



Planning Fire Safety Strategy Statement

Erection of 2 new dwellings

at

land adjacent to

Chandigrah
Summerhouse Lane
Harefield
Uxbridge
UB9 6HS

Ref: 1682

September 2025

1.0 Planning Fire Safety Strategy Statement

- 1.1 This Planning Fire Safety Strategy (PFSS) Statement accompanies the submission of a full planning application for permission to erect 2 dwellings on land adjacent to Chandighrah, Summerhouse Lane, Harefield, Uxbridge, UB9 6HS.
- 1.2 The PFSS will demonstrate that the development meets the highest standard of fire safety, proportionate to the development.

2.0 London Plan Fire Safety Policy D12(A)

- 2.1 To demonstrate development proposals have achieved the highest standards of fire safety, applicants are required to submit a PFSS.
- 2.2 The application is not a major development and therefore a Fire Statement prepared by a registered fire engineer is not required.
- 2.3 This PFSS has been prepared by Michael Conoley DipArch RIBA; a qualified architect with over forty years' experience working in the residential sector, and senior partner of Michael Conoley Associates, architects.

3.0 Planning Fire Strategy Checklist

- 3.1 The development has been assessed against the six criteria noted below:

"1) Identify suitably positioned unobstructed outside space for:

a. fire appliances to be positioned on"

Fire and rescue service pumping appliances can be sited directly outside each of the new houses on the proposed access way.

"b. appropriate for use as an evacuation assembly point"

In the event of a fire, the occupants can escape to the access road, where there is space for an evacuation assembly point outside one of the adjoining properties (away from any potential fire).

"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"

Each dwelling will be fitted with a mains operated smoke detection system to be installed to conform to BS 5839 Grade D / LD3 system in accordance with Approved Document B1. The smoke detectors should be located within the hallway with a heat detector in each of the kitchens.

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

The dwellings are detached with a suitable separation distance to minimise the risk of spread from one dwelling to another. Within each dwelling materials will be chosen which do not support the spread of flame, in accordance with Approved Document B1.

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

The new dwellings are two storey and therefore Building Regulations allow means of escape from windows up to 4.5m above ground level. All habitable rooms are provided with escape windows or doors.

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

The new owners will be supplied with a Home Information Pack which includes items such as instruction manuals and specification of fixtures and fittings. As part of this information, an evacuation plan could be provided. In the event of a fire residents can use the means of escape noted above and should make their way to the front of the site. This pack can be updated in the event that there is a material change to the fire evacuation strategy.

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

As a two-storey building, there is no need for the inclusion of dry risers or similar, on the basis that the firefighters will be able to access each of the dwellings using hoses running from a vehicle outside the dwelling. The transport statement accompanying the application confirms that the site can be safely accessed by fire tenders.

4.0 Conclusion

- 4.1 The proposal is for a minor developed which has been assessed against the six criteria noted within Policy D12(A). This demonstrates that the proposed development meets the highest standard of fire safety, proportionate to the development.
- 4.2 It is proposed that this document is conditioned to ensure these items are complied with during the construction process.

Michael Conoley Associates