



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)

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.

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 0.33m²** and a **minimum height of 450mm**.

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.

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**.

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.

Prepared by:

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