

# LONDON PLAN POLICY D12(A) PLANNING FIRE SAFETY STRATEGY

**62 Moray Ave, Hayes UB3 2AX**

*House Holder Planning Application*

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**Existing property:** The existing house is a three bedroom, 2-story end of semi-detached house, address is 62 Moray Ave, Hayes UB3 2AX. The property is accessed at ground level via the front door on Moray Avenue. This application is solely concerned with dormer loft conversion with a new staircase and single-storey rear side extension.

**PFSS Author:** This document has been written by the Sustainable Renew Homes Ltd for the proposed extension.

The proposal is for dormer loft conversion with a new staircase and single-storey rear side extension to the existing property. The fenestration arrangement and the overall design and colour of the proposed windows will be match with existing dwelling.

**Access for Fire Appliances:** this is not affected by the planning application and road access is available for fire appliances at the front of the building: **Criteria 1.**

**Access and Equipment for Firefighting:** access is provided via the front door at ground level and fire equipment is to be provided throughout the flat with mains interlinked smoke alarms each room; doors to each bedroom in the property and are to be 30mins fire resisting: **Criteria 2 and 6.**

**Construction Materials:** all new walls are to be constructed of either masonry or 30minute fire resisting partitions. The proposed GF extension is to be formed with cavity blockwork/brickwork walls and GRP flat roof. Loft dormer wall tiles to match existing or gray cladding with GRP flat roof build up: **Criteria 3.**

**Assembly Point:** this is available on a safe paved area immediately outside the building on Moray Avenue: **Criteria 4.**

**Means of Escape:** The current means of escape is down the open, existing staircase and out the front door. The proposal will maintain the same means of escape with a new staircase in the same location (as fire escape) which will extend another floor to the new loft extension master bedroom: **Criteria 4.**

**Water supply for firefighting:** Water supplies are not affected by the proposed works: **Criteria 6.**

**SUMMARY:** We believe that the extension proposed is designed in accordance with the Requirements under D12(A).