GUILD LIVING

@ UXBRIDGE.

Fire Statement

SEPTEMBER 2020

GUILD LIVING | Legal & General



chapmanbdsp

Guild Living Uxbridge
Fire Statement

Rev:03
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Revision	Issued for	Date	Prepared By	Consultant Qualifications
00	Information	4th September 2020	Jordan Lee Paul McLaughlin	BSc (Hons), AIFireE MSc, BSc (Hons), MIFireE
01	Update	10th September 2020	Jordan Lee Paul McLaughlin	BSc (Hons), AIFireE MSc, BSc (Hons), MIFireE
02	Update	18th September 2020	Jordan Lee Paul McLaughlin	BSc (Hons), AIFireE MSc, BSc (Hons), MIFireE
03	Update	25th September 2020	Jordan Lee Paul McLaughlin	BSc (Hons), AIFireE MSc, BSc (Hons), MIFireE

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No responsibility is accepted for the advice of the Client's independent consultants which may be reflected in our own reports.

Revision Table

Rev	Date	Section	Amendment(s)
01	10th September 2020	1	Change to Introduction following comments
02	18th September 2020	1, 1.1	Further update to Introduction
03	25th September 2020	1.5.11	Commentary included on Evacuation lifts

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1 Introduction

Chapmanbdsp have been tasked to produce a Fire Statement to accompany the full planning permission being submitted by the Applicant, Senior Living Urban (Uxbridge) Limited (Guild Living), to the London Borough of Hillingdon. The proposal is for a comprehensive redevelopment of the site comprising of demolition of existing buildings to provide residential care accommodation (C2), café (E), nursery (E), car parking, landscaping and associated works.

The statement will detail how the design proposals address the criteria of Draft London Plan Policy D12 (Fire Safety). This is not intended to describe the detailed design concerned with Part B, which is addressed in a fire safety strategy submission to the approving authority and the Fire and Rescue Service.

1.1 Purpose

This Fire Statement is to be submitted to the planning authority with the objective of clearly transmitting the project design principles incorporated with regards to life safety; ensuring that the future development of the project gives confidence in overall outcomes of the design in terms of fire safety. The Fire Safety Statement is prepared by a suitably qualified assessor.

This statement aims to demonstrate a clear understanding of the matters described in the Draft London Plan Policy D12 listed below:

- the building's construction: methods, products and materials used, including manufacturers' details;
- 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;
- features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans;
- access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these;
- how provision will be made within the curtilage of the site to enable fire appliances to gain access to the building;
- ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures.

1.2 Legislation Requirements

The building work will be subject to control under the following legislation:

- Building Regulations 2010;
- The project design and construction will satisfy the functional requirements of the Building Regulations Schedule 1; Part B: Fire Safety and referring to Approved Document B: Fire Safety; Volume 2, 2019.

1.2.1 Building Regulations 2010

The Building Regulations are concerned with the health and safety of persons in and around a building. The development will be designed and constructed to satisfy the functional requirements of Part B Fire Safety to Schedule 1 of the Building Regulations 2010 as follows:

- B1 – Provision of adequate means of warning and escape;
- B2 – Control of internal fire spread; (internal);
- B3 – Control of internal fire spread; (structure);
- B4 – Control of external fire spread;
- B5 – Provision of access and facilities for the fire service.

1.2.2 Prescriptive Guidance

Guidance such as the following below will be considered:

- BS 9999:2017, 'Code of practice for fire safety in the design, management and use of buildings;
- BS 9991:2017, 'Code of practice for fire safety in the design, management and use of residential buildings;
- BS 9990:2015, 'Code of practice for non-automatic fire-fighting systems in buildings.

1.3 Building Description

The Guild Living development will comprise of a large 'later-living' residential scheme sub-divided into buildings of varying heights across the site. The proposed building heights vary, with a top storey (Level 7) at approximately 26.61m above ground/ access level. The two figures below show the building site plan and the cross view of the building.

