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## **Planning Fire Safety Strategy as required by Policy D12A of the London Plan [2021]**

**Site Address:** 84 Dickens Avenue, Uxbridge, UB8 3DN

**Description of proposal:** Change of use from Class C3 to Class C4 for up to 5 occupants, retention of single storey rear extension (Retrospective application)

1. Inhabitants are be able to escape out of the ground front and rear windows
2. The means of escape are clear and unobstructed at the front and rear of the property.
3. Fire vehicles can service the property via from the street at Dickens Avenue in the same way that the property has been serviced for years.
4. All works carried out to date are compliant with Building Control
5. Any materials used are certificated to the latest standards, be fire retardant and fit for purpose.
6. Access for emergency services and firefighting equipment is unaltered from the current situation where all of the property is within 45m of a fire appliance.
7. The front door will remain as the primary escape route onto Dickens Avenue
8. All interior and exterior finishes comply with Approved Document Part B regarding the spread of flame.
9. The assembly point is the public footway opposite the site as indicated on the fire safety plan
10. Emergency services can park on public carriageway as shown on the fire safety plan.
11. There are interlinked smoke and heat alarms throughout the property.
12. There are fire doors installed on all rooms.
13. There will be a fire blanket and extinguisher provided in the kitchen.
14. There will be monthly testing of fire alarms and emergency lighting.
15. There will be annual fire risk assessments carried out at the property
16. The HMO would comply with all fire safety requirements of the HMO Regulations.
17. The HMO would be fully licensed and as part of this, there is an inspection regime carried out by licensing officers where matters of fire safety are verified on-site.

**Yours Sincerely**

**Mr. Sukhdeep Singh Jhooti BA (Hons), MA, MRTPI**  
**Director of Get Planning Permission Done LTD**