

27 August 2024

Council Chamber,
Civic Centre,
High Street,
Uxbridge,
UB8 1UW



Reference: PP-13443177 - 2 College Drive, Ruislip, London, HA4 8SB

PLANNING FIRE SAFETY STATEMENT (PFSS)

The proposed development at 2 College Drive, HA4 8SB is in line with Approved Document B (Fire Safety) Volume 1: Dwellings, 2019 edition incorporating 2020 and 2022 amendments.

In response to the advised criteria in the London Plan Guidance Fire Safety Policy D12(A), the proposal is required to achieve high standards of fire safety, ensuring the safety of all building users.

To do this it must ensure:

1. Identify suitably positioned unobstructed outside space for: a) fire appliances to be positioned on, and; b) appropriate for use as an evacuation assembly point.

Architects Response: The proposed scheme (double-storey side extension and single-storey rear extension) retains a front garden to the front of the property (no extensions forwards of the principal elevation), as well as a large garden to the rear; whilst a side access (circa 1.2m in width) is also maintained, providing clear access to the rear of the property. The substantial space to the front and rear of the property should accommodate both points a & b.

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.

Architects Response: Fire alarms and Heat detectors along with passive and active fire safety measures will be introduced in accordance with Approved Document B (fire safety) volume 1: Dwellings, 2019 edition incorporating 2020 and 2022 amendments.

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

Architects Response: Where necessary, 30-minute Fire doors and 30-minute fire resistant plasterboard will be used in line with Approved Document B (fire safety) volume 1: Dwellings, 2019 edition incorporating 2020 and 2022 amendments.

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

Architects Response: Means of escape will be provided in line with Approved Document B (fire safety) volume 1: Dwellings, 2019 edition incorporating 2020 and 2022 amendments. These can be seen on the plans provided by Roberto Faratro Design as part of the above-mentioned planning application.

5. Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

Architects Response: Suitable access is provided in line with Approved Document B (fire safety) volume 1: Dwellings, 2019 edition incorporating 2020 and 2022 amendments. This can be seen on the plans provided by Roberto Faratro Design as part of the above-mentioned planning application.

If any additional information is required, please feel free to contact us in relation to the above-mentioned planning application.

Kind Regards,

Roberto Faratro

Director - Chartered Architect

BA (Hons), MArch, Dip. Arch, ARB, RIBA



roberto@rfaratrodesign.co.uk
07980369978