

FIRE STATEMENT

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

Date: 04/01/2026

Summary

- The proposed scheme is for an extension of the existing rear extension to a depth of 6m.
- The building is below 18 metres in height.
- All load bearing columns are to be fire protected (if applicable)
- External materials will be double skin blockwork (rendered) or brickwork (external skin). Internal partitions will be 100mm timber stud.
- Minimum 30 min fire resistant construction throughout.
- Nearest fire station is Hayes Fire Station, 65 Shepiston Lane, Hayes, Middlesex, UB3 1LL.
- This report is intended to document the fire strategy for planning purposes. The Fire Statement also intends to provide information on the near vicinity area of the development highlighting key considerations for future nearby developments.
- This Fire Statement has been developed to satisfy the requirements of the Gateway 1 process and the London Plan (intent to publish version December 2019) by documenting strategic fire safety provisions for the development.
- This fire statement outlines the minimum fire safety provisions required for the proposed: 97, Park Lane, Hayes, UB4 8AE development which is to be compliant with the Functional Requirements of the Building Regulations 2010 (as amended) Approved Document B (Fire safety) volume 1: Dwellings 2019 edition (incorporating 2020 and 2022 amendments)

Scope

- 1. Identify suitably positioned unobstructed outside space:**
 - a) for fire appliances to be positioned on**
 - b) appropriate for use as an evacuation assembly point**

97, Park Lane, Hayes, UB4 8AE has clear access for fire appliances and an adequate assembly point.

- 2. Proposal is 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.**

Interlinked smoke detectors/alarms to be installed in all circulation areas and bedrooms. Linked heat detectors will also be installed in kitchens.

- 3. Proposal is constructed in an appropriate way to minimise the risk of fire spread**

To minimise the risk of fire spread all walls will be lined with plasterboard to achieve 30 mins fire rating. Separating walls and floors comprising of an independent timber frame will have 2 layers of plasterboard to provide 60 mins fire resistance.

- 4. Proposal provides suitable and convenient means of escape, and associated evacuation strategy for all building users**

The travel distance to the front exist is adequate. Means of escape is via the stairs to the main entrance. All windows on ground and first floor provide adequate means of escape.

- 5. Proposal has a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence**

Due to the size and number of occupants, the front door serves as an adequate exit point at all times.

- 6. Proposal provides suitable access and equipment for firefighting, which is appropriate for the size and use of the development.**

Clear access provided.