

FIRE STRATEGY STATEMENT

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Version 1

171 Tudor Road, Hayes, UB3 2QG

Proposed two-Storey side extension to facilitate the creation of a new three-bedroom dwelling, following the demolition of the existing single-Storey side extension



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Introduction

This Fire Strategy Statement supports a planning application for Proposed two-Storey side extension to facilitate the creation of a new three-bedroom dwelling, following the demolition of the existing single-Storey side extension at 171 Tudor Road, Hayes, UB3 2QG

The proposal will create a new self-contained three-bedroom dwelling adjoining the existing semi-detached house, resulting in two separate residential dwellings.

This statement has been prepared in accordance with the requirements of London Plan Policy D12 and demonstrates how fire safety has been considered within the design of the development. Detailed fire safety measures will be addressed at Building Regulations stage in accordance with Approved Document B.

Site Location and Context

The application site comprises an existing semi-detached dwelling located on the corner of Tudor Road and Judge Heath Lane in Hayes.

The proposed development will create an additional self-contained residential dwelling with its own independent access and means of escape directly to the public highway.



Fire Service Vehicle Access

The site benefits from direct frontage to Tudor Road and Judge Heath Lane, providing suitable and unobstructed access for fire and rescue service vehicles.

Fire appliances can be positioned on the public highway adjacent to the site, enabling firefighters to gain access to both dwellings without restriction.

Means of Escape

Both the existing dwelling and the proposed dwelling will have independent means of escape leading directly to a final exit at ground floor level. Occupants will be able to evacuate safely to a place of ultimate safety without reliance on shared escape routes.

The dwellings will be designed in accordance with the requirements of Approved Document B and will incorporate protected escape routes where required.

Fire Detection and Warning

Both dwellings will be provided with fire detection and alarm systems designed and installed in accordance with BS 5839-6.

The systems will comprise interlinked smoke and heat detectors positioned to provide early warning of fire to occupants.

External Fire Spread

The development will be designed to minimise the risk of fire spread between the proposed and existing dwellings and to neighbouring properties.

External wall construction, cavity barriers and roof elements will be designed in accordance with the requirements of Approved Document B. Materials used within the external envelope will achieve the appropriate reaction-to-fire classifications required by Building Regulations.

Structural Fire Protection

The separating wall between the existing and proposed dwellings will be constructed as a compartment wall providing the fire resistance required by Approved Document B.

The construction will restrict the passage of fire and smoke between the two dwellings and maintain structural stability for the prescribed period.

Evacuation Strategy

As individual residential dwellings, occupants will adopt a simultaneous evacuation strategy whereby residents evacuate immediately upon becoming aware of a fire within their dwelling. Each dwelling is capable of independent evacuation without reliance on communal circulation spaces.

Compliance with London Plan Policy D12

The proposal accords with London Plan Policy D12 by:

- Providing suitable access and operational space for fire and rescue services.
- Incorporating fire safety considerations from the earliest design stages.
- Providing independent and direct means of escape from each dwelling.
- Limiting the potential for internal and external fire spread.
- Providing appropriate compartmentation between separate residential units.
- Facilitating safe evacuation and firefighting operations.

Conclusion

The proposed development has been designed with fire safety as an integral consideration and can comply with the objectives of London Plan Policy D12 and the requirements of Approved Document B.

The development provides suitable access for emergency services, independent means of escape for both dwellings, and measures to restrict the spread of fire between buildings and neighbouring properties. Detailed fire safety provisions will be confirmed during the Building Regulations approval process.