



Design Note No. DN01

Project Cricketfield Road

Date 7th August 2026

Subject Planning Stage Fire Strategy Statement

1.0 DOCUMENT CONTROL

Issue	Date	Description	Author	Reviewed
-	07/08/26	Initial issue	BH	BW

Note: All updates since the previous Issue are highlighted by a vertical line in the right hand margin

2.0 INTRODUCTION

BWC Fire Limited (BWC) has been appointed to produce a fire statement for the redevelopment of the existing Cricketfield Road Car Park site in Uxbridge, London to form a new residential care facility. The fire statement has been developed for the purposes of the planning application and to address compliance with the London Plan Policy D5/D12(A)/D12(B), however this document also offers a summary of the fire safety information applicable to Building Regulations.

The fire statement principles have been developed based on the guidance in Approved Document B, Volume 2, 2019 edition incorporating 2020, 2022, 2025 and 2026 amendments.

3.0 BUILDING DESCRIPTION

The development concerned is located on the site of the existing Cricketfield Road multistorey car park to the South of Hillingdon Road and the East of Cricketfield Road in Uxbridge, London. At completion of the proposed works, the development will consist of a five storey residential care home. The site is predominantly accessed from Cricketfield Road to the West, whilst pedestrian access is also proposed to be provided onto Hillingdon Road to the North of the site. There is car parking present on the proposed development externally to the West of the proposed building. Fire vehicle access to the site is based on the public roads serving the site along with vehicle access to the site car park.

The building is proposed to include five stair cores, distributed across the building footprint. The building presents a top floor more than 11m but less than 18m above ground, and includes a single level of basement accommodation below ground.

The accommodation within the site is classified in the following Purpose Group under ADB:

Accommodation	Purpose Group
Care Home	2(a)

Note – The plant and store rooms have been considered ancillary to the main building use.

4.0 FIRE STRATEGY SUMMARY

The proposals outlined in this document demonstrate a level of fire safety equal to or greater than the general standard implied by compliance with the recommendations in Approved Document B, Volume 2, 2019 edition incorporating 2020, 2022, 2025 and 2026 amendments. This level of safety therefore satisfies the functional requirements of the Building Regulations relating to fire safety.

The fire strategy can be summarised as follows:

