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Fire Statement

Tavistock Works

Tavistock Road, Yiewsley, West Drayton UB7 7QX

Client: Linea UB7 Ltd, WE Hub, 2b Redbourne Avenue, London, N3 2BS

Revision	Date	Description
01	19.03.26	Initial issue

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Institution of Fire Engineers Member 00056660

Fire Engineering credentials maybe validated using the online directory at:

https://portal.ifehosting.org.uk/Resources/IFE-Member-and-Engineering-Council-Registrant-Directory

Design stage:

RIBA Stage 2: Concept design

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The London Plan 2021

Mu.Studio (UK) Ltd have been commissioned to provide fire safety consultancy services in support of a proposed new residential development at Tavistock Road, in the London Borough of Hillingdon.

The proposed development is for a new residential building featuring a total of 31 dwellings. As such, this is considered a 'major development' under the London Plan 2021 [1], where proposing greater than ten residential dwellings. This Fire Statement report is provided to fulfil the expectations of the London Plan, as well as to support the client and design teams with developing their project information into detailed and technical design.

Summary Tables 1, 2 & 3 provide completed Form 1 and Form 3 pro-formas as provided within the Greater London Authority document "London Plan Guidance – Fire Safety" (February 2022 version, draft for consultation). The remainder of the document provides more detailed information to substantiate the completed pro-forma and to assist the client with the further development of the scheme.

In the event that planning permission is granted for the proposal, this is not to be construed as providing consent or support for any aspect of the fire safety design set out in this report. All aspects of the fire strategy approach will remain subject to approval under the requirement of the Building Regulations following planning.

General information

Item	Description
Site address	Tavistock Works, Tavistock Road, Yiewsley, West Drayton, UB7 7HR
Description of development	Demolition of existing building and replacement with 6-storey building comprising residential units, landscaping and amenity space.
Name, qualifications, professional memberships, and experience of author	Mr Andrew O.M. Ballantyne BArch MEng CEng MIFireE PMSFPE, Director of Mu.Studio (UK) Ltd. Andy is a Chartered Engineer registered with the Engineering Council via the Institute of Fire Engineers, being a Full Member of the Institute of Fire Engineers with membership number 00056660. Andy graduated from the University of Edinburgh with the First-Class Master's degree in Structural and Fire Safety Engineering. Prior to this, Andy also received a Batchelor's degree in Architectural Design from the University of Dundee. Following graduation, Andy has worked in fire safety engineering for over 10 years, based primarily in the London area and undertaken numerous commercial, residential, and governmental projects of varying scale and complexity.
Has a Gateway One Statement been submitted?	Not applicable, where proposal is not a 'Relevant Building' as defined in the Town and Country Planning (Development Management Procedure and Section 62A Applications) (England) (Amendment) Order 2021.
Declaration of Compliance*	
The technical content produced for this planning application is considered to suitably comply with the relevant legislation and requirements of London Plan Policies D5(B5), D12A and D12B, subject to suitable development and implementation during the Building Regulations process, construction, and occupation. Signed:  Digitally signed by Andy Ballantyne Date: 2026.03.19 15:02:22 +08'00'	
* Note – a combined declaration for Policies D5(B5) and D12 is included to facilitate use of a digital signature	