The scheme introduces living accommodation for persons of diverse abilities and living needs. The occupancy characteristics are separated into the following three categories:

- Guild Living Residencies (GLR) – Provides care in a style that can respond flexibly to increasing need while helping the individual to retain their place within their existing community. The units require tenancy agreements and are restricted to over 65s (unless they have a partner who would also be living in the accommodation). A minimum of 2.5 hours a week of personal care/support will be provided.
- Guild Care Residencies (GCR) – Functions as traditional care home accommodation and personal care and accommodation are provided together as a package. The units are available to rent and are restricted to over 65s (unless they have a partner who would also be living in the residences). Typically, there would be at least 3 hours of care per day for those with mobility, nursing or cognitive needs, but could also include companionship and company.
- Guild Care Suites (GCS) – Functions very similar to GCR with an added level of care. End of life needs can be managed here, as can nursing and dementia needs. The units are restricted to over 65s (unless care is required for under 65s).



Guild Living Site Plan



Building Heights (Cross Section)

1.4 Building Construction: Methods, Products And Materials

The applicable building regulations require all elements of structure to provide a minimum fire resisting performance of 60-minute for loadbearing. All floors will provide a fire resistance of 60 minutes from the underside.

The building structure will utilise in-situ concrete frame construction or similar hybrid.

Each level will consist of the following proposed construction:

- Ground Floor: Beam and block floors supported on ground beams, with non-combustible insulation and screed;
- Intermediate floors: Floor finish on acoustic resilient layer, on in-situ concrete floorslab, suspended ceiling void finished with fire resisting board.
- External Walls: External 102.5mm facing brickwork or Metal Cladding system (achieving minimum A2-s1, d0), air cavity partially filled with 150mm Rockwool insulation (achieving minimum A2-s1, d0). Fire board to the interior side of the wall;
- Separating Walls: Fireline board on metal stud framing, void filled with mineral wool acoustic insulation, metal stud framing finished with Fireline board;

All materials will be reviewed and developed throughout the design process, in accordance with the requirements of Regulation 7. All materials which form part of the external wall or an attachment along the external wall, which is not considered expect as described under Regulation 7, will achieve a minimum performance of A2-s1, d0 or A1.

1.5 Principles of Means of Escape

The following section will identify that for all building users there is suitably designed stair cores, adequate escape for building users who are disabled or require level access. The means of escape is to be provided to facilitate occupancy escape from the building to a place of safety. The building is to be designed to meet the following requirements detailed below.

1.5.1 Evacuation Strategy

Commercial Areas (Café/ Restaurant / Wellness Centre/ Nursey)

The commercial areas within Guild Living are based on a simultaneous evacuation strategy. All occupants will evacuate upon fire alarm activation. All other areas within the building (i.e. residential at upper levels), will remain in place, as an alternative evacuation strategy is implemented. All areas utilising an alternative evacuation strategy is to be separated by a minimum of 60-minute fire resistance.

Residential Areas (GLR and GCR)

The residential areas within Guild Living are based on a defend in place or 'stay-put' evacuation strategy. When a fire occurs in an apartment, the occupants of the apartment of fire origin evacuate only. Occupants of all other residential areas can safely remain in their apartments unless directly affected by heat and smoke or directed to leave by the fire and rescue service. To permit such strategy, an increased level of fire resistance is to be provided in accordance with BS9991:2015 and all common escape routes will be adequately protected by smoke control systems.

GCR may require a level of assistance in order to ensure the effective escape. Although the overarching strategy permits all other apartment to remain in place whilst the compartment of fire origin escape, additional consideration has been given to GCR who require management assistance upon activation of the alarm local to their dwelling. Refuges will be provided at every storey exit, provided with a two-way voice communication system to argument the evacuation of persons who may not be able to aid stairs.

Care Suites (GCS)

The care suites within Guild Living are based on a simultaneous progressive horizontal evacuation strategy. Occupants are to escape from a compartment affected, with assistance from trainer personnel, by fire to an adjoining compartment from which they can later evacuate to a place of ultimate safety. Furthermore, level access is available directly onto an external pavilion. It is recommendation that where necessary the pavilion may be utilised as a relative place of safety where occupants may temporarily wait until the next stage of egress can be undertaken.

The evacuation strategies outlined above require each area to be separated by fire rated construction, equal to elements of structure. This allows occupants, not directly affected by fire, to safely remain in place, whilst the common escape routes are further protected by a smoke control system.

