



Planning Fire Safety Strategy Statement – 14 WILLOW TREE LANE, HAYES. UB4 9BB

The proposed works relate to change of use from dwelling house (Class C3) to 8 bed HMO (Class Sui Generis) to a semi-detached property.

This Planning Fire Safety Strategy should be read in conjunction with the submitted planning drawings No. 3000.

As required in the Policy D12 of the London Plan (2021) please see below the breakdown of the Fire Safety Strategy for the proposed development.

- The property is a semi-detached house. As such access for the fire brigade will be no different than it currently is. Fire appliance can park directly outside the property on the main road.
- Regarding appropriate evacuation, occupants will escape through the principle front door onto the main public footpath / road. Alternative escape can be through the rear garden and down the side passage to the main public footpath / road.
- The proposed development will need to comply with Building Control regarding Fire Regulations. As such new fire alarms and smoke alarms will be positioned throughout the property. This will be checked and signed off by the appointed Building Control Officer. The HMO will comply with the Standard Fire Safety Schedules of works in accordance with the Regulatory Reform (Fire Safety) Order 2005.
- To minimise the risk of the fire spreading throughout the property it is crucial that the hall becomes a fire control zone. This will be mainly done by ensuring that fire doors (FD30) are in place into all function rooms (bedrooms, living, kitchen, dining).
- The hall is a fire-controlled zone with FD30 doors or equivalent as per the point above. Along with the necessary fire alarms (hard wired mains operated smoke alarms with battery back up to BS 5446), this would mean that in the event of a fire there is a clear protected means of escape and a warning system to ensure that occupants can escape.
- In the kitchen a suitably fixed fire blankets (conforming to BS EN 1869:1997) will be fitted.
- The HMO will compile with Regulatory Reform (Fire Safety) Order 2005 and LACORS. This will be reviewed and signed off by Building Control.