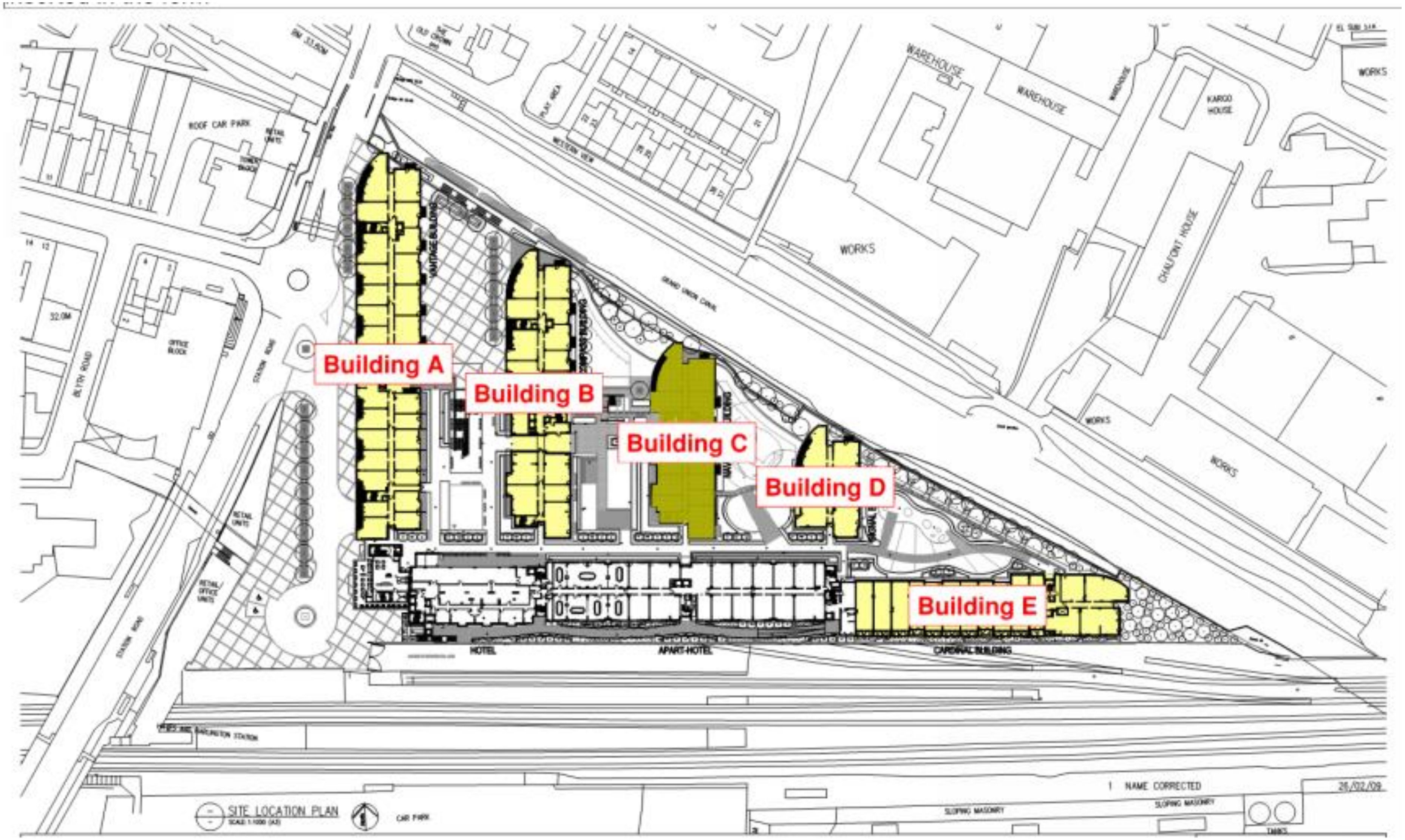
Fire statement form

Application information	
1. Site address line 1	Vantage Building (Block A); Cardinal Building (Block B); Navigation Building (Block C);
Site address line 2	Signal Building (Block D); Compass Building (Block E)
Site address line 3	Station Approach
Town	Hayes
County	
Site postcode (optional)	UB3 4BQ, UB3 4FA, UB3 4FB; UB3 4FD, UB3 4FE; UB3 4FF; UB3 4FG; UB3 4FH
2. Description of proposed development including any change of use (as stated on the application form):	The blocks (A-E) are part of a existing development (2010). There is no change of use associated with the proposals. This Fire Statement relates to the following works: 1. Regularisation of 'Balcony decking replacement' – works have been completed at the date of submission. Removal of original timber balcony decking and replacement with a Polyester Powder Coated (PPC) aluminium decking offering limited combustibility (Euroclass A2-s1, d0). These works were subject to the Building Regulations 2010 (as amended) and were approved in January 2023. 2. Proposed 'Façade remediation' – works have not yet commenced. The Façade remediation scope of work, outlined below, has been defined based on a Fire Risk Appraisal of External Wall construction (FRAEW) conducted in accordance with the Code of Practice PAS9980 (2022). The report was completed by the author of this Fire Statement. - External Wall Insulation (Wall Type 1) – Partial replacement of the existing combustible system, in targeted areas, with a system offering limited combustibility (Class A2-s1,d0). This will protect the common means of escape routes from being compromised by external fire spread. - Aluminium Rainscreen (Wall Type 2a) – Replacement of existing combustible thermal insulation with non-combustible insulation (Class A1 - mineral wool) and the remediation of cavity barriers to suitably inhibit concealed fire spread.