Design Item	Recommendations																		
1. Evacuation Philosophy	- A progressive horizontal evacuation strategy is proposed to be adopted, whereby the affected accommodation will evacuate horizontally into a separate fire compartment before being evacuated from the floor of origin. - No alarm interlinks between the proposed building and any neighbouring buildings or sites are currently proposed.																		
2. Escape within Care Home	- The care home is proposed to adopt a progressive horizontal evacuation approach, typical for this type of accommodation and enabled by the multiple escape routes from each storey. In the event of a fire within one compartment, occupants will be evacuated to a place of relative safety in a neighbouring compartment before being assisted to evacuate the floor and ultimately building. - Staffing levels are likely to be high due to the nature of the premises, and management procedures to support the safe evacuation of occupants will need to be developed by the end user. - Occupancy loads are anticipated to be relatively low, with up to 39 residents per floor, however the level of staffing is anticipated to be relatively high as stated above; the staircases and exits throughout the building will be sized based on the final worst-case occupancy numbers and the guidance available in Approved Document B for Residential (Institutional) buildings. - Travel distances within the care home will be limited to 9m in a single direction and 18m in more than one direction. In accordance with guidance for progressive horizontal evacuation within care homes, overall travel distances from any point within the accommodation to a storey or final exit will be limited to a maximum of 64m																		
3. Escape within Ancillary Accommodation	- The ancillary accommodation areas will each adopt a simultaneous evacuation philosophy, whereby all of the affected areas of the building evacuate upon activation of the fire alarm system. No interlinks between areas which do not share escape routes are proposed. - Occupancy loads within the ancillary accommodation areas are typically very low, below 60 in the majority of cases, and as such exits from these areas should achieve a minimum clear width of 750mm and may open in either direction. - Any areas of ancillary accommodation presenting an occupancy level greater than 60 people will be provided with multiple exits, sized in accordance with Approved Document B guidance for the anticipated occupancy load. - Travel distances within the communal accommodation areas should be limited to 18m in a single direction, or 45m in more than one direction. - Travel distances within the ancillary accommodation should generally be limited to the travel distances recommended by the guidance documents; these are outlined below: <table><tr><th>Accommodation</th><th>Area</th><th>Travel distance possible in one direction</th><th>Travel distance possible in more than one direction</th></tr><tr><td rowspan="3">Plant Room</td><td>Within Room</td><td>9m</td><td>35m</td></tr><tr><td>Escape route not in open air (overall distance)</td><td>18m</td><td>45m</td></tr><tr><td>Escape route in open air (overall distance)</td><td>60m</td><td>100m</td></tr><tr><td>Storage</td><td>Normal Hazard Storage</td><td>25m</td><td>45m</td></tr></table>	Accommodation	Area	Travel distance possible in one direction	Travel distance possible in more than one direction	Plant Room	Within Room	9m	35m	Escape route not in open air (overall distance)	18m	45m	Escape route in open air (overall distance)	60m	100m	Storage	Normal Hazard Storage	25m	45m
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4. PRM Evacuation	- In order to demonstrate compliance with D5 of the London Plan, the lifts present within each of the five stair cores will be specified as an evacuation lift that complies with BS EN 81-76. - In order to support the building management and evacuation procedures, each of the stair cores will also include wheelchair refuges at each level and within the stair core.
5. Fire alarm and detection system	The building will include an automatic fire alarm and detection system, proposed to be a minimum L1 standard system in accordance with BS 5839-1, and configured to support the proposed progressive horizontal evacuation protocol along with any special measures to support management procedures or occupant needs.
6. Assembly Points	The site includes a number of external landscaped areas around the perimeter of the building at ground floor level. These areas are understood to be likely large enough to accommodate all occupants of each individual evacuation zone within the building, and include a number of discharge routes into the public realm without conflicting with fire service access routes or having to re-enter the building.
7. Fire Suppression	- The building concerned falls into a residential care home purpose group, and as such requires automatic fire suppression to be provided throughout. - On the above basis the building will be provided throughout with automatic fire suppression in accordance with BS 9251, generally to a Category 3 standard based on the building use and number of residents. - Any non-residential areas or ancillary spaces exceeding 100sqm in area will be provided with sprinkler protection to BS EN 12845.
8. Emergency Lighting	This will be installed in accordance with Approved Document B and BS 5266 Part 1 recommendations throughout the building.
9. Escape signage	- Directional escape signage should be provided as appropriate throughout the building in accordance with BS 5499-4 and BS ISO 3864-1. - All fire doors in the building will include appropriate fire signage indicating their purpose as fire doors.
10.Elements of Structure	- All elements of structure for the building will afford 60 minutes fire resistance as applicable for buildings that are more than 11m but less than 18m high. - Any areas which support other structures must adopt the highest fire rating of the structures they are supporting. - Any elements which only support themselves and or a roof can be non-fire rated.
11.Compartmentation	- All floors should be compartment floors with a fire resistance of 60 minutes. - The staircases will be separated from the circulation corridors and all adjacent accommodation by 60 minutes fire resistance with FD30S self closing doors. - The bedrooms are required to be separated from the access corridors and each other by 30 minutes fire resisting construction with FD30S self-closing doors. - All service risers should be constructed as 60 minute fire resistant protected vertical shafts with FD30S lockable doors. Evacuation lifts will afford 60 minutes fire resistance with FD60 landing doors. - The floor plates at each level will be separated into at least three distinct fire compartments in order to support the progressive horizontal evacuation protocol. The separation between fire compartments will extend across the full width of the floor plate in each case, and will achieve 60 minutes fire resistance with FD60S self-closing doors.
12.Cavity Barriers, Fire Stopping and Linings	- Fire stopping and cavity barriers should be provided as recommended in ADB. - All linings within accommodation areas will have a minimum Class C-s3,d2 surface spread of flame. - All linings within circulation areas will be Class B-s3,d2. - Local downgrades of lining classification to D-s3,d2 will be acceptable within small rooms of up to 4m² in residential accommodation and 30m² in non-residential accommodation.
13.External Fire Spread	The building concerned is proposed to be provided with sprinkler protection throughout, and presents boundary distances of at least 6.5m from all areas of the external envelope. On this basis it is likely that all areas of the facades will be acceptable 100% unprotected in terms of boundary fire spread, however this should be assessed in greater detail as the design progresses.