1.5.1.1 Evacuation Lifts

In accordance with the Draft London Plan Policy D12, with reference to Policy D5, all cores within the development will be provided with an evacuation lift suitably designed to support the evacuation strategy of occupants from all areas of the building. The provision of evacuation lifts serving all cores, will argument the overall stay-put evacuation strategy and provide further resilience to building occupants should evacuation be undertaken.

1.5.2 External Assembly Point

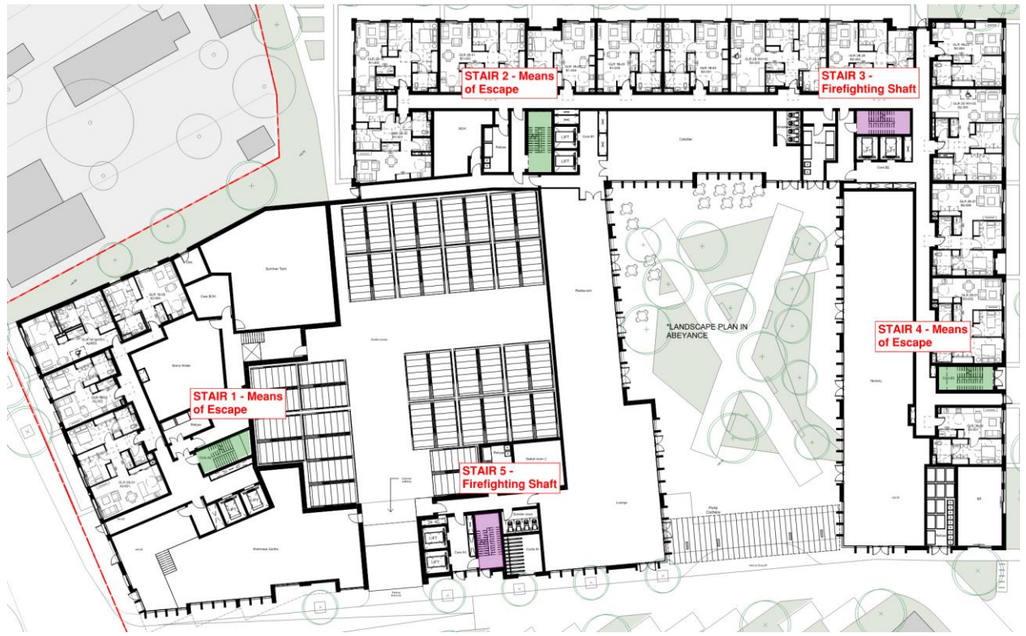
All residential areas of the building operate a 'stay-put' fire strategy whereby only the apartment or fire origin is to enact escape in the event of a fire. Fire resisting construction is to be provided in accordance with BS9991:2015 to ensure that all remaining occupants are in a place of safety (i.e. dwellings). The commercial areas at ground level will operate a full evacuation; the escape stair discharges directly into an external leading to an adjacent roadway. The roadway is sufficiently remote from the building which may be used as an assembly point.

1.5.3 Available Means of Escape

Guild Living Uxbridge consists of 5 dedicated means of escape stairs. Stairs 1 and 2 serve the ground floor to the Level 3. Stairs 3 and 4 serve ground to level 7 and stair 5 serve the ground floor to the Level 6.

Stair cores 1, 2 and 5 are considered a single stair approach enclosed in a minimum of 60-minute fire resisting construction as these areas occupy a floor level greater than 18m above access level; subsequently, a single stair approach is to be designed in accordance with the prescriptive recommendations of BS9991:2015, providing an increased level of compartmentation and a smoke control system within the common escape routes.

In addition, Stairs 3 and 5 will be designed as dedicated fire-fighting shafts enclosed in a minimum of 120-minute fire resisting construction as these areas occupy a floor level greater than 18m above access level and will be provided with all necessary provisions of a firefighting shaft. The scheme is provided with a sprinkler protection system designed in accordance with BS9251 as a supplementary provision above the minimum requirements of the applicable building regulations. The means of escape stairs and dedicated firefighting shafts are shown in the figure below.



