

AMBA

ARCHITECTURE

Planning Fire Safety Strategy

Prepared for

3 Errol Gardens,
Hayes, UB4 9EP

Prepared by

Anuj Bhatt
AMBA Architecture Ltd.

Date

07.08.2026

Contents

Introduction	03
Planning Fire Safety Strategy	04
Conclusion	06
Appendix A : Fire Safety Plan	07

Introduction

This Planning Fire Safety Strategy has been prepared on behalf of the applicant to support the proposed development at 3 Errol Gardens, Hayes, UB4 9EP.

Policy D12(A) of the London Plan (2021) requires all development proposals to ensure the safety of building users and achieve the highest standards of fire safety, by complying with a range of criteria set out in the Policy D12(A)(1-6).

The purpose of this report is not to demonstrate compliance with Part B of the Building Regulations but to demonstrate the proposed development incorporates the highest standards of fire safety and that matters related to fire safety have been considered prior to the building control stage, in accordance with the requirements of Policy D12(A).

The proposal relates to alterations and extensions to an existing single dwellinghouse (Use Class C3). The development retains the existing residential use and has been designed to ensure that fire safety has been considered in accordance with London Plan Policy D12(A).

The table overleaf assesses the proposed development in relation to each criteria in Policy D12(A) setting out how the proposed development will comply with the relevant parts of the Policy.

Planning Fire Safety Strategy

Policy	Requirement	Proposed Fire Safety Measures
D12(A1)	Suitably positioned outside space or (a) Fire Appliances, and (b) evacuation assembly point	There are no significant alterations to the access as part of this development and the site's layout/design will remain as existing, ensuring that fire appliances can easily access the site without obstruction. The existing routes will continue to facilitate the safe evacuation of residents from the dwelling. In the event of an emergency, occupants will evacuate the building via the main entrance and assemble at the designated assembly point on the public foot way opposite the application site, as identified on the accompanying Fire Safety Plan. Fire appliances can park directly on the public highway adjacent to the site, providing suitable access for fire fighting operations.
D12(A2)	Features reducing risk to life and serious injury	The proposed development has been designed to reduce the risk to life in the event of a fire by providing a safe and straightforward means of escape for occupants. The existing protected staircase will continue to provide access from all levels of the dwelling to the final exit at ground floor level. Mains-powered, interlinked smoke detection and alarm systems will be provided in accordance with the relevant Building Regulations and applicable British Standards. The internal layout has been designed to support safe evacuation, with escape routes maintained free from obstruction and, where required, escape windows provided in accordance with the Building Regulations. The detailed fire safety measures, including fire-resisting construction and fire detection systems, will be developed and confirmed at the Building Control stage.

