

**Report
for
Whitbread PLC**

**FIRE STATEMENT
FOR
PREMIER INN LONDON HAYES HEATHROW (NORTH A4020)
AT
UXBRIDGE ROAD, HAYES**

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1. INTRODUCTION

- 1.1 This fire statement has been prepared by C.S. Todd & Associates Ltd (“CSTA”), on behalf of Whitbread, in support of an application for planning permission to convert the existing Beefeater restaurant into a smaller restaurant and guest bedrooms on the ground floor with additional guest bedrooms on the first floor. The works remain within the envelope of the existing building, which is on the same site but detached from the main hotel. The hotel address is 362 Uxbridge Road, Hayes, Middlesex UB4 0HF.
- 1.2 The premises currently comprise a basement, ground floor and two reduced area upper floors (first and second floors).

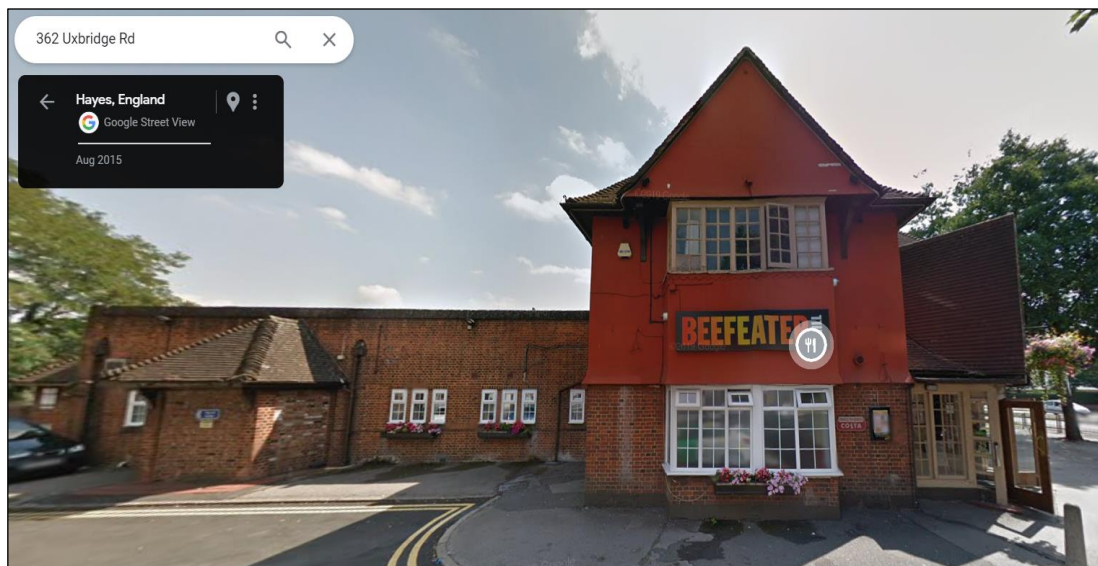


Image from Google Street Map

- 1.3 As described above, the proposed development will provide a smaller restaurant on the ground floor with new guest bedrooms on the ground and first floors. The second floor of the premises will not be used and will be “mothballed”. Similarly, the basement area will not be used, with the exception of limited plant. It is anticipated that the new restaurant will be predominantly for hotel guest use.
- 1.4 Policy D12 of the London Plan requires development proposals to achieve the highest standards of fire safety, embedding these at the earliest possible stage.
- 1.5 The proposals in this document follow the headings outlined in Policy D12 of the London Plan, covering:
- 1) the building’s construction method;
 - 2) the means of escape for all building users and the evacuation strategy;
 - 3) features which reduce the risk to life, such as fire detection and alarm systems, passive and active fire safety measures and associated management and maintenance plans;
 - 4) access and facilities for the fire and rescue service personnel;
 - 5) how provision will be made on site to enable fire appliances to gain access to the building;

- 6) ensuring that any potential future modifications to the building will consider, and not compromise, the base build fire safety/protection measures.
- 1.6 Policy D5 of the London Plan requires that, when passenger lifts are provided, at least one lift is designed as an evacuation lift. The existing building is not provided with passenger lifts and lifts will not be provided under the development proposals. A single universally accessible room will be provided on the ground floor with level access and egress routes.
- 1.7 This fire statement is not to be considered a full fire strategy document, albeit it will be used to support the building regulations application in due course.
- 1.8 The submission of this fire statement constitutes neither a warranty of future results by C.S. Todd & Associates Ltd, nor an assurance against risk. The statement represents only the best judgement of the consultant involved in its preparation, and is based, in part, on information provided by others. No liability whatsoever is accepted for the accuracy of such information.

2. DESCRIPTION OF THE BUILDING

- 2.1 The new restaurant and guest bedrooms will fall entirely within the perimeter of the existing building.
- 2.2 The main hotel building is unaffected by the proposals.
- 2.3 For fire safety purposes, the height of the top storey of the building will be greater than 5 m but less than 11 m above ground floor level.
- 2.4 The distribution of bedrooms in the hotel is shown in the tables provided by Axiom Architects ("the Architects") copied below. The new restaurant will provide 105 covers.

EXISTING HOTEL	
total existing bedrooms	86
storeys	3
UA bedrooms	5
3.1m & non model small bedrooms	0
reception type	TBC
air conditioning	yes

NEW BUILD BEDROOMS			
total new build bedrooms			18
in annexe	0	in extension	0
in conversion of existing restaurant			18
storeys			2
total Prem +			12
bedroom split:			
UA			0
21.2m ² Quad, Triple or Double			1
21.2m ² Twin			0
Double, less than 21m ²			5
Prem + UA			1
Prem + 21m ² and over			9
Prem + less than 21m ²			2

REFIT OF EXISTING BEDROOMS	
total of existing bedrooms lost	0
bedrooms lost to form link corridor	0
bedrooms lost to form F&B / reception	0
UA from conversion of existing standard bedrooms	0

NEW F&B			
type	Solus 2.0	guest mix	Leisure
size (bed module)	N/A	target covers %	65%
actual number of covers			70
actual number of covers as a % of total bedrooms			65%

PARKING	
existing spaces	107
proposed spaces	107

TOTALS = NET EXISTING + ADDITIONAL	
total bedrooms on completion	104
total UAs	6
UA as a % of new total	5.8%
total 3.1m wide & non model small bedrooms	18
3.1m wide & non model small as a % of new total	17.3%
21.2m ² Twin as a % of new total	0%

3. COMPETENCY

- 3.1 The London Plan (Policy D12) recommends that the fire statement should be produced by someone who is third-party independent and suitably qualified. This should be a qualified engineer with relevant experience in fire safety, such as a Chartered Engineer registered with the Engineering Council by the Institution of Fire Engineers (IFE).
- 3.2 The consultant producing this fire statement is Stephen Robinson, who has an Honours degree in Fire Engineering, a Master's degree in Fire Safety Engineering and is a registered Chartered Engineer under licence by The Institution of Fire Engineers (CEng) and a Member of the Institution of Fire Engineers (MIFireE). Stephen has worked in the fire sector for 44 years.
- 3.3 All reports prepared by consultants within the CSTA practice are subject to comprehensive quality assurance checks by a director or suitably qualified consultant.

