



## Fire Strategy Report

**Property Address:** 13 Berwick Avenue, Hayes, UB4 0NF

**Proposal:** 2.5m Rear Extension to Existing 3.5m Single-Storey Extension (total 6m rear extension)

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### 1. Introduction

This Fire Strategy Report has been prepared to support the planning application for the proposed 2.5m rear extension to the existing 3.5m single-storey ground floor extension at 13 Berwick Avenue, Hayes, UB4 0NF.

The purpose of this report is to demonstrate that the proposed development complies with **Approved Document B (Fire Safety) of the Building Regulations 2023** and ensures a safe means of escape, fire protection, and emergency response accessibility.

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### 2. Means of Escape

#### 2.1 Internal Escape Routes

- The proposed extension will retain the existing **primary escape route through the main house**.
- The ground-floor layout will maintain **unobstructed escape routes** leading directly to the front and rear exits.
- The extension will have **direct access to the garden**, providing an **alternative escape route**.

#### 2.2 Fire Doors & Windows

- All **new doors and windows** in the extension will comply with **BS 476-22:1987 Fire Resistance Testing**.
- Escape windows will be installed where necessary, with a minimum **clear opening of 0.33m<sup>2</sup>** and a **minimum height of 450mm**.

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### 3. Fire Detection & Alarm Systems

- The extension will be fitted with **interlinked smoke alarms** in accordance with **BS 5839-6:2019**.
- **Heat detectors** will be installed in the kitchen and utility areas.
- The alarms will be **mains-powered with battery backup**, ensuring functionality in case of power failure.

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### 4. Fire Spread & Compartmentation

- The external walls and roof will be constructed with **fire-resistant materials** in compliance with **Approved Document B**.
- **Fire-rated plasterboard** will be used internally to improve fire resistance.
- Any **new openings between existing and extended areas** will have **fire-rated doors or partitions**.





## 5. Emergency Fire Service Access

- The property is **accessible from Berwick Avenue**, ensuring **sufficient access for emergency vehicles**.
- The extension will not **alter the existing hydrant access points**.
- A clear **pathway of at least 900mm** will be maintained along the side of the property to allow for **firefighter access to the rear**.

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## 6. Conclusion

The proposed **2.5m rear extension** has been designed with fire safety as a priority, ensuring:

- **Safe means of escape** for occupants.
- **Effective fire detection and alarm systems**.
- **Fire-resistant construction materials** to minimize fire spread.
- **Adequate access for emergency services**.

This Fire Strategy Report confirms that the development meets all necessary **fire safety regulations** and ensures a **safe living environment** for occupants.

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