Form 1: Fire Statement – Policy D12A & D12B

Item	Detail	See also:
The building's construction: methods, products, and materials used		
Structure	A non-combustible concrete structural frame is currently anticipated.	-
Internal walls	Generally, a combination of masonry or gypsum dry-lining walls. Internal wall lining classifications to be accordance with ADB1	Section 4.1
External walls and attachments	External surfaces and insulation materials in external walls to be non-combustible / Class A1 or A2-s1, d0 materials to BS EN 13501-1. External balconies and terraces are to meet BS 8579.	Section 5.1
Roof coverings	Roofing systems meeting either B_{ROOF}(t4) to BS EN 13501-5, or green (inc. brown or sedum) roofs design in accordance with the GRO code.	Section 5.2
Means of escape for all building users and the evacuation strategy		
Design basis	Means of escape from residential areas based on ADB1. Escape from ancillary areas to be in accordance with ADB2.	Section 3.1
Evacuation regime	A defend-in-place regime is used for residential apartments. Simultaneous evacuation from the ancillary areas.	Section 3.1
Escape from within apartments	Open-plan design provisions in accordance with ADB1 and supplementary research, supported by automatic suppression and a high standard of fire detection and alarm.	Section 3.3
Escape through residential common areas	Internal protected common corridors serve each above-ground apartment, supported by natural smoke venting based on the expectations of ADB1. A single common stair will serve each of the residential levels, where the building will not feature an occupied floor at greater than 18 m above ground.	Section 3.4
Escape within ancillary areas	Means of escape from residential ancillary areas based on limited travel distances in accordance with the recommendations of ADB2.	Section 3.5
Final exits	The common stair will discharge to outside at Ground floor via the residential lobby, which is to be fire sterile aside from non-combustible postboxes.	Section 3.6
Evacuation lift	Two evacuation lifts will be provided within the central common escape core, serving each above-ground level of the building.	Section 3.7
Passive and active fire safety measures		
Structural fire resistance	Structural elements required to be fire-resisting are to achieve a fire resistance rating of 60 minutes throughout.	Section 4.3
Compartmentation and fire-resisting walls	Fire resistance ratings provided in accordance with ADB1. Compartment walls and floors, and protected shafts (incl. stairs, lifts, and service risers) are to have a fire resistance rating of 60 minutes. Apartments, common corridors, and non-residential areas will be separated from one another by fire-resisting construction rated to at least 60 minutes. Life safety plant room is to be separated by fire-resisting construction rated to 120 minutes.	Section 4.4

Fire detection and alarm	Grade D1 Category LD1 detection and alarm to BS 5839-6 within all apartments. Category L5 system to BS 5839-1 provided throughout the common and ancillary areas, in support of the smoke control system, and to support building management in monitoring the building.	Section 3.2
Smoke control	Natural smoke venting to be provided from the common residential corridors via AOVs in the external façade in accordance with ADB1. Travel distances within the common corridors do not exceed 7.5 m prior to reaching the common stair. An AOV will also be provided at the head of the common stair. Two evacuation lifts are accessed from the landing of the common stair, offering equivalent smoke protection to users of the evacuation lift and common stairs. AOVs to outside air to meet BS EN 12101-2.	Section 3.4
Automatic suppression	A Category 2 sprinkler system to BS 9251 is to be provided in all the apartments. Protection of non-residential areas based on BS 9251 Tables 3 and 4, where compartments are not to exceed 100 m^2.	Section 4.2
Stand-by power	Stand-by power is expected to be provided inbuilt batteries to small items of life safety equipment, with the sprinkler system and evacuation lift both expected to feature a single robust intake in accordance with the relevant British Standard.	Section 6.5
Access and facilities for the fire and rescue service		
Building access	External doors are provided at the front of the building, offering street level access to the common stair and Ground floor ancillary areas.	Section 6.2
Fire hydrants	Existing fire hydrants are available, with the nearest hydrant being located adjacent to Tavistock Road at circa 16 m from the main entrance to the building.	Section 6.3
Firefighting shafts	A firefighting shaft is not expected where the development does not feature a floor at greater than 18 m above ground level. Firefighting access would be available via the protected stair, supported by dry rising main, evacuation lifts, and emergency voice communication panels.	Section 6.4
Firefighting lifts	None proposed, where no floor greater than 18 m above ground level.	
Rising mains	A dry rising main to BS 9990 in the residential common stair.	
Smoke control	As per means of escape provisions, which also support firefighting.	
Basement venting	No basement area proposed.	Section 6.5
Car park venting	None proposed, where featuring single car garage only.	Section 6.6
Site access for the fire and rescue service		
Access via public roads	Public highways provide the primary route of access to the development, with Tavistock Road being a suitably sized road that would allow multiple appliances to access the front of the building.	Section 6.2
Internal / private road access	Not applicable, where adjacent roads are public roads.	
Hardstanding areas	A suitable fire appliance hardstanding area will be available using Tavistock Road, adjacent to the main entrance of the building. This road also provides a hardstanding area located within 18 m and clear sight of the dry riser inlet, in accordance with ADB1 / BS 9990.	

