Fire statement form

Application information	
1. Site address line 1	Nestle Ave
Site address line 2	
Site address line 3	
Town	Hayes
County	Middlesex
Site postcode (optional)	UB3 4QF
2. Description of proposed development including any change of use (as stated on the application form):	The development is located at the former Nestle factory in Hayes & Harlington which consists of multiple residential blocks, this Fire Statement is provided for Block B within the development only. Block B consists of a nine cores which are all considered to be single stair building residential buildings with a connection to the basement and ground floor car park; furthermore the two car park levels are connected to each other via the car park ramp from the ground floor to the basement level. The block is provided with a substation, bin storage and bicycle storage at the ground floor which are all accessed directly from either within the car park or directly from external.

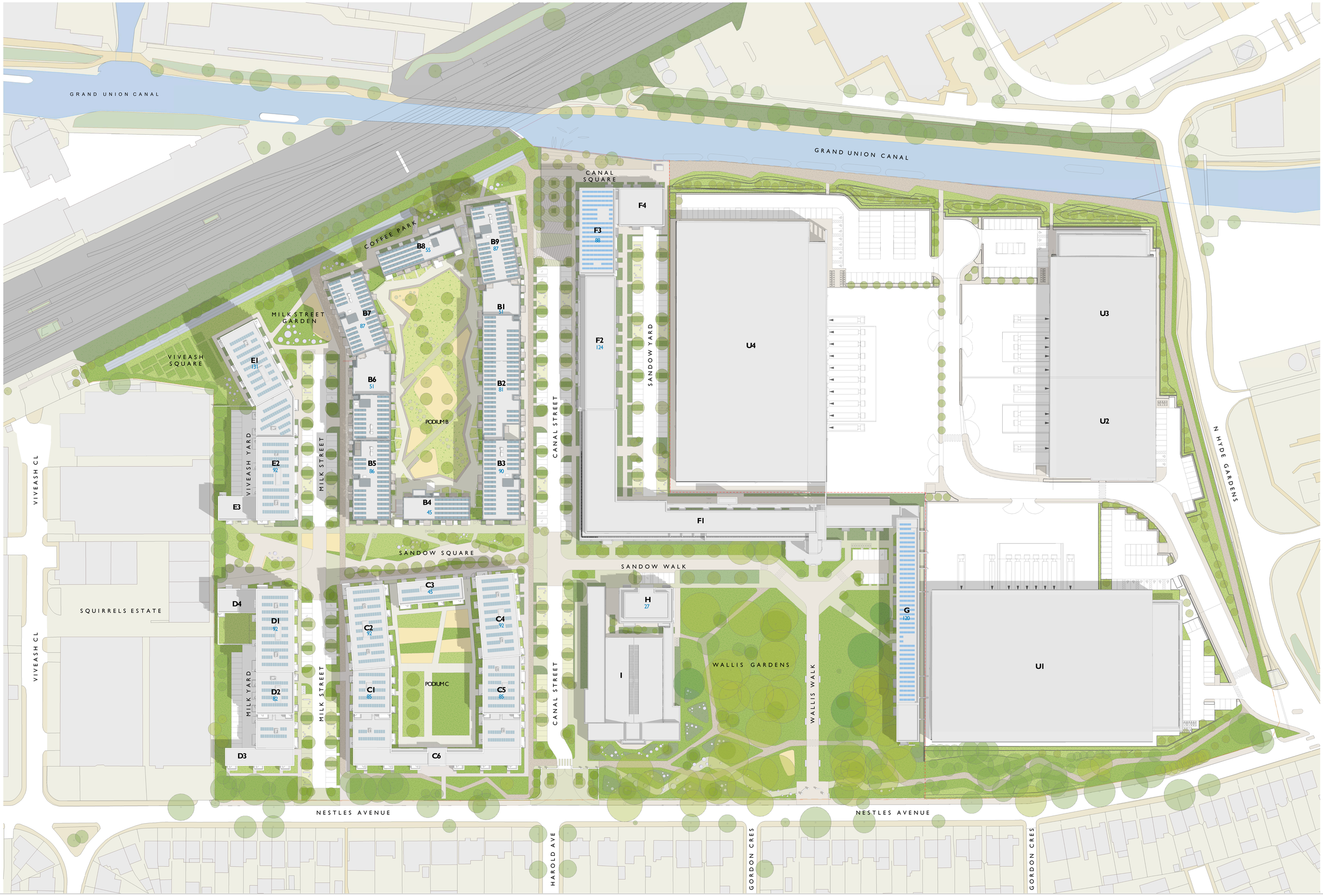
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience. Guide: no more than 200 words	Trenton Graham Trenton graduated from University of Central Lancashire in 2018 with a Bachelor of Science degree in fire safety engineering. Trenton has 3 years experience in fire engineering working on numerous residential & commercial units and is currently a Associate member of the Institution of Fire Engineers. His experience comprises of multiple different residential and commercial projects including large scale residential developments (e.g. Royal Exchange development in Kingston, Fulham wharf and West Hendon residential development) and commercial buildings (e.g. Wandsworth Library, Morrisons supermarket in Camden and hanger lane university accommodation). All work undertaken by H+H Fire is subject to an internal peer review process, and authorised for issue by Glenn Horton, C.Eng.
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	The development has been submitted to Building Control, (NHBC), and discussions regarding the development are being undertaken with NHBC regarding all fire aspects for the development. The development design has not been submitted to the London Fire Brigade (LFB) and there has been no Preliminary Design Advice from the fire brigade at this time. The key concerns for the block are: a. The connections between the car park and the single stair cores within Block B. b. extended travel distances within common corridors within the development beyond that set out in the Approved documents, but within the levels set out in the Smoke Control Association Guidance for managing extended travel distances.

