



FIRE SAFETY STATEMENT

Uxbridge College, UB8 1NQ

This Fire Safety Statement has been prepared to outline the fire safety principles and measures incorporated within the proposed development. The document provides an overview of the scheme in the context of fire safety, including means of escape, evacuation procedures, access for the Fire and Rescue Service, and other relevant fire safety considerations. It should be read in conjunction with the accompanying drawings, reports, and supporting documentation submitted as part of the planning application.

1. Building Use

The proposed Portakabin is a detached, three-storey building located separately from other college buildings. It's intended use as a Construction Teaching Centre is considered a low fire-risk occupancy, with no storage or use of significant combustible materials, hazardous substances or chemicals anticipated.

Ground floor and 1st floor layouts comprise of workshops for the educational use of traditional trades including;

- Bricklaying
- Plumbing
- Electricians

Each of these uses are considered low fire risk and any all activities will be conducted under the supervision of adequately trained staff.

2nd floor layout comprises of general teaching classrooms considered low risk. A simple layout of desks and teacher arrangements are proposed ensuring unobstructed access to exits.

1. Building Height

The proposed Portakabin building comprises three storeys with a maximum height of 10.5m above ground level. As an educational building, its scale and height allow for effective evacuation via the protected staircases provided within the design.

The building has been planned with clear and direct escape routes to final exits at ground level, enabling occupants to evacuate efficiently to the designated assembly points. The building's height has been considered in the development of the fire strategy, including the provision of protected means of escape, refuge areas for disabled occupants, and access arrangements for the Fire and Rescue Service, ensuring compliance with the principles of Approved Document B and facilitating the safe evacuation of all users in the event of an emergency.

2. Occupancy

The proposed Construction Teaching Centre will be occupied by staff who are familiar with the layout and associated fire safety arrangements on-site. A robust enrolment and induction process is carried out for all students at the beginning of their education on campus to provide them the relevant information regarding fire safety procedures across campus. Where students are identified with SEND and require a level of assistance, help will be provided by trained staff in order to evacuate safely.

Visitors must complete a site induction upon arrival and where needed, will be chaperoned whilst on site by a trained member of staff.

3. Fire prevention measures

Appropriate controls will be implemented by the appointed 'responsible person' by the college which will include;

- No smoking inside of buildings

- Regular checking of electrical equipment
- Controlled and monitored high risk activities (should any take place)
- Ensuring routes remain clear from obstruction
- Waste materials are properly stored and managed

Under the legislative requirement, a fire safety risk assessment will be completed by the appointed 'competent person' prior to occupation and regularly updated.

Fire detection systems are included within the design of the building and will be operational throughout its lifespan (please see enclosed plans) to provide earliest identification of fire and alarm users for evacuation. These systems are designed to comply with Building Regulations.

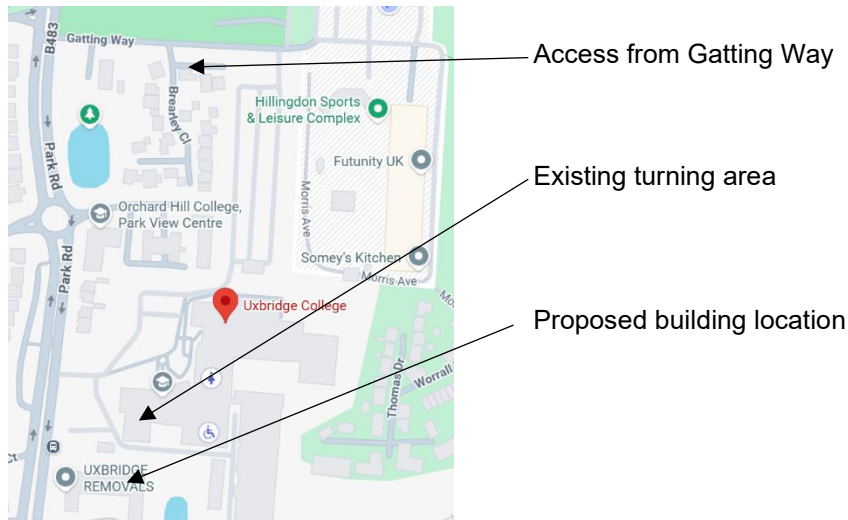
Emergency lighting and exit signage will be installed throughout the building (please see enclosed plans) to provide safe passage to final exits. These systems are designed to comply with Building Regulations.

Staff will have robust and comprehensive training to implement appropriate emergency safety procedures.

Engagement with the local fire and rescue service is duly undertaken by means of a full building control application of the proposal and through consultation with them, address matters of non-compliance. The consultation has been completed and deemed adequate with no observations raised by them, thus considering the proposal safe at design stage.

4. Information on space provision for fire appliances and assembly points

Vehicle access to the campus is principally from Gattling Way into the main parking area from which several internal service roads are available. Service roads allow for unhindered access to the proposal.



