

Extension Architecture
Cobden House
231 Roehampton Lane
SW15 4LB
+44 02034094215
info@extensionarchitecture.co.uk

19th January, 2026

Project Address:

71 Chester Road,
Northwood,
London,
HA6 1BG

FIRE SAFETY STATEMENT

POLICY D12 PLANNING IMPLEMENTATION

This document has been prepared by Extension Architecture on behalf of the client at 71 Chester Road
in support of the Householder Application.

Description of Works:

Erection of a ground floor wraparound extension, front porch, internal alteration, floor plan redesign, and associated works.

Table of Contents

1. Fire Safety Compliance

2. Schedule of Materials

3. Fire Safety Objectives

Summary of Functional Requirements for Part B of Building Regulations for 71 Chester Road – London Borough of Hillingdon

The table below is a list of fire safety objectives and performance requirements for the development of 71 Chester Road.

as evidence for the provision of fire safety measures for occupants of the property.

Fire Safety Compliance

Means of Escape	Shortest possible travel distance into the fire compartment hall leading to fire exit.
Compartmentation	Stairwell (fire escape) separated and compartmentalised from adjoining rooms by 30min plasterboard walls.
Structural Fire Resistance	All steels to be encased in fire rated plasterboards 15mm gypsum board GyrocFireLine 60min resistance.
Active Heat and Smoke Detection Alarms	Heat detectors in kitchens, smoke alarms in halls and loft. No sprinklers needed.
Emergency Lighting and Signage	N/A
Access and Facilities for Fire Fighting	Fire truck access on street in front of building with fire hydrants
Smoke Management Systems	FD30 doors with fire brushes. Passive ventilation via windows.
Passive Fire Prevention Systems	FD30 doors with fire brushes. Passive ventilation via windows.
Automatic Suppression Systems	N/A - No sprinklers required.

Schedule of Materials

The table below is used to identify the main construction elements for the proposal and outlines the passive and active fire safety building control measures that will be followed in order to reduce the risk of fire.

Element	Component
Internal Walls – Type A	Single layer 12mm plasterboard with 100mm timber stud
Internal Walls – Type B	Double plaster boards with 100mm timber stud
External Walls – Type A	Non-combustible Brick inner and outer leaf
Roof – Type B	Fiberglass or similar, Slate roof tile
Floors – Type A	Fire treated Timber in floor with tile finish on the floor and single layer plaster boards on ceilings
Floor B – Type B	Fire treated Timber in floor with laminate finish on the floor and single layer plaster boards on ceilings
Doors	Solid timber doors with FD30 rating.
Stairs	Hardwood stairs.
Steels	All steels to be encased in fire rated plasterboards 15mm gypsum board GyrocFireLine 60min resistance.
Heat Detector/Alarm	Eil44RC Heat Alarm 140RC Series Type Thermistor 58 degrees located in the stairwell on each floor.
Smoke Detector/Alarm	I3 Photoelectric Smoke Detector System Sensor Type (Model 2W-B, 4W-B) with thermal sensor rated 57.2 degrees C.

FIRE SAFETY OBJECTIVES

The proposed development has been designed to:

- Minimize the risk of fire and its spread.
- Ensure safe means of escape for all occupants.
- Provide access for emergency services.
- Integrate fire safety measures appropriate to the scale and nature of the development.

Means of Escape

- The proposed scheme will have clear, unobstructed escape routes from all habitable rooms to a place of safety.
- Escape routes comply with Approved Document B (ADB) of the Building Regulations.
- Doors along escape routes will be fire-rated where required and will provide appropriate protection as per building regulations.
- The main entrance will serve as the primary escape route, with an alternative exit provided where necessary.

Emergency Evacuation Strategy

- A clear evacuation plan will be implemented, with well-signposted escape routes.
- Residents/occupants will receive fire safety information and evacuation procedures.
- If applicable, a stay-put or simultaneous evacuation strategy will be determined based on the fire risk assessment.

Conclusion

This Fire Safety Statement demonstrates that the proposed development complies with **Policy D12(A) of the London Plan (2021)** and national fire safety requirements. The design prioritizes fire safety through adequate means of escape, fire detection systems, passive and active fire protection, and access for emergency services. This statement is submitted as part of the planning application for consideration by the local authority.