4. DESIGN APPROACH

- 4.1 This fire safety statement for the building adopts the guidance in Approved Document B to the Building Regulations 2010 (ADB)¹.
- 4.2 The Building Regulations are functional and there is no obligation to follow the recommendations in ADB. However, no design aspects based on fire engineering are proposed for this premises.
- 4.3 Fire and rescue service access will be based on the provision of external access for fire appliances and firefighting using normal circulation routes.
- 4.4 ADB does not require an automatic suppression system in a development of this height and use and automatic suppression will not be provided. It is, however, common practice for Whitbread to require kitchen range equipment to be protected by a suppression system.
- 4.5 From 1st December 2022, hotels with a floor level at least 18 m above ground floor level were classified as a “Relevant Building” under Regulation 7 of the Building Regulations. The classification prohibits the use of combustible materials in the construction of external walls, with minor specified exceptions. The new development will not have an extension above 18 m and so will not be classified as a relevant building.
- 4.6 The Architects’ GA plans, to which reference is made in the production of this fire statement, are listed in the table below. Copies of the plans are included in Appendix A to this Fire Statement.

Level	Number
Basement	6070-PL-110
Ground Floor	6070-PL-111
First Floor	6070-PL-112
Second Floor	6070-PL-113

¹ Approved Document B (Fire safety) Volume 2 – *Buildings other than dwellings*, 2019 edition incorporating 2020 and 2022 amendments

5. BUILDING CONSTRUCTION

- 5.1 This is a conversion within the perimeter of the existing building and construction work is limited to internal partitioning and appropriate window adaptations to facilitate natural light to guest bedrooms.
- 5.2 The external walls are of existing masonry construction. Where window frames are removed for replacement, suitable cavity barriers will be provided (where necessary).
- 5.3 External partitioning may comprise masonry and/or framed and boarded partitions.
- 5.4 The roof is part flat and part timber pitched and tiled.
- 5.5 Any modifications to structural elements will require maintenance of fire resistance, i.e. 60 minutes (REI as appropriate to the building element).

6. MEANS OF ESCAPE AND FIRE WARNING

Fire Evacuation Strategy

- 6.1 The new hotel will operate a two-stage alarm, allowing a 3-minute period for initial staff verification of an alarm arising from a single smoke detector, followed by a simultaneous evacuation.

Assembly Points

The assembly point will remain designated in the main hotel car park.



Assembly point sign (white arrow) in hotel car park

Escape Routes

- 6.2 The means of escape will meet the requirements of ADB with respect to travel distance (purpose group 2b), number, and width, of exits and capacity of protected stairs. These are summarised below:

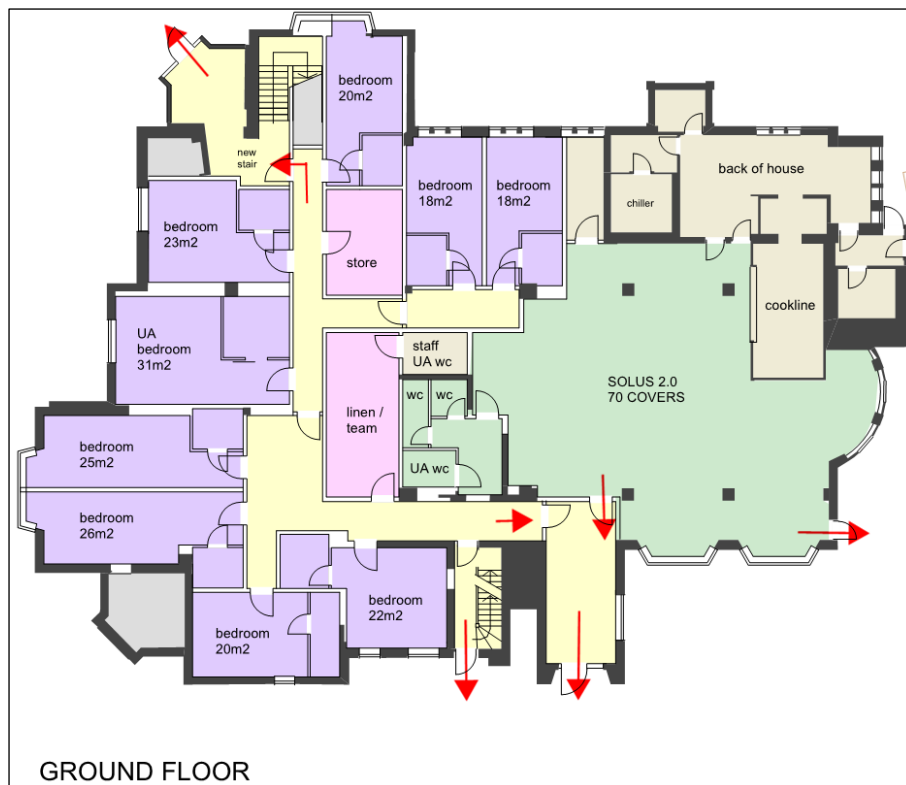
Location	Travel distance - one direction	Travel distance - more than one direction
In bedrooms	9 m	18 m
In bedroom corridors	9 m	35 m
Elsewhere	18 m	35 m
Within the plant room	9 m	35 m
Total including allowance in plant room (not open air)	18 m	45 m
Open air plant	60 m	100 m

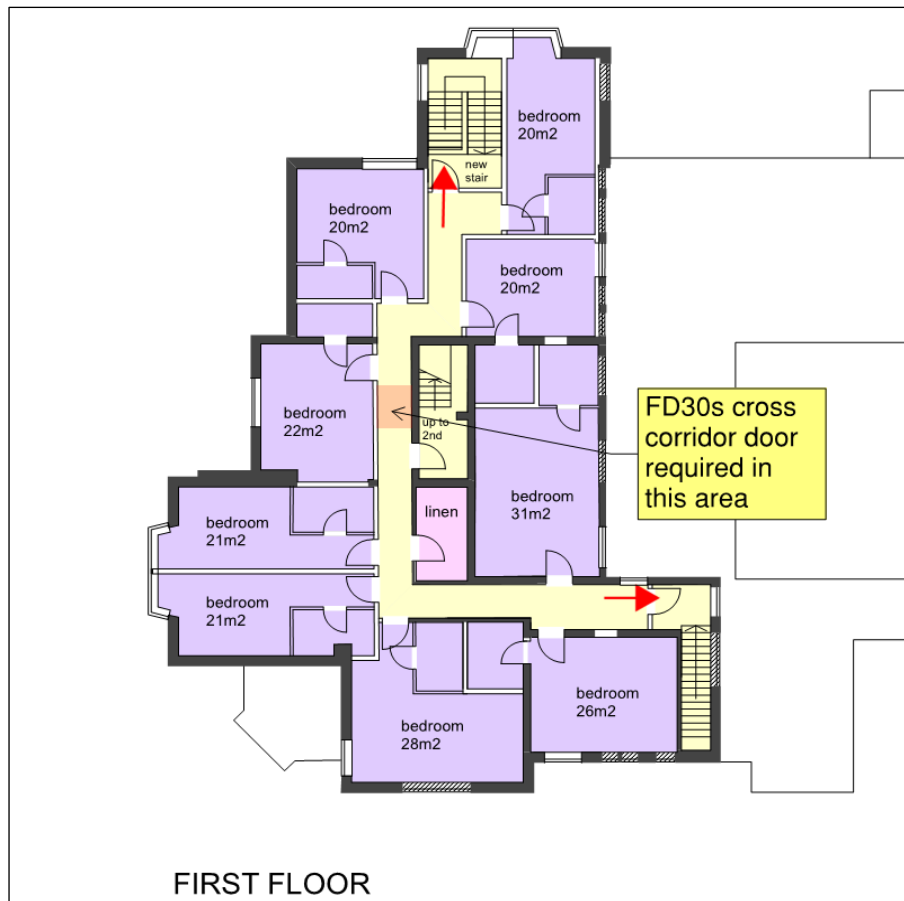
Maximum number of people	Minimum width
60	750 mm
110	850 mm
220	1,050 mm
More than 220	5mm/person

