

Landmark Group

FIRE STRATEGY STATEMENT

Proposed 6 Metre Rear Extension

Property Address: 97 Park Lane, Hayes, UB4 8AE

Date: 02 June 2026



Landmark Architectural Services Ltd

Registration Number: 14146688

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1.0 INTRODUCTION

1.1 This Fire Strategy Statement supports the planning application for a Proposed 6 Metre Rear extension

1.2 This document outlines an indicative strategy addressing the primary fire safety criteria. It should be read in conjunction with the accompanying planning drawings. Technical specifications will be further developed during the Building Control stage, subject to statutory consultation.

1.3 This statement addresses the following:

- Access for fire appliances and evacuation assembly points.
- Features to reduce risk to life and serious injury.
- Measures to minimise the risk of fire spread.
- Means of escape and evacuation strategy.
- Evacuation strategy reviews.
- Access and equipment for firefighting.

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2.0 FIRE APPLIANCES AND EVACUATION ASSEMBLY POINT

2.1 The property frontage provides substantial space for firefighting equipment, though vehicular access is restricted by the front boundary wall. Please refer to Drawing A102 (Fire Plan D12) for equipment locations and assembly points.

2.2 Primary Assembly Point: Located on the main road further along Park Lane on the opposite side of the road. This location ensures occupants are distanced from the property and clear of arriving emergency vehicles.

2.3 Secondary Assembly Point: Located in the rear garden. This serves as an alternative if the front escape route is compromised. Occupants can subsequently exit via the side alleyway when safe.

3.0 REDUCE THE RISK TO LIFE AND RISK OF SERIOUS INJURY

3.1 The proposal will comply with relevant Building Regulations to reduce risk to life. Key compliance measures include, but are not limited to:

- Detection: Mains-wired, interlinked smoke detectors in all circulation spaces on each storey.
- Heat Detection: Mains-wired, interlinked heat detectors in kitchen and utility areas.
- Structural Integrity: Installation of fire-rated structural steel.
- Doors: FD30 fire-rated doors fitted with intumescent strips and smoke seals where required.

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4.0 MEASURES TO MINIMISE THE RISK OF FIRE SPREAD.

- 4.1 The development is designed to compartmentalise escape routes and contain fire in accordance with Approved Document B.
- 4.2 Construction elements, including all new walls and ceilings across the Ground, First, and Second floors, will utilise 30-minute fire-resistant construction to protect the building structure and inhibit fire spread.

5.0 MEANS OF ESCAPE AND AN ASSOCIATED EVACUATION STRATEGY

- 5.1 The primary evacuation route is to exit through the main entrance of the property and proceed to the designated assembly point of the property on Park Lane. The Secondary escape route is an alternative in-case the primary escape route is unsafe.

6.0 ROBUST FIRE SAFETY STRATEGY FOR THE LIFE OF THE BUILDING.

- 6.1 This strategy and the associated evacuation plan will be periodically reviewed and updated to ensure a robust and continuous safety protocol for the life of the building.

7.0 SUITABLE ACCESS AND EQUIPMENT FOR FIREFIGHTING

- 7.1 Site access and firefighting facilities will be incorporated in strict compliance with Building Regulations. Final details will be agreed upon with Building Control to satisfy all appropriate standards.

8.0 CONSULTANT DETAILS

Name: Diviya Varsani

Qualifications: The Institute of Fire Safety Managers (*TIFSM*),
Chartered Institute of Architectural Technologist (*ACIAT*)

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