



47A STATION ROAD, HAYES, UB3 4BE

PLANNING FIRE SAFETY STRATEGY

Project description
REAR DORMER AND FLAT CONVERSION

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STATEMENT

The proposed is a rear dormer to roof and flat conversion at number 47A Station Road, Hayes, UB3 4BE. This planning fire safety plan should be read together with proposed planning drawings. As required in the Policy D12 of the London Plan (2021), please see below the breakdown of the Fire Safety Strategy for the proposed development.

1. The property is a terraced house and not in conservation area or a listed building. Fire Brigade access to the property will remain as existing.
 - a. Due to the scale of the development, there is no designated location for fire appliances.
 - b. In regards to appropriate evacuation, main entrance is clear escape route to the rear.
2. The proposed development will need to comply with Building Control regarding Fire regulation;
 - a. New fire alarms and smoke alarms will be reassessed and repositioned throughout the property. This will be checked and signed off by the appointed Building Control Officer.
3. To minimize the risk of the fire spreading throughout the property it is crucial that the hall becomes a fire control zone. This will be mainly done by ensuring that fire doors (FD30) are in place into all habitable rooms such as bedroom, living room, kitchen and dining room. In case of any fire door installation is not possible then a fire engineered solution such sprinkler fire suppression system or mist fire suppression system will need to be proposed to building control for sign of to ensure to comply Building Control requirements.



4. Since the hall is a fire-controlled zone with FD30 fire doors or any other fire suppression system, along with the necessary fire alarms, this would mean that in the event of a fire there is a clear means of escape and warning system to ensure that the occupant can escape if a fire were breaking out.
5. Due to the escape of the development and the size of the house it is important that the user maintains the fire alarms and it is suggested that they should be tested once in every month minimum to ensure that the alarm system works.