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 (tick one):

☐ provided as a separate plan

☑ inserted in the form



BARRATT LONDON

SEGRO

Where there are parapet walls, a ballasted / weighted mounting system should be assumed, and the panel spacings / layouts should be based on a 1.7m x 1.0m module in "landscape" format, at a 10-degree nominal pitch, with a 1.0m spacing between rows.

Panels shown are indicative: refer to the Energy Statement for details of proposed PV array ratings.

DATE	REV	DESCRIPTION	CHK
170210	15	D4 - Design Freeze Update	AA
170217	16	D5 - Design Freeze Update	SJ
170227	17	D6 - Design Freeze Update	SJ
170327	18	D7 - Design Freeze Update	SJ
170518	19	P1 - Planning Application	SJ

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FORMER NESTLE FACTORY, HAYES

MASTERPLAN - Roof PVs

MP 113

SCALE 1 : 500 @ A0

ISSUE P1

The principles, concepts and approach relating to fire safety that have been applied to the development
Where instructed to do so you must select one of the options in the relevant section of the Table at the end of this Form.

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). Your answers must be selected from the options in section 6cA) of the Table	d) location of use within block by storey	e) standards relating to fire safety/ approach applied. Your answers must be selected from the options in section 6eA) of the Table	f) balconies Your answer must be selected from the options in section 6fA) of the Table	g) external wall systems Your answer must be selected from the options in section 6gA) of the Table	h) approach to evacuation Your answer must be selected from the options in section 6hA) of the Table	i) automatic suppression Your answer must be selected from the options in section 6iA) of the Table	j) accessible housing provided Your answer must be selected from the options in section 6jA) of the Table
Block B1	21.5m Ground + 8	Residential flats, Studio, Duplexes	Ground - 8 floors	BS 9991, Fire engineered approach	Class A2 - s1, d0 - or better	Class A2 - s1, d0 - or better	Defend in place	Yes - residential sprinklers - full	M4(2) & M4(3)
Block B2	21.5m Ground + 8	Residential flats, Studio	Ground - 8 floors	BS 9991, Fire engineered approach	Class A2 - s1, d0 - or better	Class A2 - s1, d0 - or better	Defend in place	Yes - residential sprinklers - full	M4(2) & M4(3)
Block B3	24.5m Ground + 9	Residential flats, Studio	Ground - 9 floors	BS 9991, Fire engineered approach	Class A2 - s1, d0 - or better	Class A2 - s1, d0 - or better	Defend in place	Yes - residential sprinklers - full	M4(2) & M4(3)
Block B4	15.5m Ground + 6	Residential flats, Studio	Ground - 6 floors	BS 9991, Fire engineered approach	Class A2 - s1, d0 - or better	Class A2 - s1, d0 - or better	Defend in place	Yes - residential sprinklers - full	M4(2) & M4(3)

