

ANDREAS GEORGIOU T/A GIAD

The London Plan
Policy D12A – Fire Safety
Supporting Statement

45 Thornhill Road
Ickenham
UB10 8SQ

3rd February 2025

Conversion of Garage

Fire safety

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:

1) identify suitably positioned unobstructed outside space:

- a. for fire appliances to be positioned on*
- b. appropriate for use as an evacuation assembly point.*

- a. For the fire appliance, the best location would be on Thornhill Road at the front of the property where there is good access to the main entrance.*
- b. The ideal assembly point would be on Thornhill Road away from the property.*

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.

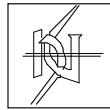
The property is currently on two floors and will remain on two floors. We will be installing smoke detectors, heat detectors, Carbon Monoxide detectors. All doors will be replaced with 30 minute fire doors with intumescent strips.

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

The current property is of masonry wall construction which has a good fire rating construction. All the ceilings will replace with new one hour fire rated ceilings, therefore this will minimize the spread of fire and allow good time to vacate the property.

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

The means of escape has not been altered. The stairwell is well protected with 30 minutes fire doors and wall linings, that allows enough time to evacuate the building.

We will be installing smoke detectors, heat detectors, Carbon Monoxide detectors etc.

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

A suitable evacuation plan can be located in a suitable place in the stairwell showing the household and visitors the best safest evacuation point of the property.

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

Suitable fire extinguisher and fire blankets can be located generally in the kitchen, utility room, where you would have the most likely fire hazard in the property, also an additional fire extinguisher can be located in the cupboard under the stairs for easy access.

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