

Planning Fire Safety Strategy (PFSS)

18 Park Lane Hayes Middlesex UB4 8AB

Construction of a single storey rear extension and
part double storey first floor rear extension.

1 INTRODUCTION

- 1.1 This Planning Fire Safety Strategy (PFSS) has been prepared in order to support the householder planning application at No. 18 Park Lane Hayes Middlesex UB4 8AB

“Proposed construction of a single storey rear extension and part two storey rear extension.”

- 1.2 The purpose of this PFSS is to set out how the proposed development plans for fire safety in accordance with Policy D12 of the London Plan 2021.
- 1.3 Policy D12(A) outlines how development is to achieve the highest standards of fire safety whilst Policy D12(B) sets out the requirement for major developments to be accompanied by a Fire Statement.
- 1.4 The proposed development is considered to be a minor development and is therefore required to demonstrate compliance with Policy D12(A), such as through the submission of a PFSS. Policy D12(B) is not considered to apply.
- 1.5 This Planning Fire Safety Strategy does not demonstrate compliance with the Building Regulations or any other fire safety legislation but sets out the ways in which the proposed development may meet the objective of achieving the highest standards of fire safety as set out in the London Plan. Regardless of the content of this statement, the proposed development and application property will be expected to meet the building regulations and other fire safety legislation.

2 LONDON PLAN POLICY D12 (A)

IDENTIFY SUITABLE UNOBSTRUCTED OUTSIDE SPACE

- 2.1 The existing street to the front can continue to provide a suitable muster point if evacuation was required. The proposed development will not hinder this existing function.
- 2.2 Furthermore, the rear garden may be expected to meet the requirements for an area of safe refuge given its substantial length.
- 2.3 Access to the site by firefighting appliances will not be hindered by the proposed development.

INCORPORATION OF FEATURES TO REDUCE RISK TO LIFE

- 2.4 It is expected that smoke and heat detection and alarm sounders will be installed in order to meet the current Building Regulations requirements. This should alert occupiers of the site in the event of a fire allowing appropriate action / evacuation.
- 2.5 In addition to active warning system(s) it is expected that the dwelling will maintain passive protection by providing a safe and fire protected means of escape from the altered loft floor to the final exit at ground floor level. At this time further fire safety features have not been determined but may include additional active fire suppression measures.
- 2.6 Details of fire safety measures are to be discussed and finalised during the Building Control stage in conjunction with the appointed Inspector and any necessary fire safety specialist.

CONSTRUCTION METHODS

- 2.7 The proposed extension is expected to be of masonry and timber construction. Any timber structure within 1m of boundaries would be expected to be provided with fire protecting lining board material.
- 2.8 It is expected that any materials and installations used in the proposal will meet the requirements of Part B of the Building Regulations.

EVACUATION STRATEGY

- 2.9 The proposed development will maintain a protected escape route in compliance with the guidance set out in Approved Document B for three storey dwellings and will facilitate safe evacuation of the property by all occupants in an emergency.
- 2.10 Details of the protected escape route and any existing or additional protection measures are to be discussed and finalised during the Building Control stage in conjunction with the appointed Inspector and any necessary fire safety specialist.

ACCESS FOR FIREFIGHTING

- 2.11 The proposed development utilises an existing building with only minor extension or alteration to its footprint or fabric. As a result, it is not expected that the development will hinder access for fire-fighting or change the way in which the fire service may need to act or access the site in the event of a fire.

3 CONCLUSIONS

- 3.1 The above assessment and measures demonstrate that the development can comply with the requirements of London Plan Policy D12 (A) and may be considered acceptable with regard to fire safety planning.