a) continued	b) continued	c) continued	d) continued	e) continued	f) continued	g) continued	h) continued	i) continued	j) continued
Block B5	27.5m Ground + 10	Residential flats, Studio, Duplexes	Ground - 10 floors	BS 9991, Fire engineered approach	Class A2 - s1, d0 - or better	Class A2 - s1, d0 - or better	Defend in place	Yes - residential sprinklers - full	M4(2) & M4(3)
Block B6	24.5m Ground + 9	Residential flats, Studio	Ground - 9 floors	BS 9991, Fire engineered approach	Class A2 - s1, d0 - or better	Class A2 - s1, d0 - or better	Defend in place	Yes - residential sprinklers - full	M4(2) & M4(3)
Block B7	30.5m Ground + 10	Residential flats, Studio	Ground - 10 floors	BS 9991, Fire engineered approach	Class A2 - s1, d0 - or better	Class A2 - s1, d0 - or better	Defend in place	Yes - residential sprinklers - full	M4(2) & M4(3)
Block B8	18.5m Ground + 8	Residential flats, Studio	Ground - 8 floors	BS 9991, Fire engineered approach	Class A2 - s1, d0 - or better	Class A2 - s1, d0 - or better	Defend in place	Yes - residential sprinklers - full	M4(2) & M4(3)
Block B9	30.5m Ground + 10	Residential flats, Studio	Ground - 9 floors	BS 9991, Fire engineered approach	Class A2 - s1, d0 - or better	Class A2 - s1, d0 - or better	Defend in place	Yes - residential sprinklers - full	M4(2) & M4(3)
Basement Car park	-3.05m Basement + Ground	Car parking	Basement - Ground	BS 9999, Fire engineered approach	No balconies	Class A2 - s1, do or better	Simultaneous evacuation	Yes - commercial sprinklers - full	N/A non resi

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

Block B consists of 9 cores that are not connected to each other on the upper levels, the cores are considered to be tall single stair buildings.

The ground floor entrance to all of the blocks is connected to the car park which is not in accordance with the guidance from BS 9991 section 14.1.6. "Any common stair which does not form part of the only escape route from a flat may serve ancillary accommodation".

Additionally, the common corridors serving the apartments have an extended travel distance over 15m from the apartments to the stair cores which requires additional justification will be required via CFD analysis (carried out in accordance with Smoke Control Association guidance to ensure compliance with Part B of Schedule 1 to the Building Regulations are satisfied.

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

The only issue which may affect the fire safety of the development is the connection to the car park area at the ground floor level, to mitigate any concerns additional measures have been taken to protect the residential stair. (i.e. sprinkler protection within the carpark, three door protection to the stairs, separate stair to access the basement level, separate escape route from the car park without passing through the residential stair core, ventilation of the car park and the common areas to protect the staircores).

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

The London Plan has been taken into account within the design of the development to ensure that occupants can safely evacuate the development at all times.

The design of the buildings includes all necessary measures to ensure there is a minimal fire risk or fire spread through the block, i.e. sprinklers, all apartments are provided with LD1 alarm and detection, to meet B1 of the Building Regulations.

Additionally, each of the cores within Block B have been provided with two firefighting lifts which provides access to every level including basement. One of the firefighting lifts shall also be designed to allow occupants to utilise the lift as a means of escape until the fire service arrive.

The London plan has also been taken into account when designing the fire service access into the block, i.e fire service provisions and equipment, and how the fire service will access the development, i.e hardstanding locations, dry riser inlet, fire hydrants, to meet the requirements of B5 of the Building Regulations.

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

The fire service access route into the development has been designed in accordance with BS9991:2015. The fire appliances access points are within 18m of dry riser inlet points and on hardstanding.

The fire service requirements within the development have been designed in accordance with BS 9991 & BS 9990.

All of the cores within Block B are provided with a fire fighting stair, two fire fighting lifts which accesses every level, and the fire fighting stair is provided with a dry riser outlet at every level (including the ground and basement levels) to meet the hose laying distances recommended within the relevant guidance.

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

The primary access for the fire service to all of the apartment blocks is via Nestle Avenue at the South of the development.

The fire appliance can gain access to all of the cores within Block B via Canal Street, Milk Street and across Shadow Square where they can park directly in front of the each of the main entrances.

The site will have suitable provisions that can accommodate reversing manoeuvres for fire vehicles to ensure fire appliances can leave the development in line with the British Standards.

Is the emergency vehicle tracking route within the site to the siting points for appliances clear and unobstructed?
Tick one:

☑ yes

☐ no

12. Siting of fire appliances
Guide: no more than 200 words

Fire access for all cores to be within 18m for the fire service vehicles.

All of the dry riser inlets will be within 18m from the fire tender parking positions.

They can leave the development without reversing as there is a direct route to take the fire service back to Nestle Avenue.

13. Suitability of water supply for the scale of development proposed
Guide: no more than 200 words

The development is being provided with 5 private fire hydrants located to ensure that all of the dry riser inlets are within 90m of a fire hydrant.

Nature of water supply:

- ☐ open water- limited
- ☐ open water- unlimited
- ☐ hydrant- public
- ☑ hydrant- private
- ☐ tank supply

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

- ☐ yes
- ☑ no
- ☐ don't know

14. Fire service site plan

Fire service site plan is:

☑ provided as a separate plan

☐ inserted in the form

Fire statement completed by	
15. Signature	
16. Date	11/07/2022