	- Aluminium Panels (Wall Type 3) – Replacement of existing combustible thermal insulation with non-combustible insulation (Class A1 - mineral wool) to reduce potential for rapid vertical fire spread between floors. - Timber Rainscreen (Wall Type 5a & 5b) – Replacement of the existing timber cladding with 'wood effect' Rockpanel cladding that is of limited combustibility (Class A2-s1,d0), replacement of combustible insulation with non-combustible insulation (Class A1 - mineral wool) and the remediation of cavity barriers to suitably inhibit concealed fire spread.
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience. Guide: no more than 200 words	Gavin Jones MEng (Hons) CEng MIFireE MSyI – Urban Change Group Ltd. Gavin is a Chartered Engineer registered with the Engineering Council UK through the Engineering Council Division of the Institution of Fire Engineers (Registration Number 00036205). Gavin has 20 years of experience in fire safety engineering, including in the planning, design, construction, and management of high-rise multi-occupied residential buildings. As well as extensive project experience as a consulting engineer, Gavin has held senior positions in assurance services at the Building Research Establishment (BRE) and in planning policy, and safety & security enforcement, at the Abu Dhabi Urban Planning Council (UPC).
4. State what, if any, consultation has been undertaken on issues relating to the fire safety of the development; and what account has been taken of this. Guide: no more than 200 words	Following the release of the Code of Practice PAS9980 (2022), sponsored by the Department for Levelling Up, Housing & Communities, the freeholder commissioned a Fire Risk Appraisal of the External Wall Construction (FRAEW) in February 2022. The appraisal identified the need for remedial works to several external wall systems due to potential for: - a rate of fire spread over the external walls that exceeds normal expectations; - widespread secondary fire development; - common area means of escape routes to be compromised by external fire spread; - fire service intervention to be impeded by external fire spread. The results of the appraisal have been shared with the Hayes High Point Village Resident's Association ahead of the submission of this Fire Statement.

