

Planning Fire Safety Strategy:

Proposed redevelopment of site for 5 flats, 37 Dawley Road, Hayes, UB3 1LU.



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In accordance with The London Plan Policy D12(A), the level of detail contained within this statement is considered proportionate to the type of development and covers the points raised in Adopted London Plan policy D12 (a) parts 1-5

Date: 27th March 2026

Description:

Demolition of existing property and erection of a revised scheme of 5 flats, with associated landscaping and parking.

Criteria 1 – Fire appliances and assembly point

A) In accordance with the other properties in Dawley Road, fire appliance access will be from Dawley Road, which has excellent potential fire appliance access if required, once the development has been completed, as a new –wider access will be created into the site. This access will provide fire appliances with closer proximity to the building, in the case of fire, rather than having to use on-pavement parking. There is also direct access to the rear of the property, via a 2.3 metre wide pedestrian access, which forms part of this potential development.

The evacuation assembly points will be either on the open amenity area opposite the Public footpath, or within Dawley Road, on the footpath.

Criteria 2 – Passive and active safety measures

The fire separation between the proposed replacement flats will be constructed to current Building Regulations Approved Document B, and the proposed works show doors and windows enabling effective and adequate means of escape from all flats, both at ground and first floor level.

Also, in accordance with Approved Document B the property has a mains operated fire detection system installed to each floor to meet BS 5839-6. All alarms will be interlinked to ensure audibility throughout property.

Criteria 3 – Construction products and materials

As discussed above, the new flats will again be in accordance with Approved Document B, particularly as the internal linings shall inhibit the spread of fire within the building. All new work is designed and constructed so that, in the event of fire, its stability will be maintained for a reasonable period, of at least 1 hour, as all proposed walls will be fire resisting from all four sides.

Criteria 4 – Means of escape and evacuation strategy

In accordance with Approved Document B, escape from the habitable rooms will be through doors directly onto a hall or front and rear gardens, from a final exit. Escape from the two floors is served by THREE proposed stairs, to the front, side and rear and all habitable rooms have an emergency escape windows, which can be opened wide during fire, to enable safe egress for adults and children.

The fire strategy is “Early warning leading to full evacuation” of the property. There will be a full evacuation of the building in the event of a fire alarm and occupants will phone 999 from outside of the building.

Criteria 6 – Access and equipment for firefighting

As per Criteria 1, access for fire and rescue services will be from THREE entrances to the front, side and rear of the property, through the three separate entrance doors.