- 6.3 Access to the two protected stairs serving the first floor will be by doors that are at least 850 mm in width. A single 850 mm storey exit door is sufficient for 110 people if the other storey exit door is assumed to be obstructed by fire. This is clearly adequate for the occupants of the 9 first floor guest bedrooms.
- 6.4 The nine ground floor bedrooms will be served by two escape routes, each with 850 mm wide doorways, in each case via the protected stair enclosure. The merging flow at the final exits from the stairs will be negligible given that there are only nine first floor bedrooms.
- 6.5 Guest bedrooms will be served by protected corridors on each floor, constructed from walls providing 30 minutes' fire resistance (REI) from both sides and FD 30S fire doors. Corridors will be sub-divided by fire-resisting doors, to reduce the risk of smoke simultaneously obstructing the route to both protected stairs/final exits. Corridors will be a minimum of 1,200 mm wide.
- 6.6 The restaurant will be provided with access to two independent final exits. Exit capacity will be sufficient for at least 110 people (850 mm doors) which is more than the proposed restaurant occupancy of 70 covers.
- 6.7 Areas in use for plant in the basement floor will be subject to limitations on single direction travel for plant rooms of 9 m within the plant room and 18 m overall. The limitation of travel distance within the plant room was not met under the existing layout and additional compartmentation and a protected corridor have been added under the proposals.
- 6.8 A further back-of-house exit will be provided for the kitchen and associated areas.
- 6.9 The means of escape routes from the main hotel are not affected by the proposals and will remain unchanged.
- 6.10 The two stairs serving the first floor will be 1,200 mm wide and 1,000 mm wide. The narrower stair only will serve the basement area. Both stairs are approached via protected corridors so there is no requirement to discount a stair for means of escape planning.
- 6.11 The second floor may be reached for maintenance of the fabric of the building by a third protected stair that runs up from the midpoint of the first-floor corridor.
- 6.12 Given the significant overcapacity of the stairs and the absence of any merging flow from the ground floor, it is acceptable for final exit doors to each have a clear width of 850 mm, e.g. narrower than the stair served.

Stairs	Width (mm)	Upper Floors served (storeys)	Capacity (persons)	Capacity per floor (persons)
Stair 1:	1,000	1	150	150
Stair 2:	1,200	1	240	240
Total			390	

6.13 The escape routes are shown on the plans below.





Emergency Escape Lighting

- 6.14 The refitted area will be provided with comprehensive coverage of emergency escape lighting. The emergency escape lighting will comply with the recommendations of BS 5266-1² and the requirements of BS EN 1838³ and BS 5266-8⁴.
- 6.15 The emergency escape lighting system shall comprise a mixture of self-contained, non-maintained and maintained luminaires with integrated battery packs and inverter units.
- 6.16 All emergency luminaires will have a standby operation of three hours, with their associated charger units able to suitably recharge within 24 hours. Testing facilities will be key switches, located adjacent to local distribution boards, for tests to large areas such as Main Reception, bedroom corridors and staircases. For tests to isolated areas such as offices, linen rooms and WCs, test facilities shall be installed within the local lighting switch plate
- 6.17 Provision will be made for all final exits, corridor fire doors and direction changes to fire exit routes to have illuminated directional exit signage.

² BS 5266-1: 2016. *Emergency lighting - Code of practice for the emergency lighting of premises*

³ BS EN 1838: 2013. *Lighting applications – Emergency lighting.*

⁴ BS 5266-8: 2004 (BS EN 50172: 2004). *Emergency escape lighting systems.*

- 6.18 Emergency escape lighting will be designed to a minimum of 1 Lux on all escape routes, with 10% of the general illumination level over all distribution boards, switchboards and plant items.

Fire Exit Signs

- 6.19 Escape routes will be provided with suitable 'FIRE EXIT' signs in compliance with the following standards:
- a) BS 5499-4: 2013. *Safety signs. Code of practice for escape route signing.*
 - b) BS ISO 3864-1: 2011. Graphical symbols. Safety colours and safety signs. Design principles for safety signs and safety markings.
 - c) BS EN ISO 7010: 2020 + A6:2023. Graphical symbols. Safety colours and safety signs. Registered safety signs.
 - d) BS 5499-10: 2014. Guidance for the selection and use of safety signs and fire safety notices.

Means of Warning of Fire

- 6.20 The refitted area will be provided with a comprehensive fire detection and alarm system, which will meet the recommendations for a Category L1 system, as defined in BS 5839-1⁵. The fire detection and alarm system will be an analogue, addressable type.
- 6.21 The building will operate a simultaneous evacuation strategy with a three-minute investigation period for an alarm arising from a single smoke detector. A warning of a fire signal in the refitted area will be provided at the main hotel fire alarm control panel or at a separate panel adjacent to it. The appointed fire alarm contractor will develop a proposal describing how the existing fire alarm system will be adapted.
- 6.22 The disused area on the second floor and the basement areas will be provided with automatic fire detection to the same standard as the occupied floors.

Surface Linings

- 6.23 In order to control the spread of flame across surfaces, all finishes to walls and ceilings will meet the performance classification recommended in Table 10 of ADB. Therefore, the classification of the surfaces of walls and ceilings within the buildings will comply with the following:

Classification of linings		
Location	National class	European class
Small rooms of area not more than 30m ² :	3	D-s3, d2
Other rooms:	1	C-s3, d2
Other circulation spaces:	0	B-s3, d2

⁵ BS 5839-1: 2017. *Fire detection and fire alarm systems for buildings. Code of practice for design, installation, commissioning and maintenance of systems in non-domestic premises.*

Additional Provisions

- 6.24 Electrically operated, hold-open devices provided on fire-resisting doors, e.g. within the bedroom corridor areas, will be interfaced to the fire detection and alarm system.
- 6.25 Doors on escape routes that are fitted with electronic locks will be interfaced with the fire detection and alarm system to deactivate the door locking system on fire alarm activation, or in the event of a power failure.
- 6.26 More generally, electronic door locks on escape routes will comply with the recommendations of BS 7273-4⁶.