5. Site layout plan with block numbering as per building schedule referred to in 6.
(consistent with other plans drawings and information submitted in connection with the application)

Site layout plan is:
inserted in the form



The works described within this Fire Statement (balcony decking replacement and façade remediation) do not change the development layout.									
The principles, concepts and approach relating to fire safety that have been applied to the development									
6. Building schedule									
Site information				Building information			Resident safety information		
a) block no. as per site layout plan above	b) • block height (m) • number of storeys excluding those below ground level • number of storeys including those below ground level	c) proposed use (one per line)	d) location of use within block by storey	e) standards relating to fire safety/ approach applied	f) balconies	g) external wall systems	h) approach to evacuation	i) automatic suppression	j) accessible housing provided
A (Vantage)	25.8m GF, M+8	residential flats, maisonettes, studios	1st – 8th Floor	Approved document B vol 1	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	none	none
B (Cardinal)	25.8m GF, M+8	residential flats, maisonettes, studios	GF – 8th Floor	Approved document B vol 1	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	none	none

C (Navigation)	25.8m GF, M+8	residential flats, maisonettes, studios	GF – 8^{th} Floor	Approved document B vol 1	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	none	none
D (Signal)	25.8m GF, M+8	residential flats, maisonettes, studios	GF – 8^{th} Floor	Approved document B vol 1	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	none	none
E (Compass)	28.7m GF, M+9	residential flats, maisonettes, studios	1^{st} – 9^{th} floor	Approved document B vol 1	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	none	none

7. Specific technical complexities

Explain any specific technical complexities in terms of fire safety (for example green walls) and/or departures from information in building schedule above

Guide: no more than 500 words

All five existing blocks are high rise with restricted site access for external firefighting due to the adjacent railway lines to the south of the site, and the Grand Union canal to the north of the site. This highlights the importance of implementing the proposals to bring the risk of external fire spread within normal expectations for residential buildings.

8. Issues which might affect the fire safety of the development

Explain how any issues which might affect the fire safety of the development have been addressed.

Guide: no more than 500 words

In order that the blocks adequately resist the spread of fire over their walls and from one building to another, unless exempt, all materials applied to the external walls as part of the proposals, will have a reaction to fire classification of A2-s1,d0 (or better) as defined by BS EN 13501-1. The only exemptions will be those permitted by Regulation 7(3) of the Building Regulations 2010 (as amended).

9. Local development document policies relating to fire safety

Explain how any policies relating to fire safety in relevant local development documents have been taken into account.

Guide: no more than 500 words

London Plan 2021

Policy D5(B5) **–** The proposals do not include the introduction of any new passenger lifts at the blocks. As such, this policy does not apply.

Policy D12(A1) – The proposals do not change the existing arrangements for fire appliance access and facilities. Neither do they reduce the available space for evacuation assembly points. Policy D12(A2) – The new aluminium balcony decking and proposed replacement cladding materials, all of which will be of limited combustibility (or better), will not contribute to external fire spread. Cavity barriers will be provided to suitably inhibit concealed fire spread within the rainscreen and external wall insulation drainage cavities. Policy D12(A3) – The new aluminium balcony decking is a proprietary system and has been installed in accordance with manufacturer's installation instructions. The proposed cladding systems remediation will be completed by competent façade contractors with independent monitoring by a fire engineer with Chartered Engineer (CEng) status. Policy D12(A4) – The proposals do not involve changes to the existing means of escape arrangements at any of the blocks. Policy D12(A5) – As an interim fire safety measure, the blocks currently adopt a simultaneous evacuation strategy. This strategy is only suitable as a temporary measure and was implemented to safeguard relevant persons pending the proposed façade remediation. The proposals presented here will facilitate a return to the original stay-put evacuation strategy at each block. Policy D12(A6) – The proposals do not change the existing fire service access and equipment at the blocks. Policy D12(B) – This policy is satisfied by the submission of this Fire Statement.
Emergency road vehicle access and water supplies for firefighting purposes
10. Fire service site plan Explanation of fire service site plan(s) provided in 14. including what guidance documents have informed the proposed arrangements for fire service access and facilities? Guide: no more than 200 words N/A - The proposals do not change the existing fire service access arrangements or firefighting facilities at the blocks.
11. Emergency road vehicle access Specify emergency road vehicle access to the site entrances indicated on the site plan Guide: no more than 200 words N/A - The proposals do not change the existing emergency vehicle access arrangements at the blocks. Is the emergency vehicle tracking route within the site to the siting points for appliances clear and unobstructed? yes

12. Siting of fire appliances
Guide: no more than 200 words
N/A – The proposals do not change the siting of fire appliances.

