

**Former Victoria
Public House, 32
North Hyde Road,
Hayes, UB3 4NE and
Garage Site off
Sandow Crescent,
Hayes, UB3 4QH
London Plan Fire
Safety Statement**

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FJC Developments Ltd and North
Hyde Investments Ltd

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1. Introduction

With the introduction of the London Plan 2021, and more specifically, policy D12, it is a requirement for the planning application of specific building types to include a Planning Fire Safety Statement (PFSS). This report relates to the planning submission for the Former Victoria Public House, 32 North Hyde Road, Hayes, UB3 4NE and Garage Site off Sandow Crescent, Hayes, UB3 4QH.

1.1 Limitations

This document has been produced to address compliance with the London Plan 2021.

The London Plan 2021 requires that the design and construction of specific building types achieve the highest fire safety standards, considered at an early stage of the project development. This report aims to provide the Planning Fire Safety Statement for this development and to inform the design team of the recommended measures to support a planning application. Whilst fire safety measures introduced are primarily for life safety, they will also have a beneficial effect on reducing potential fire losses and the extent of any consequential damage. It cannot be guaranteed, however, that a fire will not start on the premises. Given this, the opinion of the nominated insurance company and any other interested stakeholders should be sought.

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Systems and measures described establishing a principle on which reliance may be placed by other parts of the fire strategy. This is done on the assumption that all work will be done using appropriate materials and in a workmanlike manner, as per Building Regulations 2010.

Whilst this document details the fundamental strategy for a safe building, there is an ongoing management obligation to ensure that the active and passive fire protection facilities are correctly maintained and that there are appropriate management procedures in place to facilitate a safe evacuation in the event of a fire. This is a fundamental life safety requirement and is enforceable under the Regulatory Reform (Fire Safety) Order 2005.

1.2 The objective of this Fire Statement

The objective of this Fire Statement is to summarise the fire strategy proposals for the planning application.

Policy D12 of the London Plan states that:

- A. In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:
 - 1. Identify suitably positioned unobstructed outside space:
 - a. for fire appliances to be positioned on
 - b. appropriate for use as an evacuation assembly point.

2. 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 safety measures.
 3. Are constructed in an appropriate way to minimise the risk of fire spread.
 4. Provide suitable and convenient means of escape and associated evacuation strategy for all building users.
 5. Develop a robust strategy for evacuation which can be periodically updated and published, and all building users can have confidence in it.
 6. Provide suitable access and equipment for firefighting that is appropriate for the size and use of the development.
- B. All major development proposals should be submitted with a Fire Statement, an independent fire strategy, produced by a third party suitably qualified assessor.

The statement should detail how the development proposal will function in terms of:

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

Policy D5 Inclusive design requires the development to incorporate safe and dignified emergency evacuation for all building users as independent as possible. In all development where lifts are installed, Policy D5 Inclusive design requires at least one lift per core to be suitable as an evacuation lift for people who require level access from the building.

1.3 Guidance

This fire statement has been based on the recommendations given in BS 9991:2015. However, as is the case with many complex buildings, the architectural features mean that it is not possible to apply all the prescriptive recommendations of fire safety guidance to satisfy the requirements of the applicable legislation.

Therefore, this report may propose some additional fire engineered solutions that offer an alternative method of meeting the legislative requirements. With all fire engineered solutions, the importance of early discussion and agreement with the approving body must be emphasised.

Responsibility for deciding if the planning requirements have been met rests with the planning authority. A major development is defined by reference to part 1 of the Town and Country Planning Order 2015 as having ten or more dwellings or occupying an area of 0.5 ha or more. For non-residential sites the definition is based on a minimum area of 1000 m² (1 ha).

2. Building Description

2.1 Project Location

The proposed residential development will be in Hillingdon on North Hyde Road the site stretches back towards Nestles Road and has foot path access through to Sandow Crescent.

