

Fire Safety Strategy Statement for Planning

71 Charville Lane, Hillingdon, UB4 8PE

June 2023, revision -

Introduction

This statement was created to support planning application for No.71 Charville Lane, Hillingdon, UB4 8PE and should be read in conjunction with the submitted accompanying set of existing and proposed drawings.

The proposed works relate to a rear extension and renovation involving conversion of roof space to habitable use to include a rear dormer, 2 front rooflights and conversion of one side of roof from hip to gable end with a new gable end window, and a 2-storey ground floor and first floor rear extension.

As required in the Policy D12 of the London Plan (2021) please see below the breakdown of the Fire Safety Strategy for the proposed development.

- The property is a London semi-detached house. As such the house access for the fire brigade will be no different than it currently is.
- Due to the scale of the development, there is no designated location for Fire Appliances.
- Regarding appropriate means of escape there are two locations one to the front and one to the rear in the event of a fire. To the front there is clear escape passage to the street. To the rear there is clear escape via the gardens.
- The proposed development will need to comply with Building Control regarding Fire Regulations.
 - As such new mains wired fire alarms and smoke alarms will be reassessed and repositioned throughout the property. This will be checked and signed off by the appointed Building Control Officer.
 - The proposed development will not alter protected means of escape from the upper levels.
 - The rear fire exit leading into the rear garden is retained.
 - The escape route will be reassessed to ensure that fire doors (FD30) are in place into all function rooms (bedrooms, living, kitchen/dining).

Basement extension works

- To minimize the risk of the fire spreading throughout the property it is crucial that the ground floor extension becomes a fire control zone.
- All materials used for the build-up, structure and decoration of the proposal will be certified industry standard products, which will be submitted and confirmed to the appointed building control inspector. All steel work to the ground floor extension will be fire lined as per building regulations.
- Due to the scale of the development and the size of the house it is important that the user maintains their fire alarms and it is suggested that they should be tested 1 every month minimum to ensure that the alarm system works.
- Due to the size of the property, there is suitable access for equipment for the fire fighting.
- Fire safety equipment such as extinguishers and fire blankets shall be provided by the main contractor close to each existing point and stair case including water & foam fire extinguishers, first aid and eye kit, fire protective blankets and fire exit signs.
- Upon completion of the project, a fire blanket and fire extinguisher will be supplied by the contractor in the kitchen area.

Insulation & render works

- There are no proposed works to the exterior of the building