13. Suitability of water supply for the scale of development proposed
Guide: no more than 200 words
The development application is not associated with any change to the existing firefighting water supply arrangements in the vicinity of the blocks.

Nature of water supply:
hydrant- private

Does the proposed development rely on existing hydrants and if so are they currently usable / operable?
yes

14. Fire service site plan
Fire service site plan is:
provided as a separate plan

Fire statement completed by	
15. Signature	
16. Date	21/07/2023

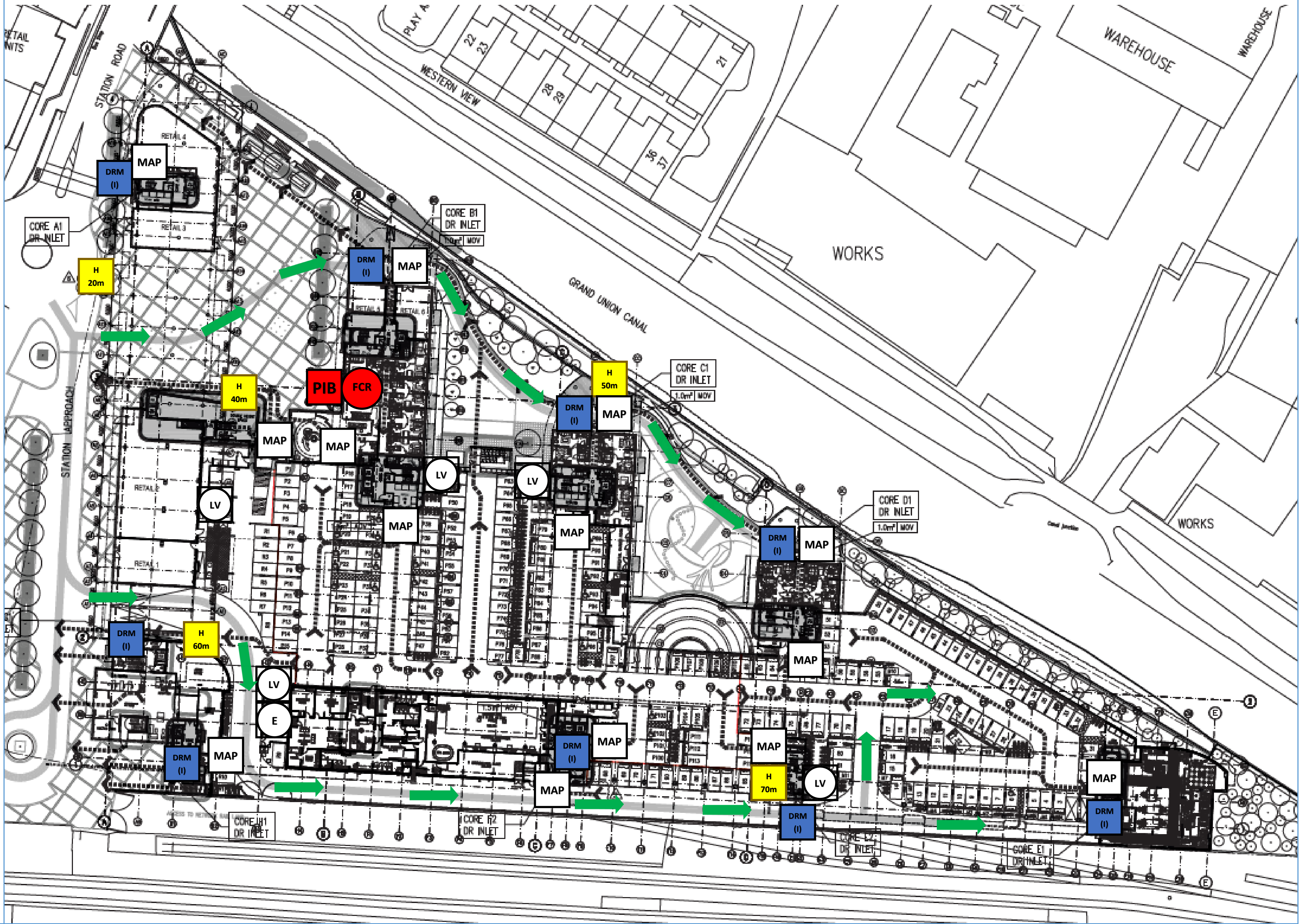
The Institution of Fire Engineers
Gavin W Jones
MIFireE CEng
Membership No. 00036205