Available Means of Egress



Natural Smoke Clearance Provisions

In accordance with BS9991:2015 all escape stairs will be provided with a 1.0m^2 AOV at the head of the stair core. The travel distance between the firefighting stair & the firefighting lift, will be no more than 7.5m. The firefighting stairs are accessed directly from a protected lobby, provided with a dedicated smoke clearance system to protect the common escape route. The natural smoke extract system will be in accordance with Section 20 of BS 9999:2017, consisting of one of the following:

- 1.5m^2 AOV directly to open air in the façade, or
- 1.5m^2 natural smoke shaft

As all areas are provided with sprinkler protection, the maximum distance from the furthest dwelling to the stair door, will not exceed 15.0m. The common corridors will be enclosed in 60-minute fire rated construction and separated from each apartment via a FD30S fire door. The above requirements apply to all areas of the building as illustrated below.

The protected stairs discharge either direct to external or via a protected route, leading to external. The protected discharge routes within Guild Living will be adequately protected to the final exit leading to an ultimate place of safety. Subsequently, all accommodation at ground level is to be lobby protected from the final discharge route from the stair, as per the recommendations of BS9991:2015.

The above requirements are demonstrated in the below figure, through the use of lobby protection and internal hallways to all apartments to the final discharge route.



Ground Floor Discharge

1.5.4 Non-ambulant Disabled Egress

It is assumed that occupants will be able to escape to a place away from danger without assistance from trained fire marshals and/or the fire service. However, there will be a certain proportion of building occupants, such as those who are non-ambulant disabled, i.e. wheelchair users, who will not be able to negotiate stairs unaided; therefore, a disabled evacuation management procedure will be incorporated into the fire safety management strategy for the building, to be undertaken by the end user of the building.

Disabled refuge areas will be provided of no less than 1400mm x 900mm within the common corridor/ lift lobby at every level to every core. A system of two-way communication between each refuge area is to be linked with management control point, designed, installed, and commissioned in accordance with BS 5839-9. A disabled evacuation management procedure will be required to be incorporated into the Fire Safety Management Strategy for the building.

All cores will be provided with an evacuation lift to argument the effective evacuation of non-ambulant person, through the assistance of trainer personnel.

The GCS will be provided with two separate evacuation lifts located within each end compartment of the floor plate, allowing all occupants to move progressively to the adjoining compartment not affected by fire, and safely continue their escape away from the building.

1.5.5 Management Requirements

Management procedures have a pivotal role to play in fire prevention, control and evacuation of occupants should a fire incident occur. Within domestic dwellings, this management is the responsibility of tenants, supported by the building fire safety design and handover of fire safety information. In all other areas, the Regulatory Reform (Fire Safety) Order 2005 (FSO) places legal obligations on management.

Inherent in both BS 9991 and this fire strategy is the assumption that there will be appropriate fire safety management of the premises when in use (communal / landlord areas).

This section is intended to introduce the FSO, its obligations and provide initial guidance in fulfilling these duties. It is the responsibility of the landlords/ building management to ensure that all fire safety systems within the common areas are tested and maintained to ensure their continuous effectiveness. The landlords/ building management need to be aware of all fire safety features provided and their purpose.

It is important that management are aware of their responsibilities detailed in this document and agree that they are sufficiently capable of adequately performing them. Effective arrangements should be put in place to manage all aspects of fire safety in the premises and the details of those arrangements need to be recorded, e.g. within a fire safety management plan.

1.6 Passive and Active Fire Protection

Active and passive fire protection systems will be provided within the building to sufficiently reduce the risk fire presents to the building occupants. The protection systems will provide adequate notification of any potential fire scenario, allowing occupants to take the necessary measure. Reduce the spread of fire both internally and externally throughout the building and in some instance control or supress the fire.

The following active fire protection systems will be incorporated into the design of Guild Living:

- All residential apartments will be provided with a category LD1 fire detection and alarm system, designed, installed & commissioned in accordance with BS 5839-6.
- An L1 fire detection and alarm system, designed, installed & commissioned in accordance with BS5839-1 is to be provided throughout all non-residential areas of the building. This will ensure occupants are provided with the earliest warning of fire at the early stages of fire development.
- An L5 detection, activating all smoke control systems is to be provided within the common corridors serving all residential areas; the common areas are not to be provided with sounders which may otherwise cause unwanted panic to occupants not directly affected by fire.
- The building is to be provided with either a 1.5m^2 natural smoke shaft, or 1.5m^2 automatic opening vent, serving the common corridor escape route and an automatic opening vent at the head of the stair. All travel distances are limited to 15.0m within the common escape route, in accordance with the recommendations of BS9991:2015, accounting for the provision of sprinkler protection;
- Emergency lighting is to be provided to all escape routes throughout the building and provided with a back-up power supply to ensure the availability in the event of a power loss.
- The project will be provided with an active sprinkler system throughout all areas. The system will be designed in accordance with BS EN 12845 within all non-residential areas; all residential areas will be provided with a sprinkler system designed in accordance with BS 9251.