⁶ BS 7273-4: 2015+A1:2015. *Code of practice for the operation of fire protection measures. Actuation of release mechanisms for doors.*

7. INTERNAL FIRE SPREAD

- 7.1 For the purpose of Table B4 in Appendix A of ADB, the height of the top floors of the building is greater than 5 m above ground, but less than 11 m when measured in accordance with Diagram D5 of ADB. Therefore, the elements of structure shall be specified to provide not less than 60 minutes' fire resistance. Fire resistance means the level of performance of the element of structure, when tested in accordance with the requirements of BS 476 Parts 20-24⁷ or EN equivalent, as specified for a particular element in Tables B3 and B4 of ADB. The building is an existing structure but its use will be changed from that of a restaurant to that of a restaurant and sleeping accommodation. Hence, an assessment of the fire resistance of the existing structure will be completed.
- 7.2 All floors will be specified as compartment floors and, where necessary, floors (including the floor between the basement and ground floor) will be upgraded to fire compartment standard, providing 60 minutes' fire resistance (REI) from the underside.
- 7.3 There are no floor area or volumetric limitations for fire compartments in a hotel.
- 7.4 All service shafts penetrating a compartment floor will be constructed as protected shafts with the appropriate fire resistance, as specified in Tables B3 and B4 of ADB.
- 7.5 Bathroom service enclosures will be sealed at compartment floor level so will not be classified as protected shafts. They will be separated from bedroom corridors by partitions providing 30 minutes' fire resistance (REI) from both sides. Access hatches located in corridors will provide 30 minutes' fire resistance from both sides and be provided with smoke seals.
- 7.6 Enclosures to stores, plant rooms, refuse areas, service cupboards that are not protected shafts and team rooms will provide 30 minutes' fire resistance with FD 30S fire-resisting doors.
- 7.7 Where air handling ducts pass through fire-separating elements, such as compartment walls or the enclosures to protected escape routes, then the integrity of those elements will be maintained, using one, or a combination, of the following four methods:
- Method 1: thermally actuated fire dampers;
 - Method 2: fire-resisting enclosures;
 - Method 3: protection using fire-resisting ductwork;

⁷ BS 476-20:1987. *Fire tests on building materials and structures. Method for determination of the fire resistance of elements of construction (general principles)*

BS 476-21: 1987. *Fire tests on building materials and structures. Methods for determination of the fire resistance of loadbearing elements of construction*

BS 476-22: 1987. *Fire tests on building materials and structures. Methods for determination of the fire resistance of non-loadbearing elements of construction*

BS 476-23: 1987. *Fire tests on building materials and structures. Methods for determination of the contribution of components to the fire resistance of a structure*

BS 476-24: 1987. *Fire tests on building materials and structures. Method for determination of the fire resistance of ventilation ducts*

- Method 4: automatically actuated fire and smoke dampers triggered by smoke detectors.
- 7.8 Method 1 will not be used for extract ductwork passing through the enclosures of protected escape routes, because large volumes of smoke can pass thermal devices without triggering them.
- 7.9 Where Method 3 is used and ductwork penetrates the enclosure of a protected escape route, it will have fire resistance for both integrity and insulation.
- 7.10 Whitbread require all kitchen extract ductwork internally within the building to be fire rated. The ductwork is to be rated to 120 minutes in both stability and integrity. The system to be utilised is a Firemac Duct System ref FM 120 (Type B) which shall be installed fully in line with Firemac guidance notes. However, subject to survey, it is the intention to retain and reuse existing kitchen fume extraction system.
- 7.11 Where installed, fire dampers will meet both of the following conditions:
- a) conform to BS EN 15650⁸;
 - b) have a minimum E classification of 60 minutes, or to match the integrity rating of the fire-resisting elements, whichever is higher.
- 7.12 Fire and smoke dampers will meet both of the following conditions:
- a) conform to BS EN 15650;
 - b) have a minimum ES classification of 60 minutes, or to match the integrity rating of the fire resisting elements, whichever is higher.
- 7.13 Dampers are not suitable for protecting ducting used for smoke extraction, or for fume extraction from kitchens. In these cases, Method 2 (fire-resisting enclosure) or Method 3 (fire-resisting ductwork), as specified in ADB, should be used.
- 7.14 All openings around pipes and services passing through a fire-resisting wall or floor will be adequately protected by sealing or fire stopping, so that the fire resistance of the element is not impaired. Openings for pipes through a fire-separating element may be dealt with by proprietary sealing, restricted pipe diameter or a sleeve. Fire stopping work will be completed by a third-party registered contractor using Hilti products, unless otherwise agreed by Whitbread.
- 7.15 ADB specifies cavity barriers in the following locations (see also Diagram 9.1 from ADB below). To the extent only that the project involves work on one of these areas, cavity barriers will be verified or remediated as follows:
- a. at the edges of cavities, including around openings (such as windows, doors and exit/entry points for services) – relevant to the extent that windows are adapted;
 - b. at the junction between an external cavity wall and every compartment floor and compartment wall;
 - c. where a partition protecting an escape route is not full height, or has a void under it;
 - d. in divided corridors, cavity barriers may be needed to prevent alternative escape routes being affected by fire and/or smoke.

⁸ BS EN 15650: 2010. Ventilation for buildings. Fire dampers.