Modifications to the development and the 'golden thread' of information		
During design and construction	Further development of the fire safety provisions within this Fire Statement are expected during the Building Regulations approvals process, including the selection of specific products, systems, or materials to fulfil the expectations of the Fire Statement. Modification to the fire safety provisions in this Fire Statement should not be incorporated unless agreed in writing by the appointed building control authority.	Section 7.1
Handover of information	The as-built fire safety strategy for the building, as agreed by the appointed building control authority, should be documented and provided to the building owner and Responsible Person for the building as defined in the Regulatory Reform (Fire Safety) Order 2004, as well as to meet the principles of the Golden Thread of Information. This should include, but not be limited to: • This Fire Statement report • The as-built fire safety strategy report and associated fire strategy drawings • Manufacturer's literature for fire safety products and equipment • Drawings indicating the locations of fire safety products and equipment	
Storage of information	It is recommended that the above information is provided to the Responsible Person in a digital format that may be retained using a cloud-based or other remote service, to reduce the potential for loss of information.	
Use of information	The Responsible Person and their appointed Building Safety Manager are expected to ensure that periodic maintenance of the fire safety equipment is undertaken in accordance with manufacturer's recommendations. The information provided within the Regulation 38 documentation is to assist maintenance professionals in identifying the systems, spare parts, operational procedures, maintenance procedures, etc. for the various systems present.	
Future changes to the development	Any amendment to the fire safety provisions at the building will require consent from an appointed building control authority. The building owner should consult with a building control authority or fire safety professional prior to conducting any modification works, to ensure that these will meet any relevant fire safety legislation in force at that time.	

Form 3: Provision of evacuation lifts – Policy D5(B5))

Item	Detail
Details of the evacuation lift and shaft	
Design standard	To meet BS EN 81-76, as well as being in accordance with Annex G.2 of BS 9999 as relevant.
Location	Located adjacent to the central common stair.
Waiting area	The lift waiting space is designed as a place of relative safety, including protection and smoke control supported by venting of heat / smoke with equivalent level of protection to that provided to the common stair. Communication equipment meeting BS 5839-9 is to be provided at waiting spaces / refuges areas adjacent to the evacuation lifts.
Capacity assessment	
Size of cars	The evacuation lifts are to be sized in accordance with the recommendations of Part M of the Building Regulations, as well as to facilitate day-to-day maximum lift traffic and furniture removals. This is considered sufficient for the transportation of typical wheelchair or other less mobile users, plus potential for a lift operator. Should an apartment resident have temporary or permanent additional requirements, such as being bed-bound or requiring medical equipment, a suitable evacuation plan is recommended to be developed in co-operation with building management for that specific individual based on current best practice government guidance.
Capacity of lifts	Specific guidance for undertaking capacity assessments for the evacuation of disabled occupants from residential areas has not yet been developed / published. Each of the two lifts serving the residential levels of the apartment building will be evacuation lifts. These will meet the peak day-to-day capacity requirement and is considered as reasonably sufficient to support disabled users only in the event of a fire. The residential building is designed such that travel distances to the central core are suitable for occupants of all apartments. With the central core being the single route of access to the above-ground residential floors, all occupants would be familiar with the location of the lifts.
Evacuation strategy	
General philosophy	The residential building will utilise a defend-in-place evacuation strategy, with only the apartment of fire origin evacuating initially in the event of a fire. Other residents, including disabled residents, would remain within the building, where suitable fire-resisting construction and active fire safety measures support their safety during routine fire incidents. In the event of a large fire developing that causes concern, the full evacuation of the building may then be initiated by building management or the fire and rescue service.
Operation	BS 9999 guidance recommends that evacuation lifts are driven by trained members of staff. However, for the residential building this would require the presence of 24hr management which is not generally expected for a development of this scale. Development of standards for automatic evacuation lift operation is occurring as part of the implementation of BS EN 81-76. Use of such protocols would be preferred, allowing a resident to escape without reliance on management, and without requiring management staff to place themselves at heightened risk by attending the upper floor in the event of a fire. The method of evacuation lift operation is to be confirmed by the time of lift purchase, depending on the available technology and in accordance with best practice guidance. It is envisioned that this should use an automatic system if available at that time.
Use of lifts	It would be recommended that the evacuation lifts are used to support disabled occupants only in the event of a fire, with ambulant occupants using the stairs to escape. It would be recommended that where possible, an automatic operated evacuation lift be limited to occupants that require additional support only. However, this would be dependent on the available technology at the time of lift purchase.
Evacuation lift management plan	
Responsibility	The evacuation lift management plan must be developed by the building operator as part of the wider fire safety management plan. This should include consideration of the organisation's fire safety policies and support tools, guidance provided by the manufacturer for operation of the evacuation lift, development of a general evacuation plan for unspecified occupants, a process for identifying and developing an evacuation plan for occupants with additional needs, and a plan for liaising with the fire service in an incident.
Roles	The required roles in support of the evacuation lift should be developed following best practice guidance for the type of lift available at installation. For an automatically operated lift, this would not be expected to require management staff to be present within the building during operation of the evacuation lift.
Maintenance	It is recommended that planned maintenance of an evacuation lift occurs during times when the building is less occupied, such as during normal work hours, and where practicable the lift is returned to operation overnight for works requirement multiple days. With two evacuation lifts available within the central core, this would provide redundancy in the event of one lift being unavailable due to fault or maintenance. Management is recommended to provides notification of planned or unplanned maintenance of evacuation lifts to disabled residents. In the event of residents having additional concerns, further contingency (such as evacuation chairs) could be considered.

