



Fire Safety Strategy Statement

194 Church Road, Hayes, UB3 2LT
Oct 2024

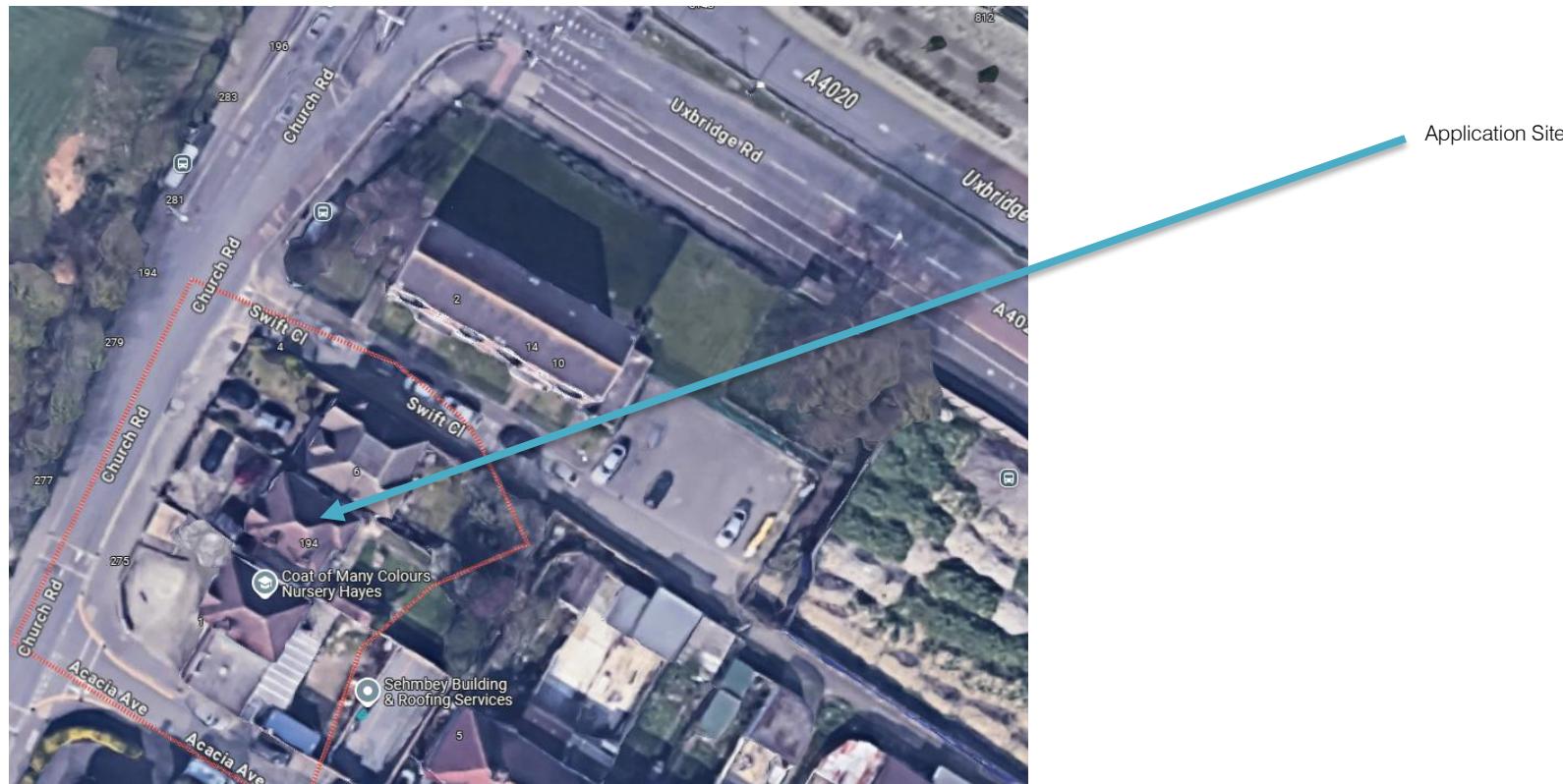
Site Address: 194 Church Road, Hayes, UB3 2LT

Proposal: Construction of a part single and part double storey rear extension, conversion into 2 self-contained flats with associated front and rear landscaping and bin storage.

Existing Context

The Site and Surrounding Context

The application site is a three-storey single family dwelling located on Walm Lane close to the junction with Stanley Gardens.



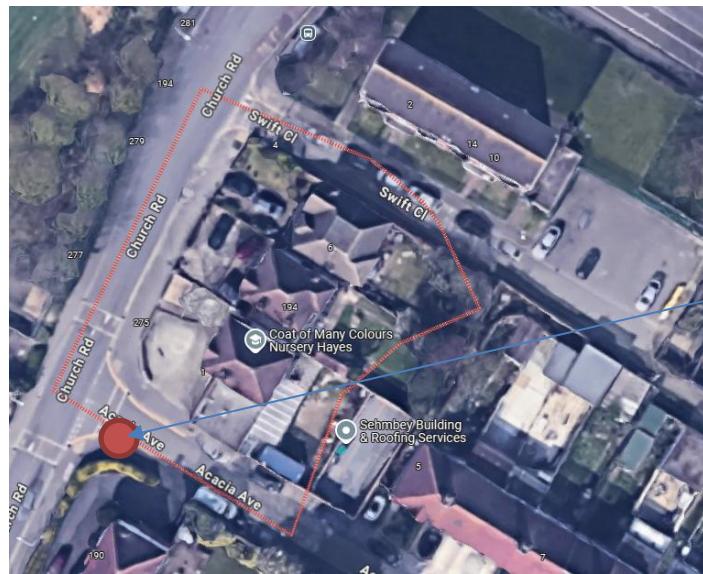
The property benefits from a large rear garden. The existing property is a 4-bedroom dwelling with an existing internal area of 118m².

