route within protected stairwell

PROPOSED SECTION

b. appropriate for use as an evacuation assembly point

In an emergency Crosier Way would be the evacuation assembly points, being up to 10.0m or more from the front facade. These spaces are adequately sized for the number of occupants, usually 3 with an anticipated maximum of 8 people at any one time.

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 building envelope will be constructed in compliance with Section 1 of the Building Regulations Approved Document B, Volume 1 maintaining passive fire safety measures. Mains powered smoke and heat detectors shall be installed across the house and shall be extended in to all new rooms ensuring occupiers are alerted to a fire risk.

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

New elements of building envelope will be constructed with non-combustible materials, with all elements of structure achieving 30 minute fire resistance in compliance with Section B3 of Approved Document B, Volume 1. Non fire-rated doors of the protected staircase would be replaced with those meeting Approved Document B, Volume 1 requirements.

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

The front door forms the final exit on to Crosier Way, with further doors providing escape into the rear garden.

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

Not applicable to a Householder planning application as set out in Appendix 1, Planning Applications and Information Requirements for D12(A), Table A1.1.

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

Access for the emergency services is direct, clear and at ground level with the front and rear facades being accessible. Provision for the fire service will comply with Section B5 of Approved Document B, Volume 1 and fire hydrants are located on the nearby public highway.

Competency of the author

This document is prepared by BCstudio limited, a company of chartered architects whose names appear on the register of architects maintained by the Architects Registration Board. BCstudio is experienced in delivering projects of this type and scale.

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END