See para 9.2

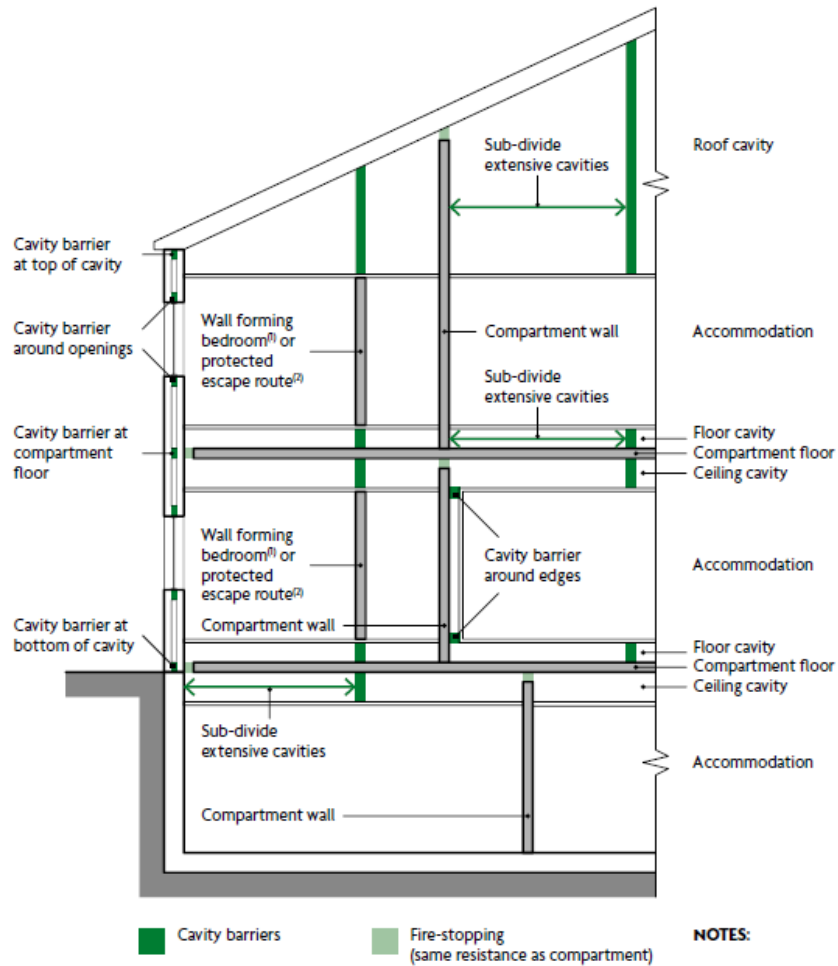


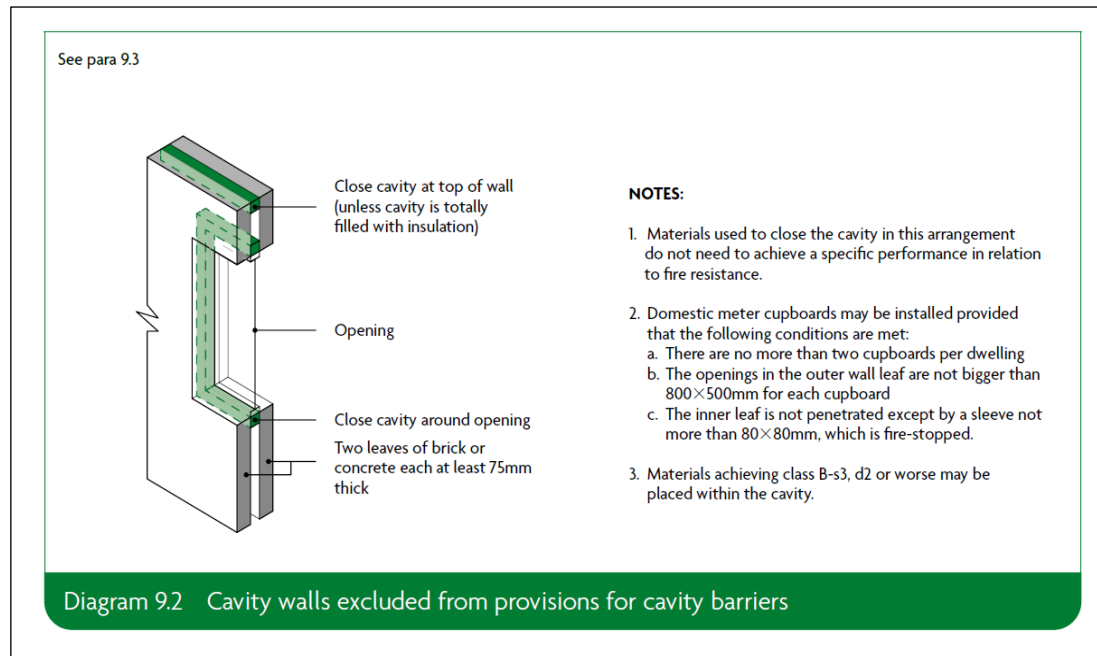
Diagram 9.1 Provisions for cavity barriers

- 7.16 Cavity barriers will be used to sub-divide any extensive cavities exceeding the dimensions set out in Table 9.1 of ADB. Some exceptions are permitted to these dimensions in specified circumstances.

Table 9.1 Maximum dimensions of cavities in buildings other than dwellings (purpose groups 2 to 7)

Location of cavity	Class of surface/product exposed in cavity (excluding the surface of any pipe, cable or conduit, or any insulation to any pipe)	Maximum dimension in any direction (m)
Between roof and a ceiling	Any	20
Any other cavity	Class C-s3, d2 or better	20
	Worse than Class C-s3, d2	10

- 7.17 For new buildings, Whitbread require additional cavity barriers to be installed in external wall cavities at the junction of each guest bedroom enclosing wall with the external wall. This is regardless of whether the wall separating bedrooms is designated as fire resisting. However, the scope of the project does not involve enabling works to external walls to retrofit cavity barriers.
- 7.18 It is noted that Diagram 9.2 of ADB excludes double leaf brick or concrete cavity walls (minimum 75 mm thickness each leaf) from the provision of certain cavity barriers. The current construction of the building's external walls, while clearly of a masonry nature, will be subject to confirmation.



8. SMOKE VENTILATION

- 8.1 No means for smoke ventilation are provided or will be required within the scope of the proposed works, or the building more generally.

9. EMERGENCY POWER SUPPLIES

- 9.1 There will be no requirement for a standby electrical generator at the premises.
- 9.2 The secondary power supply for emergency escape lighting and the fire detection and alarm systems will be provided by integral batteries.

10. EXTERNAL FIRE SPREAD

- 10.1 The reaction to fire performance of external surfaces (i.e. outermost external material) of external walls are prescribed in Table 12.1 of ADB (below). For a hotel of less than 11 m in height and more than 1 m from the relevant boundary, no provision is made in ADB. The existing external surfaces of the building walls are not affected by the scope of the project but are noted to be of masonry construction.

Table 12.1 Reaction to fire performance of external surface of walls			
Building type	Building height	Less than 1000mm from the relevant boundary	1000mm or more from the relevant boundary
'Relevant buildings' as defined in regulation 7(4) (see paragraph 12.15)		Class A2-s1, d0 ⁽¹⁾ or better	Class A2-s1, d0 ⁽¹⁾ or better
All 'residential' purpose groups (purpose groups 1 and 2)	More than 11m	Class A2-s1, d0 ⁽²⁾ or better	Class A2-s1, d0 ⁽²⁾ or better
	11m or less	Class B-s3, d2 ⁽²⁾ or better	No provisions
Assembly and recreation	More than 18m	Class B-s3, d2 ⁽²⁾ or better	From ground level to 18m: class C-s3, d2 ⁽²⁾ or better From 18m in height and above: class B-s3, d2 ⁽²⁾ or better
	18m or less	Class B-s3, d2 ⁽²⁾ or better	Up to 10m above ground level: class C-s3, d2 ⁽²⁾ or better Up to 10m above a roof or any part of the building to which the public have access: class C-s3, d2 ⁽²⁾ or better ⁽⁴⁾ From 10m in height and above: no minimum performance
Any other building	More than 18m	Class B-s3, d2 ⁽²⁾ or better	From ground level to 18m: class C-s3, d2 ⁽²⁾ or better From 18m in height and above: class B-s3, d2 ⁽²⁾ or better
	18m or less	Class B-s3, d2 ⁽²⁾ or better	No provisions

NOTES:

In all cases all the following provisions apply.