Located in the London borough of Hillingdon the site is located within the Botwell ward of Hayes and Harlington. The site itself consists of the former Victoria pub and a series of parking garages to the rear from which there is a pedestrian link through to Sandow Crescent. This is shown below in Figure 1.



Figure 1. Site Location

2.2 Project Description

It is proposed to construct two residential blocks, block 1 and block 2. Both of which will consist of four storeys, ground + 3. Each block will be provided with a single stair. A closer look of each floor level is summarised below.

Ground Floor

The ground floor layout is primarily residential dwellings with external bike stores located across the site to provide equal access. Bin stores in each block and open amenity spaces located around and between blocks.

Block 1 & Block 2, ground floor layout is shown below in Figure 2.



Figure 2. Block 1 & Block 2 Ground Floor Layout

First Floor

The first floor comprises dwellings, each of which are provided with private balconies and with lifts.

Block 1 & Block 2, first floor layout is illustrated below in Figure 3.



Figure 3. Block 1 & Block 2 First Floor Layout

Second Floor

The second floor comprises dwellings, each of which are provided with private balconies and with lifts.

Block 1 & Block 2, second floor layout is illustrated below in Figure 4 and Figure 5 shows the third floor which is setback on block 2.



Figure 4. Block 1 & Block 2 Second Floor Layout



Figure 5. Block 1 & Block 2 Third Floor Layout

3. Building Construction Methods

3.1 Elements of Structure

Both blocks are residential use with the building height being no more than 18m. Based on the height of the buildings, period of fire resistance will be 60 minutes.

3.2 Compartmentation

Structural elements that are self-supporting or support only a roof need not have any applied fire protection.

All floors separating residential levels within the apartment blocks will be constructed as compartment floors achieving a minimum fire resistance of 60 minutes.

All walls separating apartments from each other, or common areas will be constructed as compartment walls with a minimum period of fire resistance of 60 minutes.

All the apartments will be provided with an internal protected hallway with minimum fire resistance of 30 minutes and FD30 doors. The front entrance door will be FD30s with self-closing device unless the apartments are accessed from outside.

The staircases and lift shafts and will be provided 60 minutes fire resistance for loadbearing capacity, integrity, and insulation (REI). The doors to the staircase will be FD30s and FD30 to the lift.

Service risers that breach compartment floors will be constructed as protected shafts achieving 60 minutes fire resistance, with FD30 fire doors where these doors open into the protected corridor/lobby. This can be achieved by containing the shaft as a whole at each level. Where it is achieved at each level, the cupboard formed by this separation should be separated from any other area by at least 30 minutes.

Refuse storage areas on the scheme will separate from the remainder of the building by construction having a minimum of 60 minutes fire resistance with FD30s doors.

Any life safety plant will be enclosed in 120 minutes and FD120s fire doors.

3.3 Boundary Distance

It is important that buildings are not too close together so that fire cannot spread by direct contact from flames or propagates across combustible materials between buildings. Fire spread from thermal radiation can be controlled by adjusting the size of buildings and openings, and the distance between buildings.

The unprotected openings and fire-resistance rating of exterior walls depend on the distance from the site boundary. There are strict restrictions for walls less than 1m from the site boundary than at least 1m or more.

Any walls within 1m of a boundary line should achieve 60 minutes fire resistance from both sides for integrity and insulation.

The detailed unprotected area analysis will be undertaken as part of the detailed fire strategy.

3.4 Construction of External Walls

Although, the buildings are less than 18m in height the construction of the external walls will follow the requirement for buildings above 18m in height. Therefore, any insulation product, filler material (such as the core materials of metal composite panels, sandwich panels and window spandrel panels but not including gaskets, sealants and similar) etc. used in the construction of an external wall should be class A2-s3, d2 or better in accordance with BS EN 13501-1:2007. This restriction does not apply to masonry cavity wall construction where each leaf is >75mm thick. Any “specified attachments”, such as balconies, solar panels, sun shading etc, should also meet these limitations. Due to the combustibility limitations, the surface spread of flame properties of materials will also meet A2-s3, d2 or better. The Approved Document does provide the following concessions:

