

PLANNING STATEMENT

Proposed Development: Erection of new dwelling (2bed-4person) on land adjacent to 103 Church Road, Hayes, UB3 2LD with amenity space, cycle storage, refuse bins. Alteration to host property to include new flush kerb and front garden. Demolish existing garden shed.

Site Address: 103 Church Road, Hayes, UB3 2LD

Local Planning Authority: Hillingdon London Borough Council

1. Introduction

This Fire Statement has been prepared in support of a planning application for the erection of a new two-bedroom dwelling (4-person occupancy) on land adjacent to 103 Church Road, Hayes, UB3 2LD.

The purpose of this statement is to demonstrate that the proposed development has been designed with appropriate consideration of fire safety principles, access for emergency services, and safe evacuation for occupants.

The development will comply with the relevant requirements of Approved Document B (Fire Safety) of the Building Regulations and other applicable fire safety guidance.

2. Description of Development

The proposal involves the construction of a two-storey residential dwelling with a total internal floor area of approximately 87.35 m².

Key features include:

- Two-storey residential dwelling
- Two bedrooms accommodating up to four persons
- Private amenity space
- Cycle storage provision
- Refuse and recycling storage located at the front of the property



- Demolition of an existing garden shed
- Parking for the host dwelling at the front of the property
- Parking for the proposed dwelling located to the rear within the existing garage

The internal floor-to-ceiling heights are proposed at 2.5 metres on both the ground and first floors.

3. Fire Service Access

The site benefits from direct access from Church Road, which is a public highway capable of accommodating emergency vehicles.

Fire service vehicles will be able to access the site frontage directly from Church Road. The proposed dwelling is located within a short distance of the highway, ensuring that fire appliances can reach the building within the distances recommended in Approved Document B.

The layout of the development ensures that firefighters can gain safe access to the dwelling for firefighting operations.

4. Means of Escape

The dwelling will be designed to provide safe and efficient means of escape for occupants in the event of a fire.

The proposed escape strategy will include:

- A protected internal escape route from the first floor to the ground floor exit
- A final exit door at ground floor level leading directly to open air
- Escape windows to habitable rooms where required in accordance with Building Regulations
- Installation of interlinked smoke alarms on each floor of the dwelling

These measures ensure that occupants are provided with adequate warning and a safe escape route.

5. Fire Separation and Compartmentation

The proposed dwelling will be constructed using materials and construction methods that provide appropriate fire resistance in accordance with Building Regulations Approved Document B.



Key fire safety measures will include:

- Fire-resistant walls and floors between compartments
- Appropriate fire separation between the new dwelling and neighbouring structures
- Use of fire-resistant doors where required
- Compliance with required fire resistance periods for structural elements

These measures will help contain fire and limit its spread within the building.

6. Water Supply for Firefighting

The development will rely on the existing public water supply infrastructure serving the area of Hayes.

Fire hydrants are typically located within the surrounding street network and can be utilised by the fire service if required.

Where necessary, additional consultation may be undertaken with the local fire authority during the building control stage.

7. Refuse and External Areas

Refuse and recycling bins will be located at the front of the property, allowing safe and convenient access for collection while maintaining appropriate separation from the building.

External areas will be arranged to avoid obstruction of access routes and to maintain clear escape paths from the building.

8. Compliance with Fire Safety Guidance

The proposed development will be designed and constructed to comply with the relevant fire safety standards including:

- Building Regulations Approved Document B – Fire Safety
- Relevant British Standards for fire detection and alarm systems
- Requirements of the Building Control authority

These measures will ensure that the dwelling provides an appropriate level of safety for occupants and emergency responders.



9. Conclusion

The proposed development at 103 Church Road, Hayes, UB3 2LD has been designed with appropriate consideration of fire safety principles.

The development:

- Provides safe means of escape
- Ensures appropriate fire service access
- Incorporates suitable fire separation and compartmentation
- Complies with the relevant provisions of Approved Document B

On this basis, the proposed development is considered to provide an

appropriate level of fire safety and is suitable for approval by Hillingdon London Borough Council.