- Regulation 7(1A) prohibits the use of relevant metal composite materials in the external walls, and specified attachments, of all buildings of any height (see paragraphs 12.12 and 12.13).
- The advice in paragraph 12.4 should always be followed.

In addition to the provisions within this table, buildings with a storey 18m or more above ground level should also meet the provisions of paragraph 12.6.

In addition to the provisions within this table, buildings with a storey 11m or more above ground level should also meet the provisions of paragraph 12.7.

- The restrictions for these buildings apply to all the materials used in the external wall and specified attachments (see paragraphs 12.14 to 12.17 for further guidance).
- Profiled or flat steel sheet at least 0.5 mm thick with an organic coating of no more than 0.2mm thickness is also acceptable.
- Timber cladding at least 9mm thick is also acceptable.
- 10m is measured from the top surface of the roof.

- 10.2 The hotel does not have a floor over 18 m above ground and is not classified as a "Relevant Building" under Section 7(4) of the Building Regulations.
- 10.3 To prevent fire spread to an adjacent building by thermal radiation, it is necessary to consider the permitted extent of unprotected parts of an external wall and window

and other openings in relation to the relevant boundary. While the building and boundaries are an existing condition, the following review has been completed for completeness.

- 10.4 The method used for assessing the external fire spread risk to adjacent buildings is the calculated method provided in the Building Research Establishment document BR 187. For a hotel, the lower cited heat output of 84 kW/m^2 is applicable for calculating separation distances.
- 10.5 The distance to notional boundaries around the building is unchanged by the proposals. The annex area and hotel will operate as a single hotel. However, for completeness, it is noted that the distance to the midpoint between the two buildings is approximately 3.3 m. The closest notional boundary is the centre of Uxbridge Road at approximately 16 m distance from the closest elevation of the annex area.



- 10.6 The annex area will have compartment floors, so it is only necessary to consider external fire spread from one floor. Considering an enclosing rectangle of 3 m in height, BR 187 permits a 100% unprotected elevation for all elevation widths, as shown in the extract below (100% column figures in brackets).

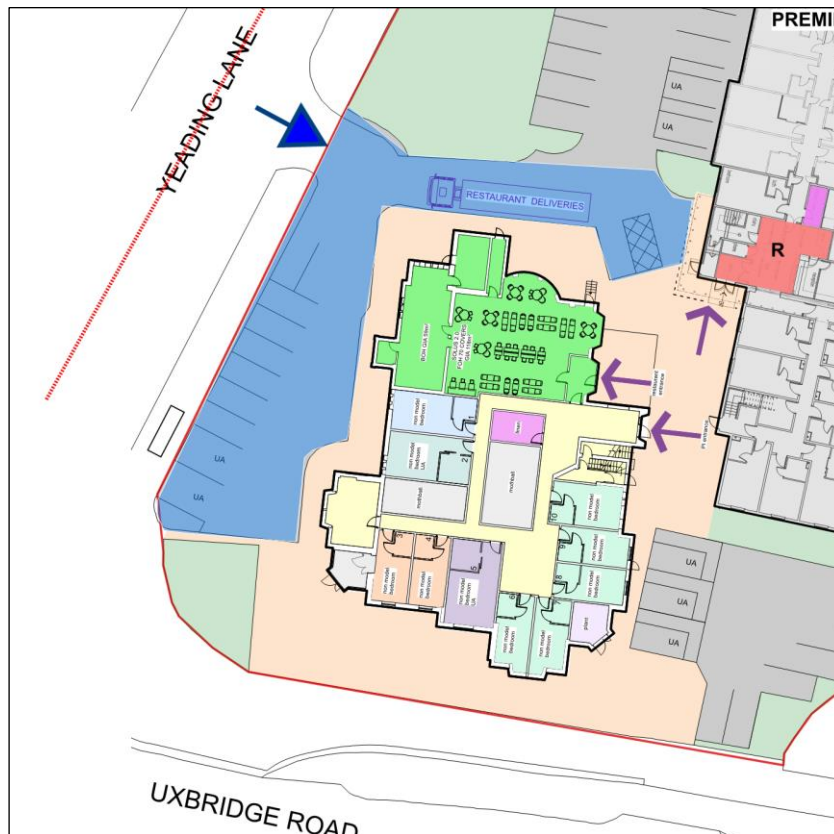
- 10.7 The roof covering is unchanged by the proposed works.
- 10.8 There are currently no proposals for a green roof.
- 10.9 There are no proposals for photovoltaic cells.

Table A: Enclosing rectangle 3 m high									
Distance from relevant boundary for unprotected percentage not exceeding									
Width	20%	30%	40%	50%	60%	70%	80%	90%	100%
Minimum boundary distance (m)	Figures in brackets for residential, office and assembly uses								
3.0	1.0 (1.0)	1.5 (1.0)	2.0 (1.0)	2.0 (1.5)	2.0 (1.5)	2.5 (1.5)	2.5 (2.0)	3.0 (2.0)	3.0 (2.0)
6.0	1.5 (1.0)	2.0 (1.0)	2.5 (1.5)	3.0 (1.5)	3.0 (2.0)	3.5 (2.0)	3.5 (2.5)	4.0 (2.5)	4.0 (3.0)
9.0	1.5 (1.0)	2.5 (1.0)	3.0 (1.5)	3.5 (2.0)	3.5 (2.5)	4.0 (2.5)	4.5 (3.0)	4.5 (3.0)	5.0 (3.5)
12.0	1.5 (1.0)	2.5 (1.0)	3.0 (1.5)	3.5 (2.0)	4.0 (2.5)	4.5 (3.0)	5.0 (3.0)	5.5 (3.5)	5.5 (3.5)
15.0	2.0 (1.0)	2.5 (1.5)	3.5 (2.0)	4.0 (2.0)	4.5 (2.5)	5.0 (3.0)	5.5 (3.5)	6.0 (3.5)	6.0 (4.0)
18.0	2.0 (1.0)	2.5 (1.5)	3.5 (2.0)	4.0 (2.5)	5.0 (2.5)	5.5 (3.0)	6.0 (3.5)	6.5 (4.0)	6.5 (4.0)
21.0	2.0 (1.0)	3.0 (1.5)	3.5 (2.0)	4.5 (2.5)	5.0 (3.0)	5.5 (3.0)	6.0 (3.5)	6.5 (4.0)	7.0 (4.5)
24.0	2.0 (1.0)	3.0 (1.5)	3.5 (2.0)	4.5 (2.5)	5.0 (3.0)	6.0 (3.0)	6.5 (3.5)	7.0 (4.0)	7.5 (4.5)
27.0	2.0 (1.0)	3.0 (1.5)	3.5 (2.0)	4.5 (2.5)	5.5 (3.0)	6.0 (3.5)	6.5 (3.5)	7.0 (4.0)	7.5 (4.5)
30.0	2.0 (1.0)	3.0 (1.5)	4.0 (2.0)	4.5 (2.5)	5.5 (3.0)	6.0 (3.5)	7.0 (4.0)	7.5 (4.0)	8.0 (4.5)
40.0	2.0 (1.0)	3.0 (1.5)	4.0 (2.0)	5.0 (2.5)	5.5 (3.0)	6.5 (3.5)	7.0 (4.0)	8.0 (4.5)	8.5 (5.0)
50.0	2.0 (1.0)	3.0 (1.5)	4.0 (2.0)	5.0 (2.5)	6.0 (3.0)	6.5 (3.5)	7.5 (4.0)	8.5 (4.5)	9.0 (5.0)
60.0	2.0 (1.0)	3.0 (1.5)	4.0 (2.0)	5.0 (2.5)	6.0 (3.0)	7.0 (3.5)	7.5 (4.0)	8.5 (4.5)	9.5 (5.0)
80.0	2.0 (1.0)	3.0 (1.5)	4.0 (2.0)	5.0 (2.5)	6.0 (3.0)	7.0 (3.5)	8.0 (4.0)	8.5 (4.5)	9.5 (5.0)
100.0	2.0 (1.0)	3.0 (1.5)	4.0 (2.0)	5.0 (2.5)	6.0 (3.0)	7.0 (3.5)	8.0 (4.0)	9.0 (4.5)	10.0 (5.0)
120.0	2.0 (1.0)	3.0 (1.5)	4.0 (2.0)	5.0 (2.5)	6.0 (3.0)	7.0 (3.5)	8.0 (4.0)	9.0 (4.5)	10.0 (5.0)
130.0	2.0 (1.0)	3.0 (1.5)	4.0 (2.0)	5.0 (2.5)	6.0 (3.0)	7.0 (3.5)	8.0 (4.0)	9.0 (4.5)	10.0 (5.0)