The following passive fire protection measures are considered throughout the design of Guild Living:

- All floors are designed as compartment floors achieving a fire resistance of 60 minutes preventing the spread of fire from the floor of fire origin;
- All apartments are designed to provided 60-minute fire resistance preventing the spread of fire from the apartment of fire origin;
- All apartments will be provided with a 30 minute fire resisting door preventing the spread of fire or smoke into the common areas;
- The building is to be provided with adequate fire stopping and fire damper/ motorised fire and smoke dampers to prevent the spread of fire and smoke.

1.7 Site Access for Fire Tender

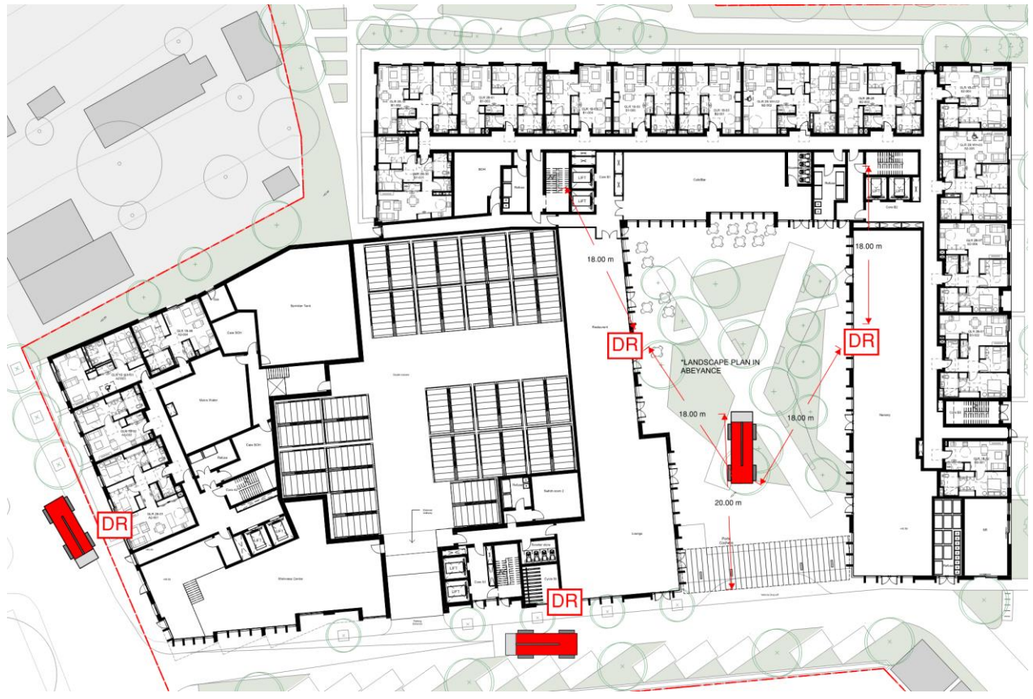
Fire tender access to the building is provided in accordance with BS9999:2017. Tender access roadways meet the following requirements for a pumping appliance. The appliance will not be required to enter a dead-end accessway.

Min. width of road between kerbs (m)	Min. width of gateways (m)	Min. turning circle between kerbs (m)	Min. turning circle between walls (m)	Min. clearance height (m)	Min. carrying capacity (t)
3.7	3.1	16.8	19.2	3.7	12.5
Fire service vehicle access route requirements [1]					

The building is accessed via surrounding roadway; the fire tender will not need to enter further than 20.0m to reach the dry fire main inlets located on the external façade of the building.

1.8 Fire Service Personnel Access

Fire-fighting access routes to are available either direct from external or via a protected route at ground level, which is lobby protected from all ground level accommodation. This route provides the fire and rescue services access directly into the protected stair cores. Illustrated bellow is the fire access for trucks and locations of dry riser inlets.