- Membranes used as part of the external wall construction above ground level should achieve a minimum of class B-s3, d0;
- Any cavity tray in a double skin masonry wall;
- Internal linings should comply with the guidance provided for internal fire spread;
- Any part of a roof should achieve the minimum roof performance;
- As per regulation 7(3), window frames and glass (including laminated glass) are exempted from regulation 7(2). Window spandrel panels and infill panels must comply with regulation 7(2).
- Thermal breaks are small elements used as part of the external wall construction to restrict thermal bridging. There is no minimum performance for these materials. However, they should not span two compartments and should be limited in size to the minimum required to restrict the thermal bridging (the principal insulation layer is not to be regarded as a thermal break).
- Electrical installations;
- Insulation and waterproofing materials used below ground;
- Intumescent and fire stopping materials;
- Seals, gaskets, fixings, sealants and backer rods.

While regulation 7(2) applies to materials which become part of an external wall or specified attachment, consideration should be given to other attachments to the wall which could impact on the risk of fire spread over the wall.

The products will meet the requirements as detailed above and therefore will satisfy the building regulation requirements.

4. Means of Escape

4.1 Evacuation strategy

A 'stay put' evacuation strategy is adopted in all residential elements of the project. The principle of such a strategy is that only the occupants of the flat containing the fire (The 'flat of fire origin') are expected to make an escape. The evacuation policy within the development will follow the recommendations within BS 9991:2015. However, the fire safety measures incorporated into the design does allow occupants to escape if they do not wish to stay in their apartments.

4.2 Internal Escape from Dwellings

The internal arrangements of the apartments are mixed throughout the development.

There will be a mixture of dwelling types throughout the development comprising.

- Single-level flats with protected entrance halls; and
- Open-plan studios.

Internal protected hallway apartment

The dwellings are provided with an internal protected hallway with travel distances restricted to 9m from the front door to the door of the furthest habitable room. The internal hallway will afford to a minimum of 30 min fire resisting construction. All doors within the protected hallway will be a minimum of FD30 doors except bathrooms.

Open-plan layout apartment

All the open plan apartments will be fitted throughout with a sprinkler system designed and installed in accordance with BS 9251:2014 and a fire alarm system in accordance with BS 5839-6:2019, Grade D1, LD1. The design of the open apartments conform to the following:

- Open plan apartments should not exceed 16m x 12m.
- Open plan apartment should be situated on a single level only.
- The ceiling heights will be no lower than 2.25m.
- The kitchen should be enclosed in open plan apartments have an area exceeding 8m x 4m (32m²).
- Open apartments having area less than 8m x 4m (32m²) can have the kitchen open, but it should not be adjacent to the entrance of the apartment. Where apartments are greater than 8x4m radiation calculations have been undertaken to demonstrate that occupants can escape past the kitchen when the cookers are located no less than 1.8m from the escape route, which has been applied to the apartments.

4.3 Escape from Private Balconies

Apartments that are provided with balconies have been designed to include the below:

- a. The escape route from the balcony should not pass through more than one access room.
- b. The interior of the access room should be clearly visible from all parts of the balcony unless provided by a fire detection and alarm system in accordance with BS 5839-6:2019

- c. Any cooking risk in the access room should be enclosed with fire-resisting construction unless:
 - i. the open cooking risk is remote from the balcony and positioned in such a way that it does not prejudice the escape route through the access room; and
 - ii. a fire detection and fire alarm system in accordance with BS 5839-6:2019 is provided to the access room with an alarm system on the balcony.
- d. Where the travel distance from the balcony access door to the furthest point on the balcony exceeds 7.5 m, it should be provided with an alternative escape route without going via the same access room, or the access room should be provided with automatic smoke detection.

4.4 Escape in Common Parts of the Building

The escape from both blocks will be by a single staircase that leads to ground floor and exits too outside.

