

PLANNING FIRE SAFETY STRATEGY (PFSS)

Address: 24 West Walk, Hayes, UB3 3JH

Date: January 2026

1. Introduction

This Planning Fire Safety Strategy (PFSS) has been prepared to support the planning application at 24 West Walk, Hayes, UB3 3JH.

The proposed development comprises:

Demolition of the existing front porch and rear extension, and the erection of a part single, part double-storey rear extension together with a first-floor side extension.

This PFSS sets out how fire safety has been considered at the planning stage in accordance with Policy D12 of the London Plan (2021).

2. Policy Context

Policy D12(A) of the London Plan requires development proposals to achieve the highest standards of fire safety. Policy D12(B) requires major developments to be accompanied by a Fire Statement.

The proposed development constitutes a minor development. As such, a Fire Statement under Policy D12(B) is not required. However, compliance with Policy D12(A) is demonstrated through the submission of this Planning Fire Safety Strategy.

This PFSS does not demonstrate compliance with the Building Regulations or other fire safety legislation. These matters will be addressed separately at the Building Control stage. Notwithstanding the content of this statement, the development will be required to comply fully with the Building Regulations and all relevant fire safety legislation.

3. Outside Space and Assembly Point

The existing public highway to the front of the property provides a suitable and unobstructed external space that can continue to be used as an assembly point in the event of evacuation.

The proposed works will not restrict access for firefighting appliances or personnel. Given the property's substantial frontage, sufficient space can be accommodated to provide an appropriate area of safe refuge in accordance with policy requirements.

4. Measures to Reduce Risk to Life

Smoke and heat detection, together with alarm sounders, will be installed in accordance with the current requirements of Approved Document B of the Building Regulations. These measures will ensure early warning to occupants in the event of a fire, allowing for safe evacuation.

At this stage, no additional fire safety measures are considered necessary. Detailed fire safety provisions will be reviewed and finalised during the Building Control stage in consultation with the appointed Building Control Inspector and, where required, a suitably qualified fire safety specialist.

5. Construction Methods and Materials

The proposed development is expected to be constructed using masonry and timber construction methods.

Any timber elements located within one metre of a site boundary will be provided with appropriate fire-resisting linings in accordance with the Building Regulations.

All materials and building components used in the development will comply with the requirements of Part B of the Building Regulations.

6. Evacuation Strategy

The development will maintain a protected escape route in compliance with the guidance set out in Approved Document B. This will enable the safe evacuation of all occupants in the event of a fire.

The detailed arrangement of escape routes and any additional protection measures will be confirmed during the Building Control stage in consultation with the appointed Inspector and any necessary fire safety specialist.

7. Access for Firefighting

The proposal comprises extensions to an existing dwelling. As such, it is not anticipated that the development will adversely affect firefighting access or alter how the Fire and Rescue Service would access or operate at the site in the event of a fire.

8. Conclusion

The proposed development has been designed with fire safety considerations appropriate to its scale and nature. The measures outlined above demonstrate that the proposal can comply with the requirements of London Plan Policy D12(A) and is acceptable in fire safety terms at the planning stage.