Planning Fire Safety Strategy

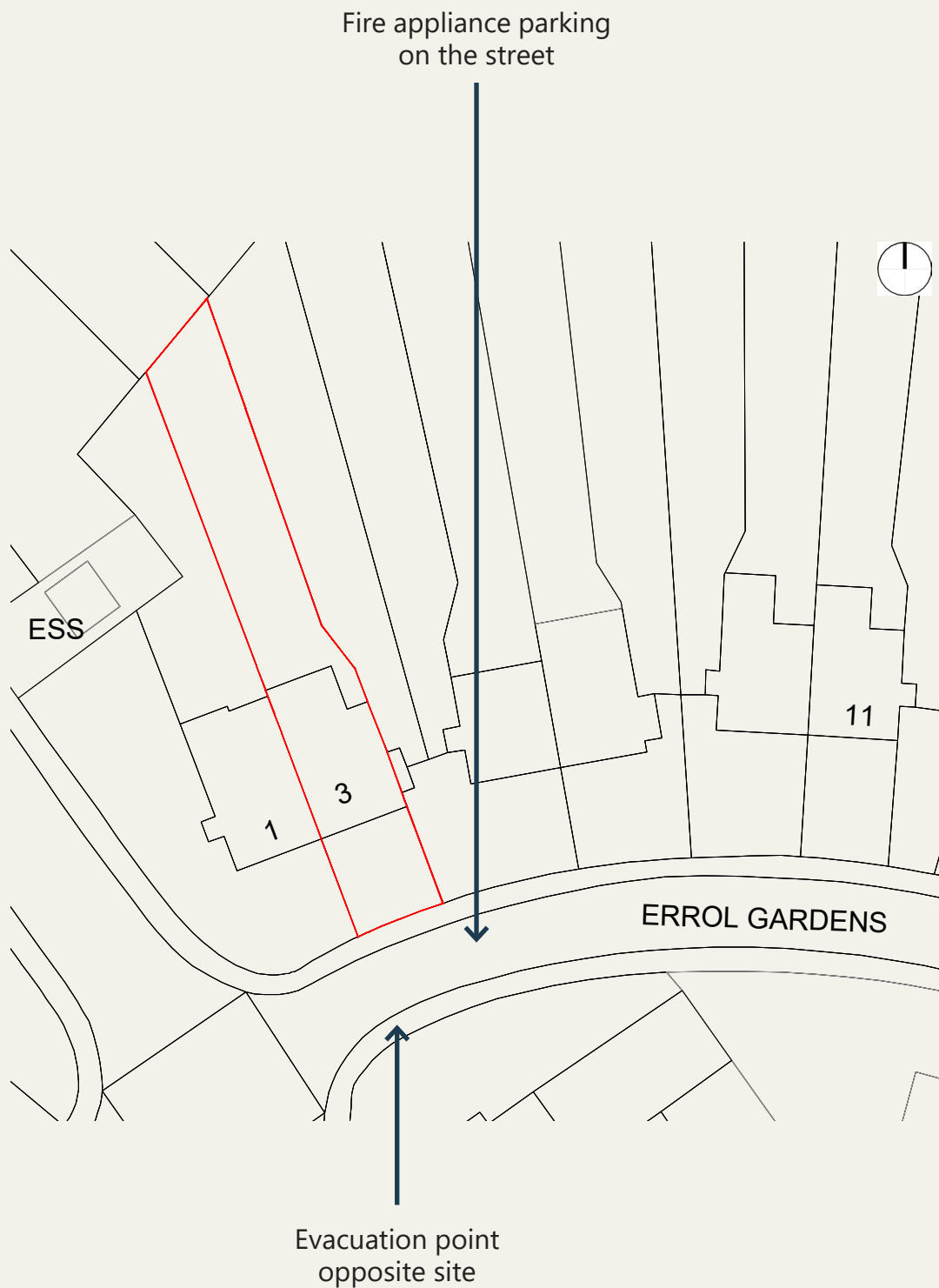
Policy	Requirement	Proposed Fire Safety Measures
D12(A3)	Constructed to minimise risk of fire spread	To mitigate the risk of fire spread from one building to another, the external surfaces (i.e; outermost external material) of external walls will be Class B-s3, d2 or better (if on or less than 1000mm from the relevant boundary) and have a maximum total area of unprotected areas (window and door openings) of 5.6sqm (if within 1000mm of the relevant boundary), 12sqm (at 2000mm from the relevant boundary).
D12(A4)	Suitable and convenient means of escape and evacuation strategy	The proposal relates to alterations and extensions to an existing single dwellinghouse (Use Class C3). Occupants will continue to be provided with a suitable, convenient and safe means of escape via the protected staircase leading directly to the final exit at ground floor level. The principal entrance will remain the primary means of escape from the dwelling, as illustrated on the accompanying proposed floor plans.
D12(A2)	Robust strategy for evacuation	In the event of a fire, occupants will evacuate the dwelling via the protected escape route to the designated assembly point identified on the accompanying Fire Safety Plan. The escape route will be maintained free from obstruction at all times, and the proposed development has been designed to facilitate safe evacuation in accordance with the objectives of London Plan Policy D12(A).
D12(A6)	Suitable access and equipment for fire fighting, appropriate for size and use of development	The proposal retains the existing access arrangements, with fire appliances continuing to have suitable access to the site from the public highway. The existing mains water supply is appropriate for the scale and nature of the development. Detailed fire safety measures will be developed at the Building Control stage to ensure compliance with the relevant Building Regulations.

Conclusion

This Planning Fire Safety Strategy outlines the site-specific fire safety considerations incorporated into the proposed development and demonstrates how the scheme responds to the requirements of London Plan Policy D12(A). The proposed alterations have been designed to minimise fire risk, provide suitable means of escape for occupants, and maintain appropriate access for the Fire and Rescue Service. It is therefore considered that the proposal satisfies the objectives of London Plan Policy D12(A), with detailed fire safety measures to be developed further at the Building Control stage where appropriate.

Appendix A: Fire Safety Plan

The plan below identifies the proposed evacuation assembly point, primary means of escape and the indicative location for fire appliance access in accordance with London Plan Policy D12(A).



AMBA ARCHITECTURE

studio@ambaarchitecture.com

+44 7405 692261

@ambaarchitecture