Block 1

Block 1 will be designed as a small single staircase building. Where a building does not have a storey at a height greater than 11 m and has no more than three storeys above ground storey, two flats can open into the staircase at each floor level. However, in this case the block is provided with four apartments at each floor level and therefore the staircase should be enclosed.



Figure 6. Block 1 common corridor design

The travel distance in the common corridor should be limited to 4.5m and 1.0m² OV should be provided at the head of the staircase.

Block 2

In Block 2 the building will be designed with a protect stair lobby, which will be provided with smoke control to protect the staircase. This can be 1.5m² automatic window in the façade of the lobby. The two remaining portions of corridor either side will be unventilated. However, the travel distance from the furthest dwelling entrance door to the stair lobby door must not exceed 7.5m.



Figure 7. Block 2 layout

Alternatively if sprinklers are provided to all apartments the travel distance from the furthest apartment front door to the staircase can be extended to 15m.

4.5 Stair and exit capacity requirements.

Exit widths in residential buildings should be at least 750mm, which is achieved in all blocks. Regarding the staircase widths for both blocks should be no less than suitable width for day to day use, but no less than 750mm. The staircase widths have been designed to achieve no less than 1.2m.

4.6 Final escape routes

Both staircases final escape should lead to an exit that leads directly to outside.

In Block 1 the staircase will be provided with an exit that leads to outside. In Block 2 the staircase opens into a corridor, which then provides access to outside. All apartments at ground floor will be lobbied from the final escape route and provided with 1.5m² smoke vent to offer protection to the final escape route; this is shown in the below diagram.



Figure 8. Block 2 layout

4.7 Escape from Ancillary Spaces

The development is provided with two bin stores, one for each block. In Block 1 the bin store is accessed directly from outside and has a single exit. In Block 2 the bin store is accessed from outside but also inside. If the bin store remains accessible internally than a 1.0m² vented lobby will be required between the bin store and common corridor.

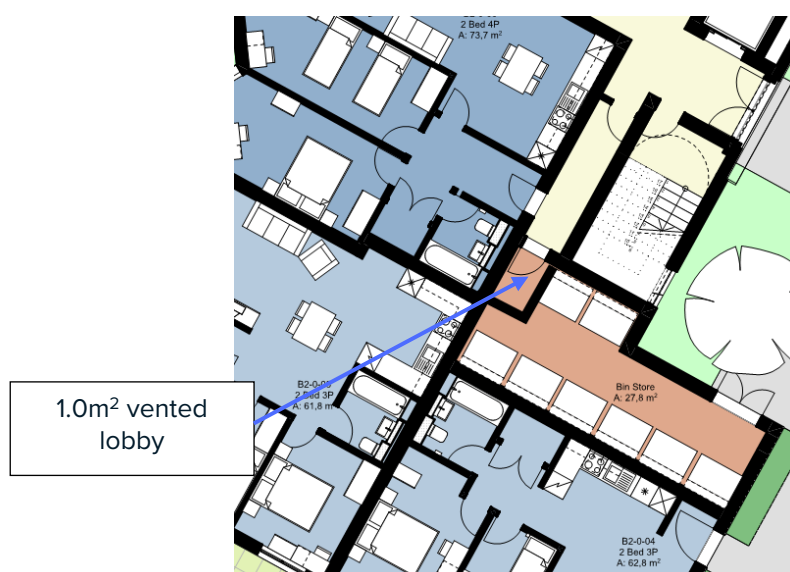


Figure 9. Bin Store layout

4.8 Provisions for disabled means of escape

To comply with policies D5(B5) of the London Plan 2021, incorporating a safe and dignified emergency evacuation for all building users. In the interests of fire safety and to ensure the safety of all building users, the highest standards of fire safety will be provided.

The building has been provided with lift access, and it is to be expected that disabled occupants may access upper and lower floors of the building. The residential evacuation lift should be operated utilising one of the following methods and accordance with BS EN 81-76:

- Driver assisted evacuation.
- Automatic evacuation.
- Remote assisted evacuation.