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1. Introduction

1.1 General

1.1.1 Mu.Studio (UK) Ltd have been commissioned to provide fire safety consultancy services in support of the design of a new residential apartment building at Tavistock Road in the London Borough of Hillingdon, located as indicated in Figure 1.

1.1.2 This report may be used in support further detailed design development. It is not intended to portray detailed design information for fire safety systems or construction specifications and should be read in conjunction with the wider project documentation.

1.1.3 Any alternative design solutions suggested within this report are subject to agreement and eventual approval by the relevant authorities having jurisdiction (AHJs).

Figure 1 – Existing site (background image from Google Maps)

1.2 Legislation and basis of design

1.2.1 This fire safety strategy is developed in cognisance of the fire safety expectations of the Building Regulations 2010 (as amended), including:

- Regulation 7 – Materials and workmanship
- Schedule 1, Part B1 – Means of warning and escape
- Schedule 1, Part B2 – Internal fire spread (linings)
- Schedule 1, Part B3 – Internal fire spread (structure)
- Schedule 1, Part B4 – External fire spread
- Schedule 1, Part B5 – Access and facilities for the fire and rescue service

1.2.2 The fire safety strategy has not been developed to include additional property protection enhancements or to meet the expectations of insurer requirements. However, fire safety provisions as required by the Building Regulations will, to some extent, assist with the protection of property in the event of fire.

1.2.3 This fire safety strategy does not address site fire safety during construction. The Health and Safety Executive (HSE) [2] and Fire Protection Association (FPA) [3] issue guidance on identifying and managing fire precautions on construction sites, which should be consulted by the Principal Contractor for the scheme.

1.2.4 The building is designed in accordance with the recommendations of Approved Document B – Volume 1: Dwellings (ADB1) [4], including further documents and standards referenced therein. Unless otherwise stated, fire safety provisions to be in accordance with ADB1 guidance as appropriate.

1.2.5 Fire engineering principles are employed to support alternative solutions where strict adherence to design guidance would conflict with the wider aspirations for the scheme. In accordance with the fire safety engineering principles detailed in the PD 7974 codes of practice [5], it is considered appropriate that all fire precautions are determined based on there being one seat of fire (i.e., accidental fires).

1.3 Reference information

1.3.1 This strategy is based on information provided as listed in Table 1 below. Additional contradictory information or subsequent design variations to the information supplied may render the findings and recommendations of this report invalid.

1.3.2 External references utilised in the generation of this report are summarised in Section 8.

Table 1 – Project design documentation

Description	Author	Document	Rev.
Proposed Ground Floor	Airc.Design Ltd	0010-ADE-XX-00-DR-A-100	04
Proposed First Floor		0010-ADE-XX-01-DR-A-101	05
Proposed Second Floor		0010-ADE-XX-02-DR-A-102	04
Proposed Third Floor		0010-ADE-XX-03-DR-A-103	05
Proposed Fourth Floor		0010-ADE-XX-04-DR-A-104	05
Proposed Fifth Floor		0010-ADE-XX-05-DR-A-105	05
Proposed Roof Plan		0010-ADE-XX-06-DR-A-106	04
Proposed Section		0010-ADE-XX-ZZ-DR-A-0225	04
Proposed South Elevation		0010-ADE-XX-ZZ-DR-A-0275	04
Proposed East Elevation		0010-ADE-XX-ZZ-DR-A-0276	04
Proposed North Elevation		0010-ADE-XX-ZZ-DR-A-0277	04
Proposed West Elevation		0010-ADE-XX-ZZ-DR-A-0278	04

2. Development summary

2.1 Description of proposal

2.1.1 The proposal is for a new residential building at Tavistock Road in the London Borough of Hillingdon, located as illustrated in Figure 1. The development is an apartment building featuring six habitable floors plus roof terrace (G + 5, R) with a total of 31 dwellings and associated ancillary areas, as summarised in Table 2.