Notional Dry Riser Inlet Locations

1.9 Facilities for Firefighting

The following facilities are provided for the fire and rescue service upon attendance to the site to ensure the fire service personnel can adequately fight a fire.

1.9.1 Fire Mains

Stair cores 1, 2, 3 and 5 are provided with dry riser mains located within the firefighting stair or escape stair enclosure, designed in accordance with BS 9990:2015. All areas of the building are within the 60m hose length coverage from a dry riser landing valve in a fire-fighting shaft or 45m from within the escape stair. This is illustrated in the above figures.

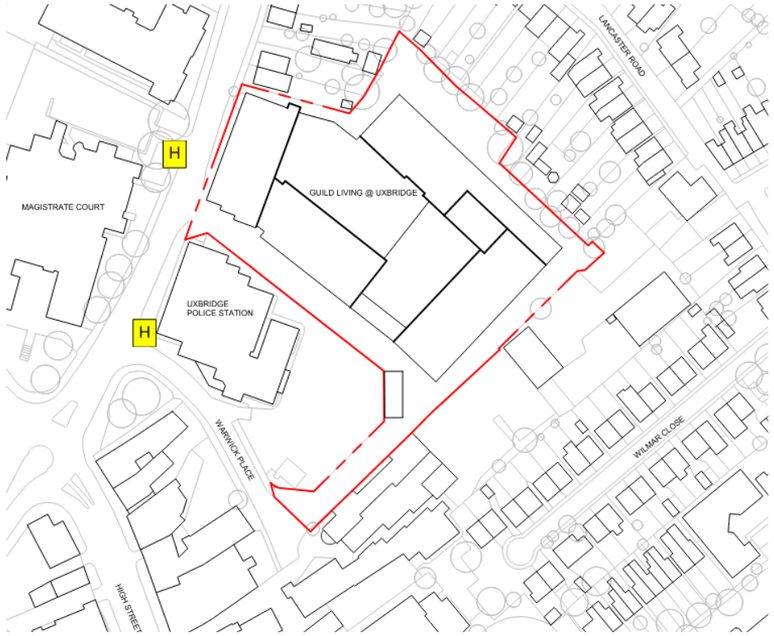


Fire Main Coverage

Fire main inlets will be located on the external façade of the building, easily visible and within 18.0m to the closest point available to a fire tender.

1.9.2 Fire Hydrants

Water supplies for firefighting operations will be via existing hydrants. Fire hydrants are location within 90m of the building entrance and provide sufficient water supply for the fire service in the event of a fire. The existing fire hydrant locations are illustrated below



Existing Hydrant Locations

1.10 Future Modification

The building fire strategy is relevant to the proposed design at the time in which the strategy was produced. Any future modifications to the internal or external building design will require a full review by a qualified fire engineer and statutory approval by the local authority. Any material changes, or alterations to the fire protection systems is to be reviewed in line with the building fire strategy to ensure the modifications do not compromise the principles of the base build fire strategy design.

Any deviation from the principles or ethos of the fire safety strategy could have major impacts on the effectiveness of its implementation post construction and should be factored into an updated document accordingly. The fire strategy may contain bespoke solutions independent from prescriptive guidance and should therefore be shared with building management and fire risk assessors, or any other relevant person.

2 Declaration of Compliance

This Fire Statement, which is to be submitted to the London Borough of Hillingdon, has demonstrated that the design proposals of Guild Living Uxbridge, has considered the holistic fire safety of the scheme and addressed the items described within the Draft London Plan Policy D12. The fire safety of the proposed development and the fire safety information presented herein satisfies the requirements of the Draft London Plan Policy D12.

The future detailed design of the project will continually ensure that all items described throughout this fire statement will be reviewed and maintained within the design, where necessary.

3 Summary

The fire safety statement for Guild Living, Uxbridge has identified the following considerations for the planning authority, with regards to the holistic fire safety strategy:

- The building construction, products and materials are suitable for the use of the building and that the insulation is a non-combustible product. The material performance to fire will be in accordance with regulation 7, ensuring that all materials (except those considered exempt) are non-combustible.
- The means of escape provisions provided are deemed acceptable and meets the requirements of the building regulations. Suitable provisions are provided for disabled occupants through the use of proposed refuge points and evacuation lifts;
- The building will be provided with suitable active systems such as sprinklers, emergency lighting and passive systems such as compartmentation, fire stopping, fire dampers/ motorised fire and smoke dampers, fire doors. This will adequately control the spread of fire and contain the fire growth to the area of fire origin for a sufficient period;
- The fire service access provisions with suitable fire mains and water supplies via external hydrants meet the requirements of the building regulations.