Design Item	Recommendations
	• The building presents a top floor more than 11m above ground and contains a residential purpose group. Accordingly, the guidance within Approved Document B states that the external surfaces of any walls on such buildings should achieve a rating of Class A2-s1, d0 or better. Furthermore, all materials used within the external wall build ups generally should utilise materials with a European class A1 or A2-s1,d0 rating subject to the exclusions outlined in regulation 7(4). • The above requirements are also applicable to balconies and other specified attachments to the external walls. • All wall construction within 1.8m of the staircase façades or final exit points and any external escape routes should be fire rated to at least 30 minutes fire resistance.
14.Fire Service Access	• Fire service access is proposed to be achieved by perimeter access - 50% based on the building height and total floor area. This requires vehicle access to the façade for a linear distance of approximately 145m; this is not achieved within the current proposals due to the limited vehicle access to only the West elevation, so fire service access arrangements to the North and East façade may need to be reviewed as the design develops in order to achieve adequate fire service access. • Alternatively, the building may be fitted with dry rising fire mains within some or all of the protected escape staircases. In each case the dry riser inlets should be located within 18m of and visible from a fire appliance parking location, and the outlets should be located at each full landing level within the associated protected staircase. All areas of the floor plates are required to be accessible within 45m of a dry riser outlet in this case. • As the building presents a fire compartment greater than 280sqm in area, if no existing hydrants are present within 100m of an entrance point to the building then new hydrants should be provided within 90m of an entrance point and not more than 90m apart. Following confirmation of existing fire hydrant locations serving the site, it may be necessary to provide additional private hydrants to serve the proposed building. • The building will include a fire service premises information box.
15.Smoke Clearance	• No smoke clearance facilities are needed directly from the bedrooms or common areas of the care home in order to support the proposed evacuation protocol or fire service access arrangements. Notwithstanding this, the majority of accommodation within the building will include manually openable external windows or doors which will be available for use by the fire service for post-fire smoke clearance. • Basement accommodation more than 200m² in area will be provided with smoke outlet ventilation, either in the form of natural openings equivalent to 2.5% of the basement floor area and evenly distributed around the perimeter of the space they serve at high level, or in the form of mechanical smoke extract ventilation providing at least 10 Air Changes per Hour (ACH) from the accommodation served.

5.0 FIRE STRATEGY SUMMARY REFERENCING AGAINST THE LONDON PLAN FIRE POLICY D12

The proposals outlined in this document demonstrate that the proposed new building complies with The London Plan Fire Safety Policy D12(A), (B) and section 117(d) of the National Planning Policy Framework [2024] with regards to fire safety. The below points from the planning policy are considered against the fire safety design information outlined in Section 4 with cross referencing to the planning policy to demonstrate how each item has been achieved.

London Plan Fire Safety Policy D12 (A)

- *Applicants should demonstrate on a site plan that space has been identified for the appropriate positioning of fire appliances. These spaces should be kept clear of obstructions and conflicting uses which could result in the space not being available for its intended use in the future. – This item is discussed in Item 14 of Section 4 and Appendix A.*
- *Applicants should also show on a site plan appropriate evacuation assembly points. These spaces should be positioned to ensure the safety of people using them in an evacuation situation. – This item is discussed in Item 6 of Section 4 and Appendix A.*
- *Are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures: - This item is discussed in Items 2-5 of Section 4. The measures are primarily based on the provision of automatic fire alarm systems and automatic fire suppression throughout the building, along with compartmentation to keep the escape routes protected.*
- *Are constructed in an appropriate way to minimise the risk of fire spread: - This item is discussed in Items 2-5 and 10-13 of Section 4.*
- *Provide suitable and convenient means of escape, and associated evacuation strategy for all building users – This item is discussed in Items 1-4 of Section 4.*
- *Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in. – The evacuation strategy is outlined in Item 1 of Section 4. Given this configuration the arrangements are robust and not affected by developments beyond this site and therefore the evacuation strategy is unlikely to require changing in the future, however should changes be necessary the building management at the time would be free to do so.*
- *Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development. – This item is summarised in Item 14 and 15 of Section 4 and Appendix A.*

London Plan Fire Safety Policy D12 (B)