2.1.2 The uppermost habitable floor will be located at circa 15.0 m above the adjacent ground level, with an external roof terrace and plant floor located at 18.0 m above ground level. As such, the building is not considered to be a 'relevant building' by Regulation 7(4) of the Building Regulations, nor will a 'firefighting shaft' be expected. However, the building is expected to be provided with automatic suppression, external wall materials of limited combustibility, firefighting signage, and a secure information box where featuring an uppermost floor at greater than 11 m above ground level.

2.1.3 Figure 2 to Figure 5 provides an overview of the internal arrangement of the proposed building, with full fire safety mark-ups also included within Appendix A.

Table 2 – Summary of building accommodation

Floor	Areas
Sixth	Communal roof terrace, external plant
Fifth	6x single-level apartments
Fourth	6x single-level apartments
Third	6x single-level apartments
Second	5x single-level apartments
First	5x single-level apartments, communal external terrace
Ground	Residential entrance, 3x single-level apartments, plant rooms, car garage, refuse store, cycle store

2.2 Occupancy

2.2.1 For the residential areas, the defend-in-place regime is expected to result in only a small number of occupants from the apartment of fire origin escaping. As such, the maximum occupancy of the apartments and maisonette need not be utilised for the sizing of means of escape routes using ADB1.

2.2.2 The apartments will be for domestic residential use only. No additional fire safety features to support disabled or assisted living have been requested, and this fire strategy has been developed premised on meeting the expectations of Part B in Schedule 1 of the Building Regulations only.

2.2.3 It will be the responsibility of residents to develop an escape plan in the event of a fire. Where elderly, immobile, or young children need assistance to escape, the fire safety provisions provided may assist in maintain tenable escape conditions for a reasonable duration. In particular:

- A high standard of detection and alarm will provide early warning to residents, assisting in the rousing of sleeping occupants and supporting investigation of the fire prior to untenable conditions developing.
- Suppression provided throughout the apartments would assist in reducing the likely size of a growing fire during the escape period.

Figure 2 – Ground Floor Plan

Figure 3 – Typical First and Second Floor Plan (First floor shown)

Figure 4 – Typical Third to Fifth Floor Plan (Third Floor shown)

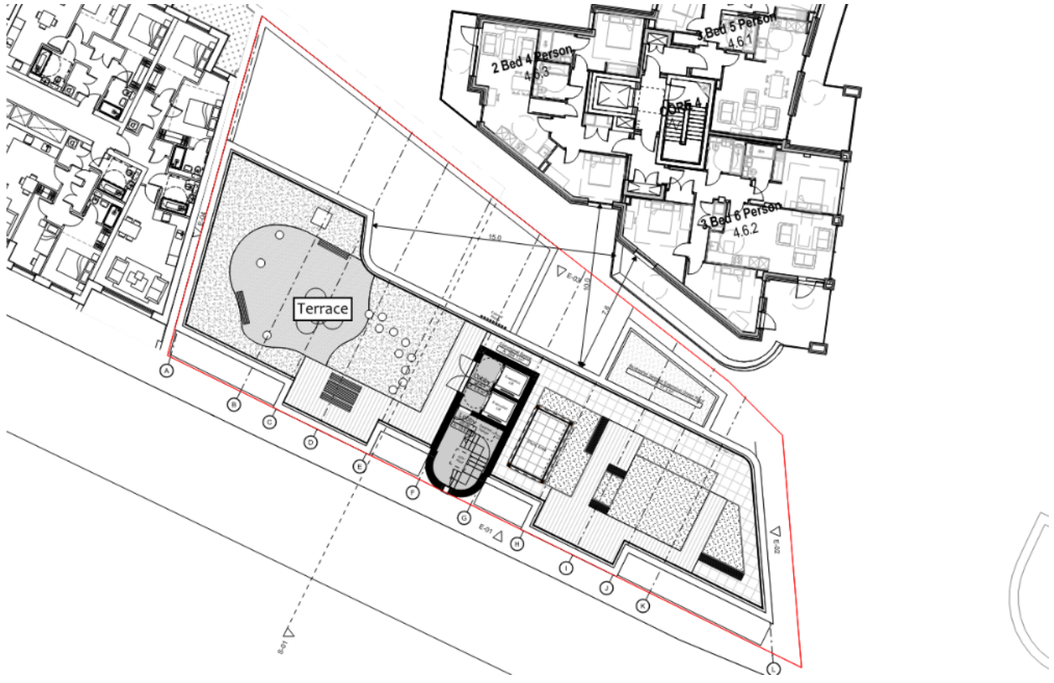

Figure 5 – Sixth Floor plan

3. Means of warning and escape

3.1 Evacuation philosophy

3.1.1 The residential areas will utilise a defend-in-place evacuation strategy, whereas the ancillary areas will utilise a simultaneous evacuation strategy.