4 Appendices

4.1 Appendix A – Fire Strategy Plans

ISO A1 594mm x 841mm



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Notes:

1. Fire strategy drawings to be read in conjunction with the 'Fire Safety Strategy'.
2. Fire strategy drawings must be in accordance with BS 9999:2017, Section 30.2, *Minimum levels of fire resistance for elements of structure.*
3. Fire strategy drawings will require agreement with the approving authorities.
4. Fire strategy drawings should be coordinated and agreed with the latest architectural layout.
5. Fire strategy drawings depict a notional fire resistant layout and indicates the minimum fire resistance performance for internal walls and doors. As the fire strategy drawings outline a notional fire resistance only, the layout presented are not construction issue drawings.

Legend:

Fire Resistance:
Load-bearing capacity, integrity & insulation)

- 30-minute fire rated construction
- 60-minute fire rated construction
- 90-minute fire rated construction
- 120-minute fire rated construction
- 240-minute fire rated construction
- 30-minute fire rated door (S)
- 60-minute fire rated door (S)
- 90-minute fire rated door (S)
- 120-minute fire rated door (S)
- 240-minute fire rated door (S)
- 30-minute fire rated door
- 60-minute fire rated door
- 90-minute fire rated door
- 120-minute fire rated door
- 240-minute fire rated door
- 30-minute fire barrier assembly
- 60-minute fire barrier assembly
- 90-minute fire barrier assembly
- 120-minute fire barrier assembly
- 240-minute fire barrier assembly

Rev	Date	Description	Drn	Chkd
01	Sep'20	Fire Strategy Drawing	JL	PM
00	Aug'20	Fire Strategy Drawing	JL	PM

Reference files

Production software: REVU

Status: Stage 2

Client: GL

Project: Guild Living Uxbridge

Drawing title: Ground Floor Fire Strategy Drawings

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Drawn	Engineer	Approved	Date origin
JL	JL	PM	07/08/20

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Revision: 01

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Project: Guild Living Uxbridge

Drawing title: Level 01 Fire Strategy Drawings

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Drawn	Engineer	Approved	Date origin
JL	JL	PM	07/08/20

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Revision: 00

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ISO A1 594mm x 841mm



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Production software: REVU

Status: Stage 2

Client: GL

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Drawing title: Principle Upper Level Fire Strategy Drawings

