



LONDON PLAN POLICY D12(A) PLANNING FIRE SAFETY STRATEGY

62-64 Moray Ave, Hayes UB3 2AX

Full Planning Application

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Property Description:

No. 62 Moray Avenue and No. 64 Moray Avenue:

These two adjoining properties are accessed at ground-floor level via the existing front entrances from Moray Avenue. The existing properties are three-bedroom, three-storey semi-detached houses, accessed at ground-floor level from Moray Avenue. This application relates to the following proposed works:

Single-storey rear extension extending 6 m from the main wall at ground-floor level, including internal alterations.

All proposed works are within the curtilage of the existing buildings and will match the external materials, fenestration, and overall design of the original properties.

PFSS Author: This Fire Safety Statement has been prepared by Sustainable Renew Homes Ltd to support the Full planning application. The information is based on the layout, existing access, and proposed building modifications.

3. Compliance with London Plan Policy D12(A) Criteria:

Criteria 1 - Access for Fire Appliances

The site has direct vehicle access from Moray Avenue, which remains unaffected by the proposed development. Fire appliances can access the property frontage in line with Approved Document B (ADB), Vol 1, Section B5.

Criteria 2 - Evacuation and Assembly Point

Evacuation will occur via the existing front entrance at ground level. The designated safe assembly point is located on the paved frontage directly outside the house on Moray Avenue.

Criteria 3 - Passive and Active Fire Safety Measures

The following fire-resisting elements and equipment will be implemented:



- New construction will incorporate appropriate fire-resisting construction where required, including suitable masonry/cavity wall construction and fire-stopping at junctions and within concealed cavities to restrict the unseen spread of fire and smoke.
- Mains-powered, interlinked smoke and heat alarms will be provided and extended/altered as necessary to maintain the required level of fire detection and warning throughout the dwelling, in accordance with Approved Document B and the relevant provisions of BS 5839-6.
- Where required by the final Building Regulations design, fire-resisting doors and other fire-resisting elements will be provided to protect the means of escape.

Criteria 4 - Means of Escape

The existing means of escape - via the central staircase to the front door - will be retained and unobstructed. The proposed extension does not compromise this route. The staircase remains the primary escape route from all upper floors.

Criteria 5 - External Fire Spread

External wall and roof materials will be selected to provide appropriate resistance to fire spread in accordance with Approved Document B, Volume 1, Requirement B4. Particular consideration will be given to the proximity of the extension to the relevant site boundaries and adjoining property. Materials and construction will be selected to limit the risk of fire spreading to neighbouring properties.

Criteria 6 - Firefighting Access and Water Supply

The existing public water supply and firefighting arrangements serving the area remain unaffected by the proposal. No changes to the water supply are proposed.



4. Conclusion:

The proposed development has been designed with due regard to the fire safety requirements set out under Policy D12(A) of the London Plan. The statement demonstrates that:

- Safe access and escape routes are retained.
- Firefighting access is maintained.
- Materials and alarms meet required fire safety standards.

This Fire Safety Statement is proportionate to the scale and scope of a domestic householder extension, in line with guidance from the London Fire Brigade and the Greater London Authority (GLA).