Given the scale and straightforward nature of the proposed development, standard fire and rescue service attendance and firefighting equipment are considered sufficient. The proposed Portakabin will be located within an area previously occupied by a single storey building largely within the same footprint and will benefit from existing fire service arrangements to provide suitable access.

The building is readily accessible from all sides, enabling fire and rescue personnel to approach and undertake firefighting operations from any elevation if required. No constraints have been identified that would adversely affect emergency access or the ability to deploy standard firefighting equipment.

The location of the nearest fire hydrant has not been confirmed; however, given the scale of the proposed development, comprising a three-storey modular building with a gross internal floor area of approximately 1287 m², standard fire and rescue service attendance is considered appropriate. As the building does not incorporate a single space exceeding 280 m², no exceptional fire-fighting access arrangements are considered necessary.

5. Information on passive and active safety measures

5.1 Active Safety Measures

Active safety measures are included within the design in accordance with Building regulations and include;

- a) Fire detection and alarm system.
- b) Access control and security system.
- c) Emergency light

Fire detection and alarm systems are included within the design throughout the building in accordance with BS 5839. See enclosed plans.

Access control and security systems are included within the design throughout the building including

- i.i. Refuge communication will be installed at designated points (see refuge locations identified within the general arrangement plans).

Emergency lighting system will be installed within the design throughout the building in accordance with BS 5266-1.

The Fire detection and Emergency lighting systems will interface with other systems in accordance with BS7273 and include:

- Electronic security locks on doors release on fire detection activation to enable doors to be freely openable.
- Doors fitted with any hold-open devices in circulation spaces automatically self-close on fire detection activation.
- Passenger lift comes out of operation
- Shut down of any machinery in workshops.

5.2 Passive Fire Precautions

The following passive fire precautions are included within design;

- Fire-resisting doors and door sets meeting the appropriate fire rating (30/60mins)
- Fire resisting internal partitioning (30/60mins) where appropriate.
- Door and corridor widths designed for the intended occupancy levels
- Final exit points onto level access pathway leading to an identified place of safety.
- Pathways offset 1.8m from windows.
- Exit signage throughout
- Corridor doors operated on Mag-locks which close on fire detection activation to create appropriate smoke seals
- Internal partition up to ceiling height to prevent smoke/fire cross over.
- Appropriate fire stopping to apertures.
- Dead end corridors adequately fire rated
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6. Information and date of construction products and materials

Please see appendix 1 – BBA Certification

7. Information on means of escape and evacuation strategy

7.1 Evacuation strategy

Uxbridge College operates a full simultaneous evacuation strategy. In the event of a fire alarm activation anywhere on campus, all occupants of all buildings are required to evacuate immediately and proceed to their designated assembly points.

Simulated fire drills take place regularly through the terms to ensure all users are aware of procedures. Trained staff will ensure that rooms are cleared (where safe to do so).

The campus is served by four designated muster points. Users of the proposed building will be made aware of the nearest assembly point, enabling them to evacuate efficiently and assemble in a safe location away from buildings during an emergency.

The key part of the escape strategy is ensuring that exits are available and clear at all times. Maintaining the evacuation strategy involves:

- Ensuring that no combustible materials, such as combustible furniture, are provided at any time within the protected staircase enclosures.
- Keeping escape routes clear of storage at all times.
- Ensuring that security devices or access controls on escape routes are fitted with appropriate override devices and available for use in an emergency from the escape side without a key or fob.
- Ensuring that exit doors are freely openable and have not become damaged, stiff or warp

7.2 Information of means of escape

The proposed building incorporates two enclosed staircases, located on the north and south elevations, together with a passenger lift on the southern elevation to provide inclusive access to all levels.

In the event of an emergency, the lift will not be available for evacuation purposes, and occupants will be required to exit via the protected staircases. Disabled occupants who are unable to use the stairs will utilise the designated refuge areas provided on the first and second floors (refer to the General Arrangement Plan). These refuges are equipped with an intercom system, enabling occupants to communicate with designated staff and await assisted evacuation.

College staff will receive appropriate training in evacuation procedures and will be responsible for implementing relevant Personal Emergency Evacuation Plans (PEEPs) where required. Alternatively, evacuation assistance will be provided by the Fire and Rescue Service if necessary. The Portakabin building has been designed in accordance with the fire safety requirements of Approved Document B, ensuring that refuge areas are suitably protected for the duration of the evacuation process.

Travel distances have been incorporated into design to ensure that maximum distances are not exceeded to escape points in accordance to AD:B.

The proposed building is designed to provide level access throughout, with no ramps or steps required to reach the emergency exits. Upon exiting the building, occupants will follow the dedicated external pathway, which is positioned a minimum of 1.8 metres from the building at its closest point, and proceed to the College's designated assembly point.

The proposal will not adversely affect or obstruct any existing escape routes within the wider campus, nor will it require changes to the established evacuation strategy. The existing emergency procedures, which operate on a full-site evacuation (“one out, all out”) basis, will remain unchanged.

Appendix 1 -BBA Certificate

Appendix 2 – FA, EML, Refuge and Intruder Layouts.