Generally, evacuation lifts should be manually operated by a suitably trained, competent person, however it is recognised that a competent person may be absent in residential premises. In this instance one of the following operation methods should be proposed:

- Automatic evacuation operation.
- Building management (automatic evacuation operation).
- Remote assisted evacuation.
- Building management (Remote assisted evacuation operation).

The fire and rescue service may take management of the evacuation on their arrival, but this should not be assumed as the evacuation of the building is the responsibility of the building management. The person responsible for the evacuation will need to pass information to the fire and rescue services.

The development has been designed whereby occupants can escape unassisted and is not used as specialised housing, but there will still be a management policy in place and will be responsibility of the building management. This will be developed with the client during the detailed design stage. Those responsible for evacuation planning need to consider a flexible plan depending on the need for evacuation, different scenario and the actual condition as the evacuation progresses. These may necessitate changes to manage different situations such as the planned sequence of evacuation. In addition to the management policy, all tenants will receive a pack that will explain the evacuation from the building, which can be in multiple languages for the end user.

4.9 Assembly points

There are suitable locations for potential assembly points located at three different locations for all building occupants. They are located at a sufficient distance from each building and are considered safe for the occupants once they have escaped from the building.

The occupant escape route is provided separately to the fire and rescue operations entry to the building. At the ground level, the stair is provided with two doors on either side such that the occupants can discharge and approach the assembly point without hampering the fire service interventions.

The proposed locations of the assembly points are illustrated in Figure 10 and Figure 11 however, it will need to be developed further as part of a detailed fire strategy management plan for the building. In emergencies, a suitable pathway will be provided for the occupants to reach the assembly point and then to the road without going near the building.

The full evacuation of residential premises is not expected where the stay-put policy is in use.



Figure 10. Block 1 Proposed Assembly Point Locations



Figure 11. Block 2 Proposed Assembly Point Locations

5. Fire safety measures

5.1 Automatic fire detection and alarm systems

The fire detection and alarm system provisions are as follows:

- For apartments where, the travel distance in the protected hall or restricted travel does not exceed 9m, a Grade D1, Category LD2 automatic fire detection and alarm system will be provided within each dwelling to meet the recommendations of BS 5839-6:2019.
- For apartments where, open-plan accommodation does not contain a protected entrance hall, or the travel distance is extended in the protected hallway. It will meet the requirements for an open plan by providing Category LD1 as per BS 5839-6:2019.
- A category L5 detection should be provided in communal areas of Block 2 to activate the automatic smoke ventilation in the common area and staircase. No alarms should be provided.

5.2 Automatic Water Fire Suppression System

As the buildings are less than 11m in height, sprinklers are not required. However, as the building is provided with open plan apartments automatic water fire suppression system provisions are as follows:

- For residential apartments, sprinkler protection be provided with Category 2 throughout the buildings, proposed coverage is to extend the system to cover communal corridors and staircases. This system would be designed and installed in accordance with BS 9251:2021.

5.3 Smoke control

Block 1

The staircase will be provided with 1.0m² OV at the head of the staircase, which will be openable at fire service access level. Alternatively, it can be automatic, but detection will be required in the staircase.

Block 2

The common corridors at ground and protected staircase lobby above ground will be provided with 1.5m² AOV and 1.0m² AOV at the head of the staircase.

The bin store lobby at ground will also require 1.0m² vent due to the connection to the residential element.

5.4 Maintenance

Inspection, maintenance and testing procedures will be established to ensure that all fire protection systems can operate effectively when required. Arrangements will be made for all fire safety equipment installations and systems to be inspected and tested on a regular basis by competent persons. Any material alterations, additions, repairs or modifications to services and equipment will be carried out only by competent persons.

