

PLANNING FIRE SAFETY STRATEGY

Erection of a two-storey, two-bedroom (three-person) dwellinghouse with associated cycle and refuse storage, boundary treatment and landscaping

at

Land to the side of 1 South Walk, Hayes, UB3 2RE



September 2026

1.0 INTRODUCTION

1.1 Policy D12 of the London Plan 2021 states :-

“In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:

1) identify suitably positioned unobstructed outside space:

a) for fire appliances to be positioned on

b) appropriate for use as an evacuation assembly point

2) are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures

3) are constructed in an appropriate way to minimise the risk of fire spread

4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users

5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence

6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development”

2.0 FIRE SAFETY STRATEGY

2.1 The site is situated to the south of Middleton Road, and it is accessed through South Walk as shown below.

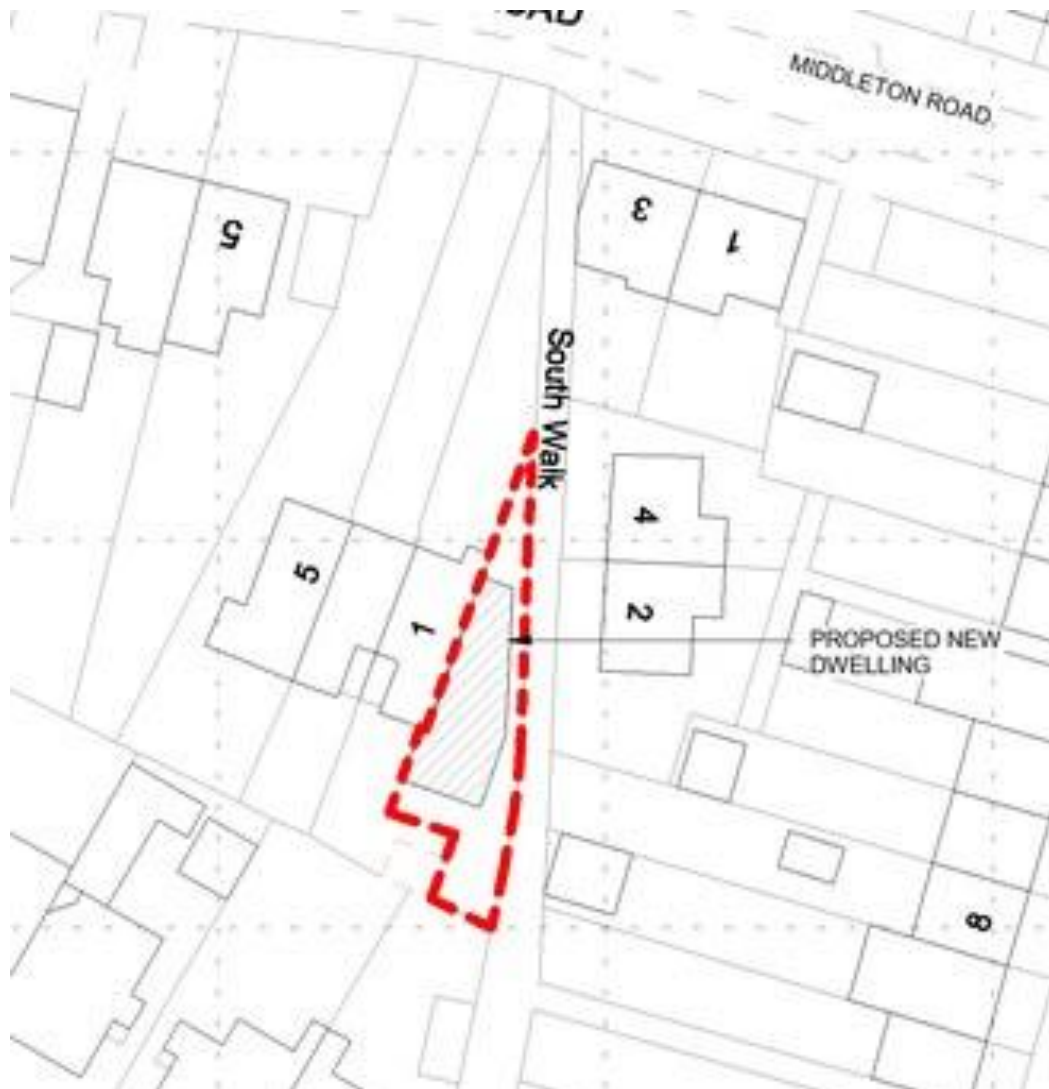


Figure 1 – Block and Site Location Plan

- 2.2 The site is accessed through South Walk which. Fire truck can come up to South Walk entrance, however, they cannot enter the access road.
- 2.3 Entrance to the new dwelling is less than 45m away from the fire truck, however, parts of the dwelling on the ground and first floors are more than 45m away from the fire truck. Therefore, a water suppression system like sprinklers, will be required.
- 2.4 South Walk which leads to the main road, middleton Road, can be used to reach the evacuation assembly point on Middleton Road.

- 2.5 Materials to be used would be fire retardant, pass safety checks and adhere to building regulations
- 2.6 Smoke alarms, carbon monoxide alarms, heat sensors, fire doors, sprinklers and other fire safety measures would be deployed in line with Building Regulations and best practice.
- 2.7 There are means of escape at both the front and rear of the property and there is side access which would be unobstructed to allow individuals to reach the evacuation assembly point.
- 2.8 An evacuation strategy would be provided to all occupants of the proposed flats and displayed in the entrance hallway to the flats.
- 2.9 There is ample access for fire fighters to access the site in the event of an emergency.

3.0 CONCLUSION

- 3.1 The proposal would achieve the highest standards of fire safety in line with policy D12 of the London Plan.