BR 187 Extract – Table A

11. ACCESS AND FACILITIES FOR THE FIRE AND RESCUE SERVICE

- 11.1 The annex area will not have a floor greater than 18 m above fire and rescue service access level and will not be required to be provided with a firefighting shaft, firefighting lift or dry rising main.
- 11.2 In accordance with ADB, firefighting access requirements will be unchanged and will be met by perimeter access for fire appliances and access for firefighters using normal building circulation routes.
- 11.3 For small buildings up to 2,000 m², with a top storey that is a maximum of 11 m above ground level), vehicle access for a pump appliance should be provided to whichever is the less onerous, namely 15% of the perimeter or within 45 m of every point of the footprint of the building. This requirement will be readily met at the building.



Fire Appliance access is available to all building elevations- blue highlighted areas

- 11.4 The closest fire hydrant to the building is adjacent to the site in Uxbridge Road.



Fire hydrant adjacent to the site in Uxbridge Road

12. AUTOMATIC WATER FIRE SUPPRESSION SYSTEM

- 12.1 An automatic water suppression system will not be required in the building to comply with building regulations.

13. STATEMENT OF COMPLIANCE

In my opinion, this fire statement demonstrates that the fire safety provisions of the proposed development are commensurate with the requirements of London Plan Policy D12 and Policy D5 and provide the basis for meeting the functional requirements of the Building Regulations.

Signed:

A handwritten signature in black ink, appearing to read 'S. Robinson', written in a cursive style.

S. ROBINSON BEng, MSc, CEng, MIFireE

Date: 24th July 2024

APPENDIX A – ARCHITECTS’ GA PLANS

(For greater resolution and full plans see Plans in PDF Format)

These plans may be subject to further detail when the Architects’ fire strategy plans are prepared for the Building Regulations application.

New access corridor added



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WHITBREAD GROUP PLC

Project
LONDON HAYES HEATHTOW NORTH PI
362 UXBRIDGE ROAD,
HAYES, UB4 0HF

Drawing
PROPOSED BASEMENT PLAN

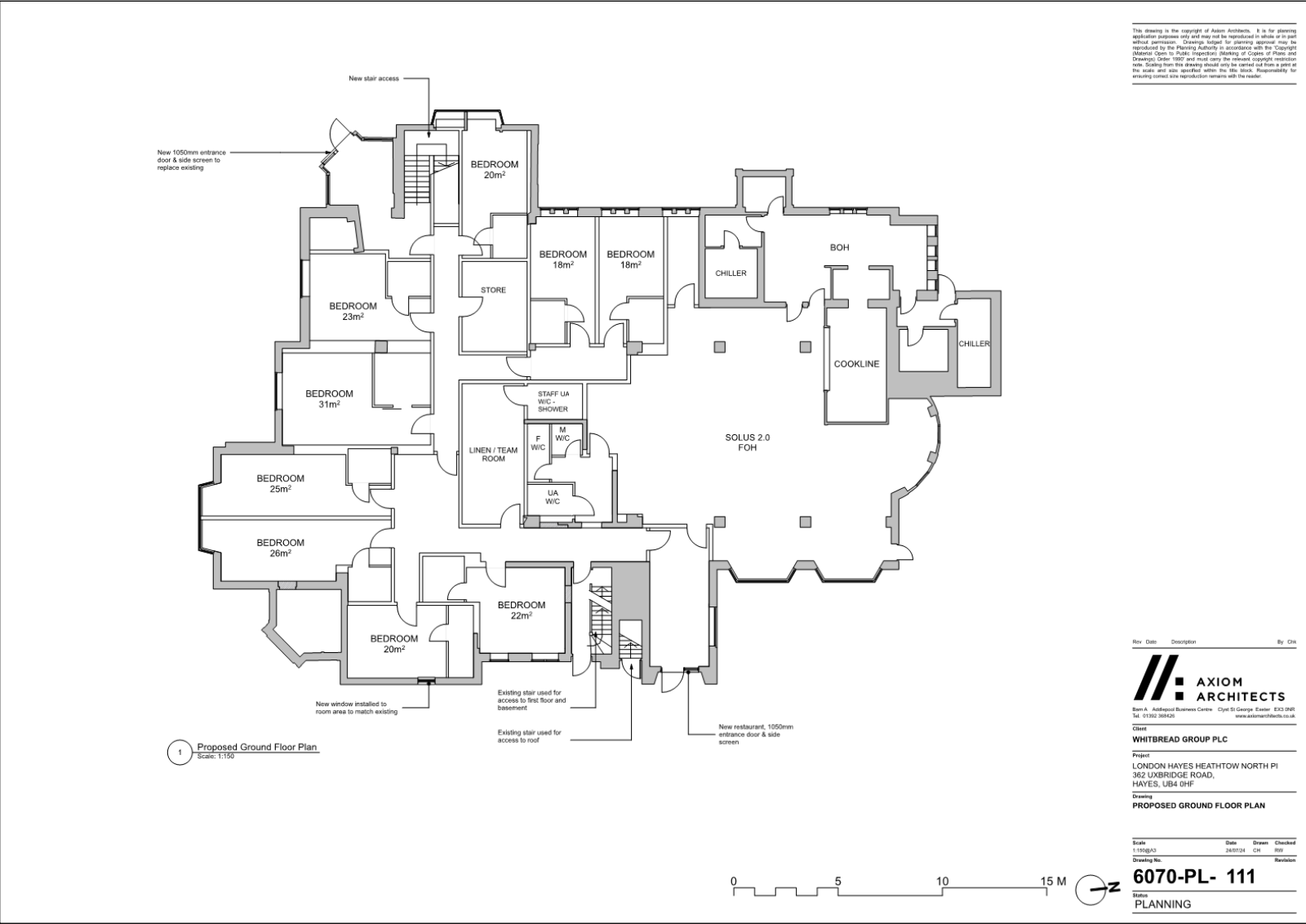
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Revision No.	Revision		