The following British Standards will be used for routine maintenance, inspection and testing of particular systems:

- BS 5839 part 1 and part 6 for fire detection and fire alarm systems;
- BS 5266-1 for emergency escape lighting systems;
- BS 9251 and BS EN 12845 for automatic sprinkler systems

- BS 8214 for fire doors
- BS 9990 for fire hydrants and fire mains.

6. Access and Facilities for the Fire and Rescue Service

The fire service access road is provided with a clear width in line with the recommendations of BS 9991. See table 6.1. Compliant turning facility will be provided at the location where the fire appliance is proposed to use the extent of the road no more than 20m in a dead end.

Access routes will be suitable for a fire appliance in terms of hard standings supporting the weight of a fire appliance (14 tonnes). Fire access routes will also comply with dimensions in accordance with Table 6.1:

Table 6.1 Vehicle requirements

Appliance type	Minimum width between kerbs	Minimum width of gateways	Minimum turning circle between curbs	Minimum turning circle between walls	Minimum clearance height	Minimum carrying capacity (tonnes)
Pump	3.7m	3.1m	16.8m	19.2m	3.7m	14.0
High Reach	3.7m	3.1m	26.0m	29.0m	4.0m	23.0

Note: Because the weight of high reach appliances is distributed over a number of axles, it is considered that their infrequent use of a carriageway or route designed to 14.0 tonnes is not likely to cause damage. It would therefore be reasonable to design roads bases to 14.0 tonnes, although structures such as bridges podium etc. should have the full 17.0 tonnes capacity.

Fire service access will be provided via North Hyde Road.

The proposed fire appliance parking location is illustrated below:



Figure 12. Fire Service Access

6.2 Firefighting Access to Apartments

In Block 2 access for a fire appliance to all points within apartments exceed 45m permissible distance measured on a route suitable for lying hose from a parked appliance to the furthest flat. Therefore, fire mains will be required in block 2. The distance between fire appliance parking location and the dry riser inlets will be within 18m.

In Block 1 the fire service can park outside the block and reach all points within 45m and therefore a dry riser is not required.

6.3 Hydrants

Hydrants should be located within 90m of the entrances of blocks 1 and 2. If not, it should be confirmed where the fire hydrant locations are to determine whether additional fire hydrants are required.

7. Conclusion on the Future Modification and Base Build Fire Safety

This Planning Fire Safety Statement is in line with Policy D12 (B) and D5 (B5). The London Plan Policy achieving the highest standard of fire safety for the following reasons:

To comply with the above policy, an evacuation lift will serve every floor throughout this development.

An evacuation lift is a lift that has been specifically designed to be used in an evacuation situation. In non-emergency situations, evacuation lifts operate as normal passenger lifts allowing everyday use. However, they have additional functions and capabilities which allow them to shift into an emergency state if required.

The evacuation lifts will be user-operated and function to automatically function in an emergency where the affected fire floor has a 'priority' capacity to enable mobility impaired occupants to evacuate.

Consider providing external wall materials to comply with Regulation 7(2) of the Building Regulations. All materials which form part of the external wall or specified attachments of the buildings will achieve class A2-s1, d0 or class A1, other than those exempt by regulation 7(3).

The travel distances throughout the development will be in accordance with the guidance in BS 9991.

Elements of the building design, including compartmentation, automatic fire detection and fire alarm systems, sprinkler systems and ventilation systems, will be provided where required in accordance with their relevant British Standards.

The assembly point will be located safely away from the building and where people do not impede fire-fighting operations.

The inspection, maintenance and testing procedures will be established to ensure that all fire protection systems operate effectively when required.

Fire service access will be provided via North Hyde Road. Fire mains will be required in block 2 as the 45m permissible distance is exceeded.

Confirm the location of existing fire hydrants is within 90m. Security features to access any building and site will be considered, so that fire service response times are not delayed.

The fire strategy for the proposed building will need to be developed further as the building design progresses. It will be ensured that the building is designed correctly. Any significant future modifications to the building design will required further assessment as it may adversely affect the original fire strategy.

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