

March 2024

Planning Fire Safety Strategy

Fire Safety Policy D12 (A)

56 Romney Road, Hayes, Middlesex UB4 8PU

This planning Fire Safety Strategy read in conjunction with the submitted planning drawings.

This document has been prepared reference to London fire safety plan D12 (a), and relates to the above property.

The building comprises two storey semidetached residential property, brick built with tile roof

Building work proposed is rear extension, with roof lights on flat roof of the property. Construction works considered as minor development, and therefore means of escape evacuation strategy is not required.

Fire fighters would use Romney Road at front, and the rear of the main property, from back edge of footway is about 15.0 meters.

Evacuation and assembly point is not required for this property, exit would be via the main entrance door to the front driveway/garden, or via the rear door to the rear garden area.

The premises are considered to be low risk, and therefore fire appliances are not required at this property. As such new fire alarms and smoke alarms will be re assessed and repositioned throughout the property. This will be checked and signed off by the appointed Building Control office.

To minimise the risk of the fire spreading throughout the property it is crucial that the hall becomes a fire control zone. This mainly done by ensuring that the fire doors (FD30) are in place into all function rooms (bedrooms, living, kitchen, dining).

Since the hall is a fire- controlled zone. With FD30 doors or equivalent as above. Along with the necessary fire alarms, this would mean that in the event of a fire there is a clear means of escape and a warning system to ensure that the occupant can escape if a fire breaking out.

The property built around 1940.

All services and compartments are adequately fire stopped and there are no voids or false ceiling.

The property fitted with self-contained mains operated interlinked smoke alarms and fitted with battery backup to be provided to all landings and hallway ceiling.