6070-PL- 110

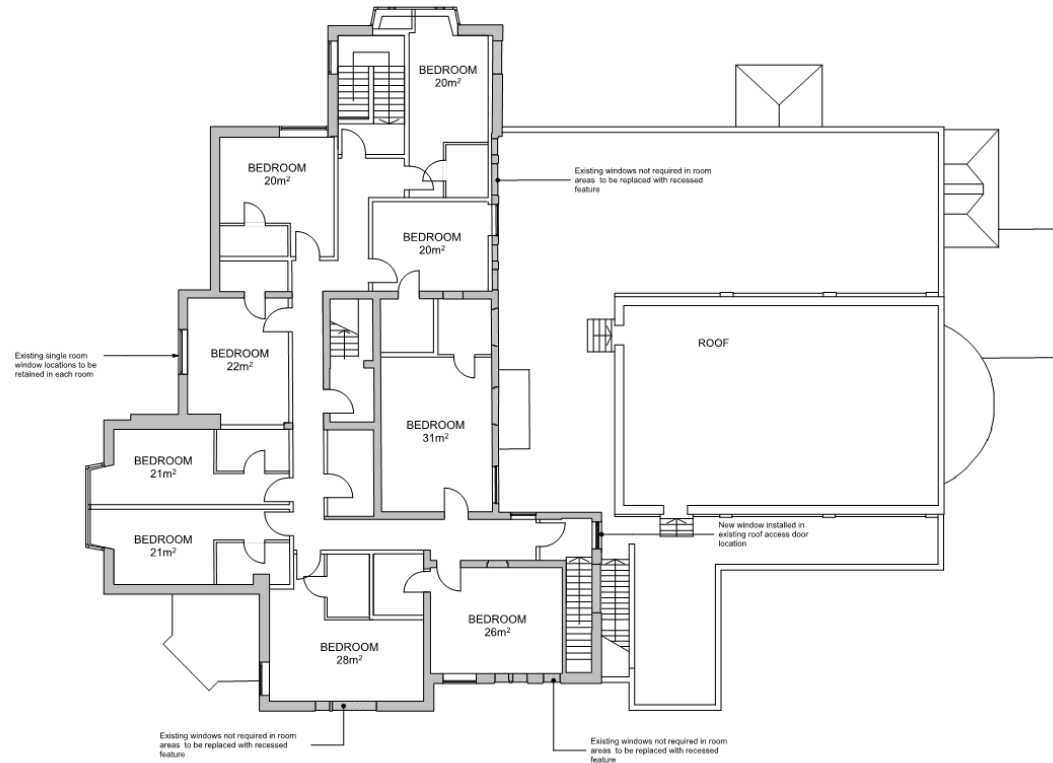
6070-PL- 110

Status
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15



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1 Proposed First Floor Plan
Scale: 1:150

Rev. Date Description By CH



Ben A. Ashford Business Centre City St George Eastern E10 3BH
Tel: 01502 281424 www.axiomarchitects.co.uk

Client

WHITBREAD GROUP PLC

Project

LONDON HAYES HEATHTOW NORTH PI
362 LUXBRIDGE ROAD,
HAYES, UB4 0HF

Drawing

PROPOSED FIRST FLOOR PLAN

Scale	Date	Drawn	Checked
1:150/200	24/07/24	CH	CH

Drawing No.

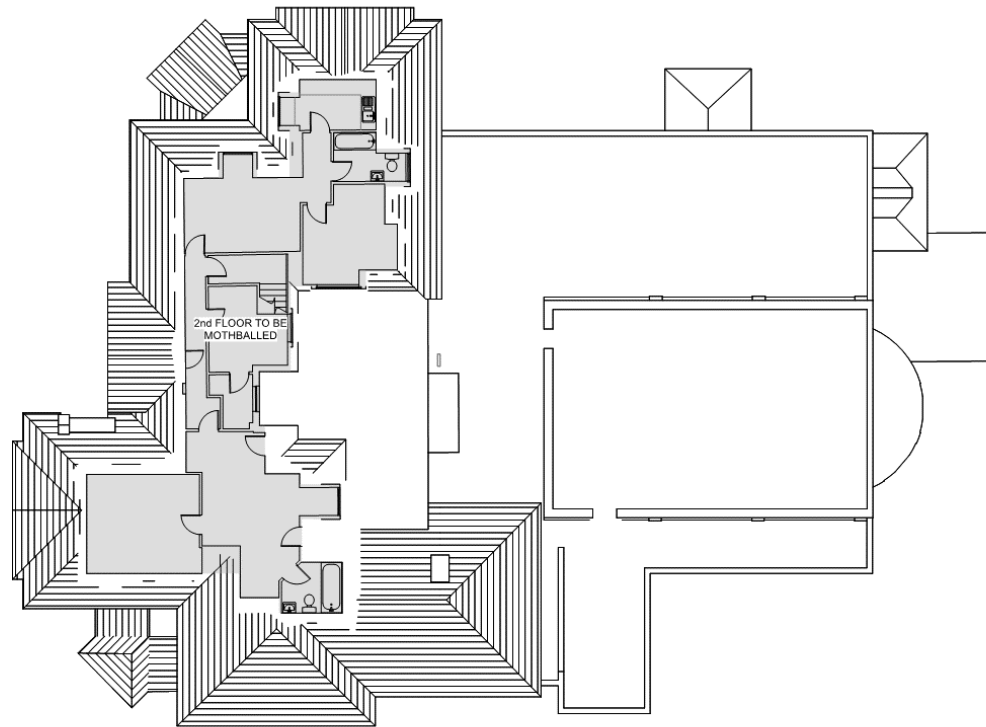
6070-PL- 112

Status

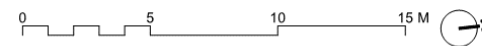
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1 Proposed Second Floor Plan
Scale: 1:150



Rev	Date	Description	By	CHK

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 Drawing
PROPOSED SECOND FLOOR PLAN

Scale	Date	Drawn	Checked
1:150(A3)	26/07/24	CH	BY

Drawing No. **6070-PL- 113**
 Station
PLANNING