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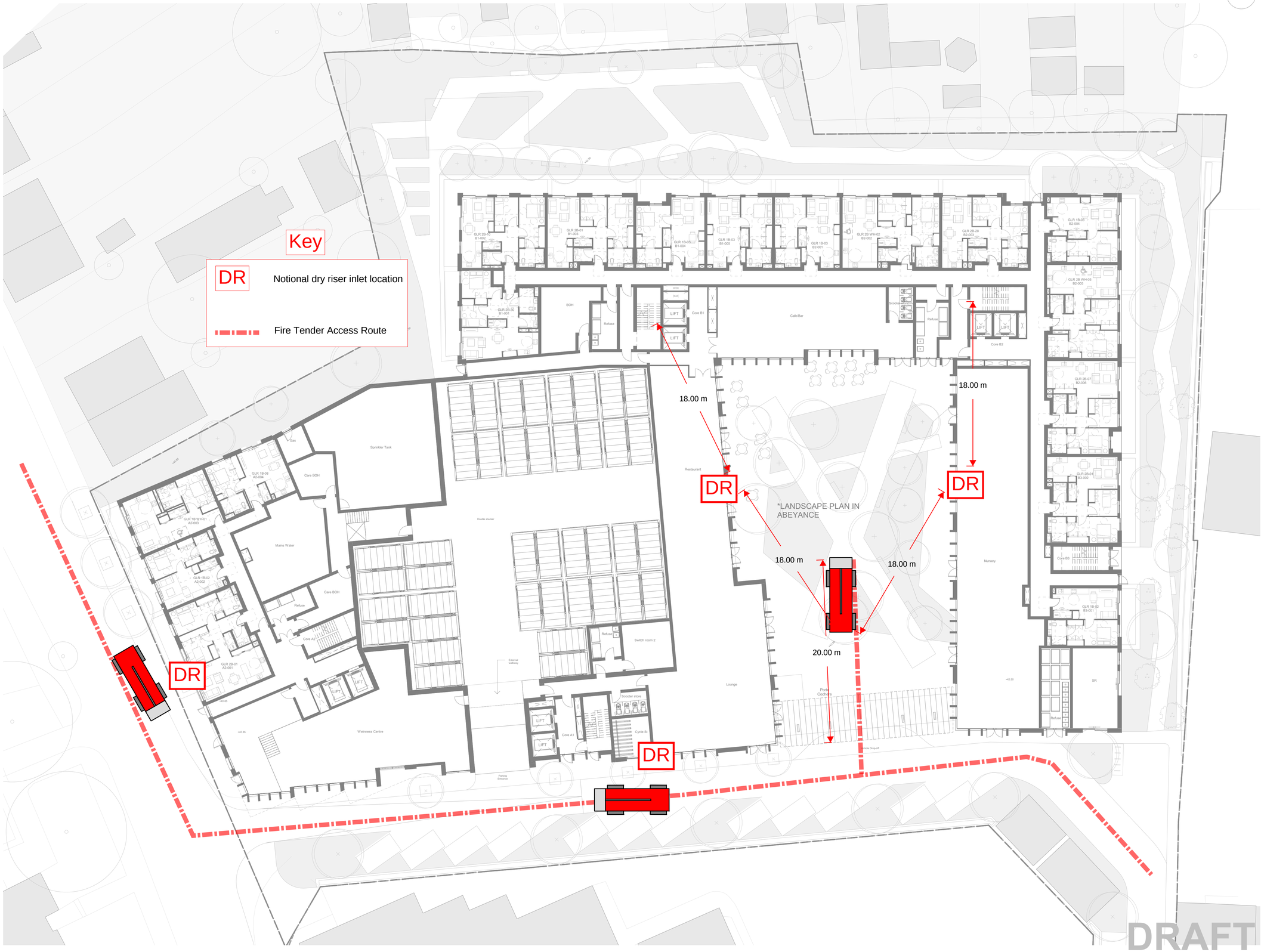
Revision: 00

DATE: 03/08/2020 16:42:42
FILE LOCATION: BIM 360://20044 - Uxbridge/UXB001-MPI-ZZ-ZZ-M3-A-000001.rvt

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4.2 Appendix B – Fire Tender Access Strategy

ISO A1 594mm x 841mm



DRAFT

Important:

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This drawing shall not be scaled.

Unless stated otherwise, all dimensions are in millimet ers.

Where applicable, all dimensions shall be checked by the contractor onsite, prior to commencement of any works.

This drawing shall be read in conjunction with all other drawings and the services specification document(s).

All materials and workmanship shall conform with the relevant British & European Standards, Specifications and Codes of Practice.

Notes:

1. Fire strategy drawings to be read in conjunction with the 'Fire Safety Strategy'.
2. Fire strategy drawings must be in accordance with BS 9999:2017, Section 30.2, *Minimum levels of fire resistance for elements of structure.*
3. Fire strategy drawings will require agreement with the approving authorities.
4. Fire strategy drawings should be coordinated and agreed with the latest architectural layout.
5. Fire strategy drawings depict a notional fire resistant layout and indicates the minimum fire resistance performance for internal walls and doors. As the fire strategy drawings outline a notional fire resistance only, the layout presented are not construction issue drawings.

Rev	Date	Description	Drn	Chkd
00	Aug'20	Fire Strategy Drawing	JL	PM

Reference files

Production software: REVU

Status: Stage 2

Client: GL

Project: Guild Living Uxbridge

Drawing title: Fire Tender Access Fire Strategy Drawings

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Drawn	Engineer	Approved	Date origin
JL	JL	PM	07/08/20

Scale @ A1: 1:200

File/BIM ref

Drawing number: 55319-CBD-00-XX-RP-F-5600

Revision: 00

DATE: 03/08/2020 16:41:51
FILE LOCATION: BIM 360://20044 - Uxbridge/UXB001-MPI-ZZ-ZZ-M3-A-000001.rvt

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