Symbols

H 30m	Fire Hydrant and furthest distance to Dry Riser Inlet
DRM (I)	Dry riser Main Inlet
MAP	Main access point
PIB	Property information box
FCR	Fire Control Room
E	Gas Stop Valve
LV	Electricity Isolation Point
➡	Access route

N.B. There is 1 electric vehicle charging point in the car park on the mezzanine level—exact location is to be confirmed

N

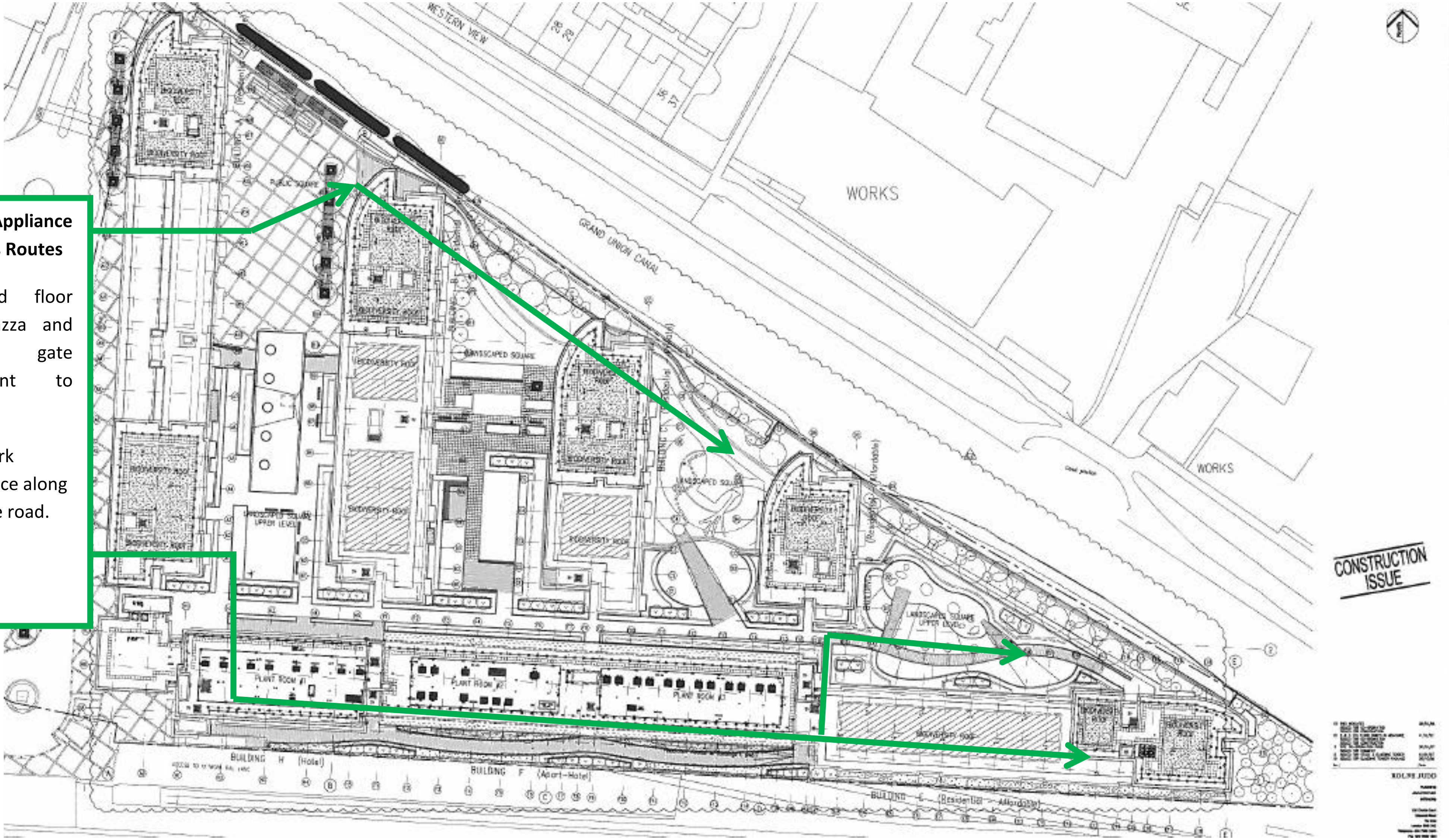


Produced by: Risk Wise Consulting Ltd	Drawing title: Building orientation plan for Site	Project: High Point village	Revision: V1	Date: 31-01-23

LFB Appliance Access Routes

Ground floor via piazza and fire gate adjacent to canal.

Car park entrance along service road.



NOTES

1 The Contractor must check and confirm dimensions

2 All discrepancies must be reported and resolved by the Architect before works commence

3 This drawing is not to be scaled

4 All work and materials to be in accordance with current applicable Statutory Legislation and to comply with all relevant Codes of Practice and British Standards.

5 Level datum is 100m above ordinance datum to avoid confusion with previous survey.

North

NOTE – FOR LANDSCAPE PLEASE REFER TO WHITELAW TURKINGTON DRAWINGS AND FOR GYM BOX, LIFE BOX AND STREET LOUNGE PLEASE REFER TO JOHNSON NAYLOR DRAWINGS