Fire Safety Strategy Statement

This fire safety strategy statement has been produced to satisfy the requirements of Policy D12 of the London Plan.

Fire Appliances and Assembly points

The aerial image and site plan indicate an unobstructed access to Church Road from a number of different routes for emergency vehicles and fire engines. The location and aerial image show that the corner of Church Road and Acacia Avenue provides an assembly point for evacuated residents.



Passive and Active Fire Safety Systems

The development has been designed to incorporate appropriate features which reduce risk of life and serious injury in the event of a fire. Including the installation of a fire alarm system and early warning smoke and heat detectors. The development will be constructed to current PART B, building regulations.

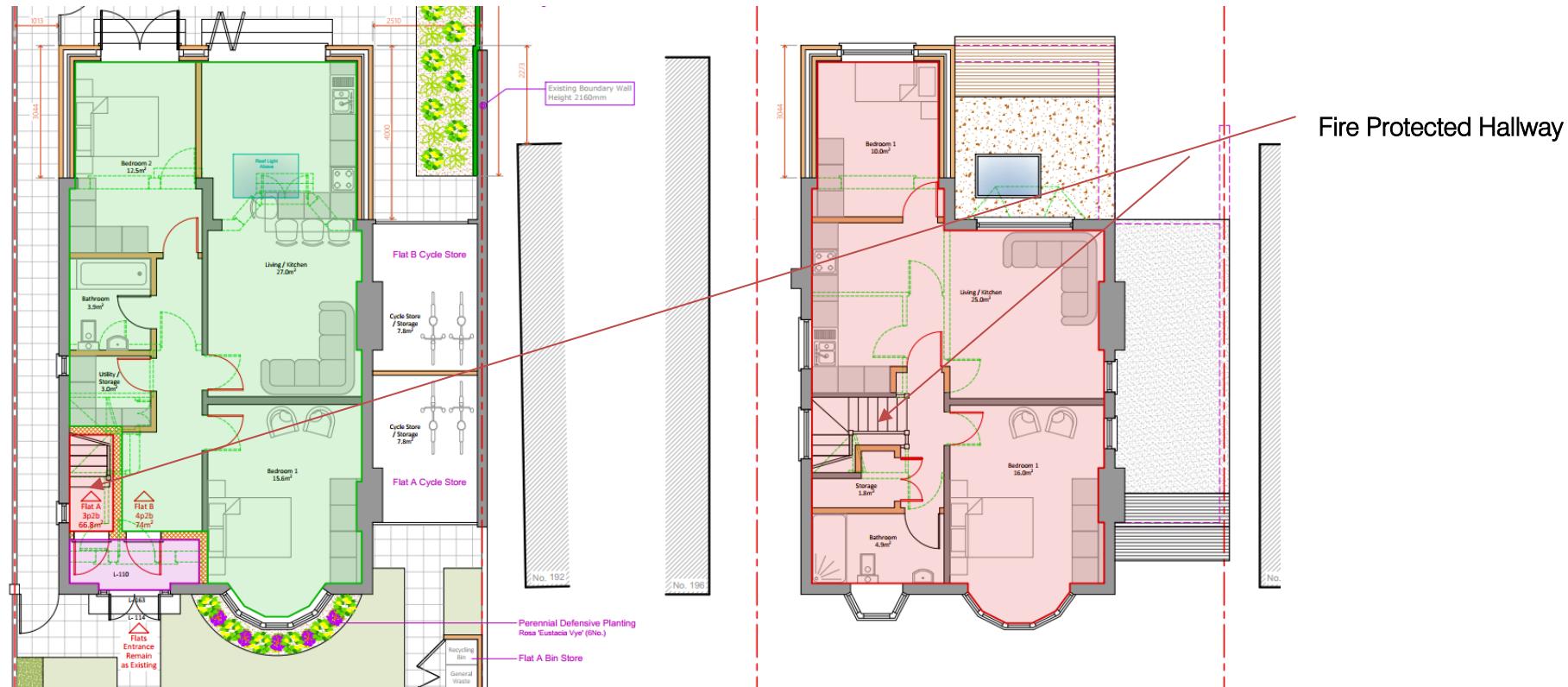
Materials and Construction

The development is to be constructed from appropriate materials. The proposed extensions are to be constructed from brick with internal partitions between flats to provide fire resistance and spread.

All materials to be used in the construction to meet current building regulations and installation to be inspected by building control to ensure safety for all residents.

Means of Escape

The proposed scheme will comply with Building Regulations Part B for a 2-storey dwelling. Escape for all units will be through a protected stairwell as well as side access to the rear gardens from both sides of the building



Evacuation Strategy

All self-contained flats will feature fire doors, Heat and smoke detectors, CO₂ detectors in compliance with Part B of the building regulations. Home owners/tenants will receive training on the use of the fire detection systems and alarms and will be relied upon to ensure that all escape routes are clear and alarm systems are regularly tested to ensure its operation.

Fire Service Access

The proposed development is classed as a minor development and therefore there is no requirement to provide any specialist firefighting equipment. All locations will be accessible within 45m of the rescue pumping appliance.

Conclusion

This fire safety strategy statement above shows that the proposed development meets all necessary fire safety measures and the requirements of Policy D12 of the London Plan.