

Fire Safety Strategy Statement

Site Address: 16A Barnard Gardens, Hayes UB4 9ER

Proposal: Proposed Out House

Applicant: John Emore

1. Introduction

This Fire Safety Strategy Statement supports a Planning Application for the property located at 16A Barnard Gardens, Hayes UB4 9ER. The proposal relates to the construction of a detached single-storey outbuilding within the rear garden of the existing residential property.

The existing dwelling operates within Use Class C3 (Dwelling Houses). The proposed outbuilding is ancillary to the main dwelling and will be used as a gym, office and bathroom accommodation. The proposal does not involve the creation of a separate dwelling, independent residential unit, or any change of use.

This document has been prepared in accordance with the Building Regulations 2010 (as amended), with particular reference to Approved Document B (Fire Safety).

2. Access for Fire Appliances

Fire appliance access is available directly from Barnard Gardens via the public highway serving the existing residential property.

The proposed outbuilding is located within the rear garden and does not obstruct existing emergency access arrangements to the site. Emergency services will continue to have access through the existing property frontage and side access arrangements where required.

Given the modest scale and ancillary nature of the development, no additional fire appliance access routes, turning facilities or dedicated firefighting infrastructure are required.

3. Evacuation Strategy

The proposed outbuilding is a single-storey structure designed with direct access to the external environment through the principal entrance door.

All occupants will be able to evacuate directly from the building to a place of safety without reliance on complex escape routes. The internal layout comprising a gym, office and bathroom has been arranged to ensure straightforward access to the final exit.

The development maintains simple and effective means of escape in accordance with the principles of Approved Document B.

4. Passive and Active Fire Protection

Passive fire protection will be provided through the use of fire-resisting construction materials and building elements in accordance with current Building Regulations requirements.

Any structural steelwork incorporated within the development will be protected using approved fire-resistant systems, including fire-rated plasterboard encasement or intumescent coatings, to achieve the required fire resistance period as agreed with Building Control.

External walls, roof structures and internal partitions will be constructed using materials that comply with the relevant fire performance standards. All construction works will be carried out in accordance with the Building Regulations requirements.

Active fire protection measures will include mains-operated smoke detection with battery back-up where required. Smoke detection systems will be installed and commissioned in accordance with relevant British Standards and Building Regulations guidance.

5. Construction Materials

All materials and workmanship shall comply with Regulation 7 of the Building Regulations and relevant British and European Standards.

The principal construction materials are as follows:

- **Roof:** Flat roof construction incorporating appropriate insulation, timber structural elements and weatherproof roof covering as shown on the submitted drawings.
- **Floors:** Concrete floor construction incorporating damp proof membrane, insulation and screed finish in accordance with Building Regulations requirements.
- **Internal Walls:** Timber stud partitions lined with plasterboard finishes and incorporating appropriate insulation where required.
- **Glazing:** New windows and glazed elements to be double glazed and compliant with safety glazing requirements contained within Approved Document K.
- **Structural Elements:** All structural components to be installed in accordance with engineer's calculations and Building Control requirements.

6. Means of Escape

The proposed outbuilding benefits from direct access to the external environment through the principal entrance door, providing a simple and effective means of escape.

The single-storey arrangement ensures that occupants can evacuate directly to open air without reliance on protected stairways or extended internal escape routes.

The building has been designed to maintain clear circulation and unobstructed access to exit points at all times. Any doors and openings forming part of the escape route will comply with the relevant requirements of Approved Document B.

7. Firefighting Equipment Access

Firefighting access is available from Barnard Gardens via the existing access arrangements serving the property.

The proposed development does not adversely affect the ability of emergency services to access the site. The location and scale of the outbuilding ensure that emergency response personnel can access the building using existing site access arrangements.

Given the domestic and ancillary nature of the proposal, no additional firefighting infrastructure is required. The development remains compliant with the relevant guidance contained within Approved Document B.

8. Conclusion

The proposed outbuilding at 16A Barnard Gardens, Hayes UB4 9ER has been designed to comply with current fire safety standards and Building Regulations requirements.

- Confirms safe and compliant means of escape directly to open air from the proposed outbuilding.
- Confirms adequate fire appliance access from Barnard Gardens via existing site access arrangements.
- Confirms appropriate passive fire protection through compliant construction materials and fire-

rated building elements.

- Confirms installation of suitable smoke detection measures in accordance with Building Regulations requirements.
- Confirms the proposal remains ancillary to the existing dwelling within Use Class C3 and does not create an independent residential unit.
- Confirms no unacceptable increase in fire risk arising from the proposed development.

The proposed development is therefore considered acceptable in fire safety terms and compliant with relevant statutory requirements.