

PLANNING FIRE SAFETY STATEMENT

Site: 64A Park Way, Ruislip HA4 8NR

Proposal: Loft conversion and conversion to 3 studio flats.

Local Authority: LB Hillingdon

References: Building Regulations Approved Document B – Volume 1; 2019 Edition
(ADB)
BS 5839; Part 6

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Date: 16.10.2023

Introduction

This fire strategy statement accompanies the planning application for a loft conversion and conversion of existing 3 bed flat to 3 studio flats at 64A Park Way, Ruislip.

The proposed conversion will not have any significant effect or adversely affect the fire safety/ evacuation strategy of the house. However, this statement sets out how criteria 1,2,3,4 and 6 of the Fire Safety D12(A) London Plan Guidance will be complied with.

Criteria 1: Information on space provision for fire appliances and assembly points

The proposed development will not change how fire appliances will access the site Park Way is sufficiently wide for a fire fighting appliance to approach the front of the application from either direction and operate unhindered

Access is available to the public highway (place of safety) via the front entrance. Access for a pumping appliance is possible within 45m from all points inside the flats. The appliance would park on the public highway in front of the property, and access would be made to the flats from this point via the shared access stair. The appliance if parked up in front of the property would be just 20m from the furthest point. The furthest point of the upper floors are also within 45m.

There will be an evacuation point in the front access area away from the property.

Criteria 2: Information on passive and active safety measures to reduce the risk to life or risk of injury in the event of a fire.

Passive measures:

The internal layout with FD30 doors to all habitable rooms off the stairwell complies with the current regulation for flats. The proposed development will not prejudice the passive precautions.

The proposed development will not prejudice the structural separation afforded by the non-combustible party wall to the north or the space separation to the south.

Active measures:

The fire detection and alarm system, complying with Grade D2 category LD3 standard, of BS 5839-6 was recently installed in the property to achieve compliance with the building regulations for the loft conversion. This will alert occupants of a fire, so that they can evacuate the house and make their way to a place of safety. No additional measures will be required for the proposed development.

Criteria 3 – Information and data on construction materials and products

The walls of the proposed extension will be of non-combustible masonry construction. The flat roof coverings will have AA rating for surface spread of flame and lined internally with plasterboard with class O rating. The glazed roof lights of the proposed extension shall meet Requirement B2 in chapter 12.

Criteria 4 – Information on means of escape and evacuation strategy

The means of escape from the property will not change as a result of the proposed conversion. The existing, and proposed, layout allows for safe escape from all rooms in compliance with ADB. The passive and active fire precautions described above are sufficient to comply with the building regulations requirements for new flats.

Criteria 6 – Information on access and equipment for firefighting

The ADB guidance is that all parts of the building should be within 45m of a point accessible to the firefighting appliance. No part of the new flats will be more than about 30m away from an appliance parked in the middle of the road in front of the house.