Planning Criteria	Fire Strategy Comments
1) The building's construction: methods, products and materials used, including manufacturers' details	Construction methods, products and materials including manufacturers' details will be governed by the Employer's Requirements and subject to acceptance by the end user client, Principal Designer, Building Warranty Provider and Building Control Body. The detail of the construction fire performance is outlined in Section 4 Items 10, 11, 12 and 13.
2) The means of escape for all building users: suitably designed stair cores, escape for building users who are disabled or require level access, and associated evacuation strategy approach	The building escape routes have generally been developed to comply with the guidance in Approved Document B, Volume 2. By complying with this guidance it is intended that Building Regulations and planning requirements for escape are met. Core parts of the escape provisions rely on robust compartmentation between floors between accommodation and circulation areas and between evacuation zones. The compartmentation is supported by sprinkler suppression and a comprehensive automatic fire alarm system. In accordance with the London Plan D5 policy each stair core will be provided with an evacuation lift.
3) features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans	BS 5839 Part 1 fire alarm and detection system throughout the building BS 9251 residential sprinklers to all accommodation and ancillary areas less than 100sqm. BS EN 12845 sprinklers to all accommodation and ancillary areas more than 100sqm. Smoke ventilation as per ADB from basement accommodation. Compartmentation in accordance with ADB, to be developed by the contractor and approved by the Building Control Body. Management plans to be developed for the building owner's acceptance and adoption under the RRO and Fire Safety Act.
4) Access for fire service personnel and equipment: how this will be achieved in an evacuation situation,	The fire service access externally is based on parking on the public roads to the North of the site, or within the car park serving the site. This vehicle access is likely to be supported by dry rising mains to the stair cores in addition to the sprinklers required throughout all accommodation areas. In all cases the fire service vehicle access does will be configured not to conflict with escape routes away from the respective accommodation. Beyond the above, the fire service are likely to have arrived after the area concerned has evacuated due to the proposed evacuation strategies. The staircases and exit routes are generally anticipated to be wider than the widths needed for evacuating occupants from each evacuation zone based on the phased evacuation protocol, so there should be excess width available should fire service access be needed during an evacuation. The building also benefits from multiple discharge routes to outside which reduces the potential for overlap with fire fighting operations. The building is proposed to be provided with a fire service premises information box at the main entrance, containing information useful to fire fighters attending an emergency.

- Water supplies, provision and positioning of equipment,	Section 4, Items 14 and 15 discusses fire fighting operations. The building will either be accessed via fire service vehicle perimeter access, achieved via the vehicle access routes within the site, or based on the provision of dry rising mains within the protected escape staircases serving the building as appropriate. Following confirmation of existing fire hydrant locations serving the site, it may be necessary to provide additional private fire hydrants to serve the proposed building.
- Firefighting lifts, stairs and lobbies,	No fire internal fire fighting provisions are required or proposed within the building, beyond the potential introduction of dry rising mains within the protected escape staircases to support the chosen fire service vehicle access configuration.
- Any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these	BS 9251 residential sprinklers to all accommodation and ancillary areas less than 100sqm. BS EN 12845 sprinklers to all accommodation and ancillary areas more than 100sqm. Smoke ventilation from all basement areas more than 200sqm as required by ADB in either natural or mechanical form. Maintenance regime and monitoring will be by the building management.
5) How provision will be made within the curtilage of the site to enable fire appliances to gain access to the building	The fire service access externally is primarily based on parking on the public roads adjacent to the site and the car park within the site. The fire service vehicle access does not conflict with escape routes away from the cores. Any access control bollards on the vehicle routes into the site will be equipped with fire brigade key overrides to allow access in an emergency. The building is proposed to be provided with a fire service premises information box, containing information useful to fire fighters attending an emergency.
6) Ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures.	The building management should insist that the contractor passes onto them a full Regulation 38 information pack ideally prior to completion of the building. This information will then be held on record by the management and informs firstly the fire risk assessment that is undertaken prior to occupation but also the regime of ongoing maintenance required to manage the building. Should future works be instructed to the building then the designers and contractors involved will be issued with the original Regulation 38 information pack and also the current status of the maintenance arrangements to ensure that a full picture of the building fire safety facilities is available and visible.

6.0 AUTHOR DETAILS

Ben Haskell BSc (Hons), AIFireE

Memberships & Qualifications:

- BSc (Hons.) in Fire Safety Engineering – University of Wales, Newport
- Associate of the Institute of Fire Engineers (Member No. 00052697)

Career Profile:

- 2014 – Present: Director, BWC Fire Limited
- 2013 - 2014: Senior Fire Engineer, BWC Fire Limited
- 2012 - 2013: Fire Engineer, FDS Consult
- 2011 - 2012: Graduate Fire Engineer, FDS Consult
- 2010 - 2010 (5 months): Graduate Fire Engineer, FDS Consult

7.0 REPORT LIMITATIONS

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In preparing this report it has been assumed that detailed aspects of the design and construction will, unless stated otherwise in this report, be in accordance with the recommendations of the relevant Approved Documents to the Building Regulations, applicable British Standards and other relevant codes of practice.

This report relates only to statutory requirements associated with Building Regulations and the Regulatory Reform (Fire Safety) Order 2005. Additional fire safety measures necessary during construction/remedial works or for insurance, loss prevention or environmental protection purposes are not considered.

The terminology “will” or “will be” as used in this report represents the recommendation/understanding of BWC regarding the proposed design, construction or management of the premises. The validity of this report is reliant upon these items being implemented as described.

This report relates to a project that is subject to third party ratification and it must be ensured that the contents of this report are agreed with all the relevant approval bodies prior to implementation.

APPENDIX A – SITE PLAN



Figure A1 – Site landscape plan and assembly areas