NOTE – FOR LANDSCAPE WORKS TO STATION APPROACH SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. SEE SEPARATE APPLICATION.

FIRE STRATEGY KEY:

FIRE FIGHTING CORE, EVERY F/F CORE WILL CONTAIN F/F LIFT, STAIRCASE AND DR OUTLET AT EVERY LEVEL SERVED

PROTECTED VERTICAL ESCAPE CORE G2 /LIVE BOX/ CONTAINS DR OUTLET

ESCAPE ROUTE

FIRE FIGHTERS ACCESS

FIRE TENDER ACCESS ROUTE

DOUBLE HEIGHT FIRE ACCESS ROUTE

FH

FIRE HYDRANT

MOV – MANUALLY OPENING VENT

AOV – AUTOMATICALLY OPENING VENT

SVS – SMOKE SHAFT

Rev		Date
5	BUILDING CONTROL ISSUE	11/02/08
4	ISSUED FOR TENDER LIFEBOX: CORES & COLUMN LAYOUT AMENDED STAIR CORES AMENDED CORE H1 AMENDED BUILDING C: ESCAPE ROUTE AMENDED PROTECTED VERT. ESCAPE AMENDED: CORE H2 & LIFEBOX	28/06/07
3	ISSUED FOR 2nd CLADDING TENDER PACKAGE	12/01/07
02	GA UPDATE, INTRODUCTION OF DR INLETS	15/11/06
01	1st STAGE CLADDING TENDER ISSUE	20/10/06

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Client
DOMAINE DEVELOPMENTS

Project
HAYES STATION ROAD

Drawing
SECOND FLOOR PLAN
FIRE STRATEGY

Scale	Date	Drawn
1:250 (A0)	OCT 06	MM

Drawing No	Revision
3942 / A(26) P02	5

CAD Ref No
G:\3942\A_Series\General\A26\A26P02