3.1.2 In the event of a residential apartment fire, only the unit of fire origin will receive a signal to evacuate. No other flats will receive an automatic alert notification, though should residents become aware of a fire in another flat they may leave the building if they wish to do so.

3.1.3 If a fire were to spread beyond the apartment of fire origin, the wider evacuation of the building would be initiated and managed by the London Fire Brigade.

3.2 Means of detection and alarm

3.2.1 The apartments are to each be provided with an automatic fire detection system to meet Grade D1 Category LD1 in BS 5839-6 [6], in support of the layouts detailed in Section 3.3. This will include heat detection in the kitchen area, and smoke detection throughout living areas, corridors, and bedrooms.

3.2.2 A Grade D1 system is included such that the apartments would each be suitable as either a rental investment or for owner-occupation.

3.2.3 Suitable means of warning are to be provided to private balconies and terraces where these are accessed directly via the kitchen / living areas only. With balconies being of limited area having a view of the internal space, it would be considered that external alarms or beacons would not be necessary to avoid creating public nuisance during false alarms.

3.2.4 The residential common areas are to feature a Category L5 detection and alarm system in accordance with BS 5839-1 [7], specified to meet the following:

- Smoke detection will be provided in the residential common corridors and stairs to activate the associated smoke ventilation equipment (see Section 3.4). Alarm sounders and manual call points need not be provided in the common residential corridors or stairs.
- The ancillary areas will be provided with fire detection and alarm. Activation of any one detector head within an ancillary area should result in the sounding of the alarm throughout all ancillary areas.
- Visual beacons should be provided in rooms where the background sound level could be louder than an audible fire alarm (e.g., in plant rooms).
- The fire alarm panel for the BS 5839-1 system is recommended to be located at the residential entrance at Ground floor. This will sound an audible alert upon activation of the common detection system.
- It would be recommended that the system be specified to allow remote monitoring by a management company or the responsible person. This could provide an automated warning message (such as via phone call or messaging service) in the event of system activation or fault.

3.2.5 It is recommended that the residential sprinkler system (see Section 4.2) is either interfaced with the common area fire alarm panel or have a separate sprinkler alarm panel in the residential lobby area, to provide an alert in the event of a sprinkler activation.

3.3 Means of escape from within apartments

3.3.1 The apartments are to be designed as open-plan units, where escape from one or more bedrooms may pass through a living area. ADB1 does not provide recommendations for open-plan apartments, so reference is made to the findings of the NF19 study conducted for NHBC [8], which considered the necessary fire safety provisions for open-plan design arrangements to equal or exceed the level of safety offered by ADB1 through comparison with a protected entrance hall arrangement. The NF19 study recommended:

- Apartments are to be set over a single level only.
- The area of the flat is not to exceed 192 m^2 (i.e., 16 m x 12 m). Kitchens in apartments exceeding 32 m^2 (i.e., 8 m x 4 m) should be enclosed. The ceilings will have a minimum height of 2.25 m.
- Automatic suppression is to be provided in accordance with BS 9251.
- A Grade D1 Category LD1 system is to be provided to meet BS 5839-6.
- Adequate separation is to be provided between escape routes and cooking equipment.

3.3.2 To support the used of open-kitchen arrangements in larger apartments, where these had not been considered in the original study, further research by BRE (who undertook the initial NF19 study) was commissioned by Trenton Fire and publicly disseminated [9]. This research concluded that open-plan kitchens may be utilised within the maximum sized apartments considered in the study (three bedrooms, 192 m^2), while also justifying the use of concealed sprinkler heads in open-plan apartments.

3.3.3 As such, the revised specification is utilised for the design of open-plan residential apartments is as follows:

- Apartments are to be set over a single level.
- The area of each apartment will not exceed 192 m^2 (i.e., 16 m x 12 m), which may include open kitchens. Ceilings within the apartments will have a minimum height of 2.25 m.
- Automatic suppression will be provided throughout the apartments in accordance with BS 9251 (see Section 4.2), and this may utilise concealed sprinkler heads.
- A Grade D1 Category LD1 system will be provided in apartments to meet BS 5839-6.
- Adequate separation is to be provided between escape routes and cooking equipment, recommended to achieve a minimum of 1.8 m clear to a 0.9 m wide escape channel (as per Figure 6) in apartment that could be occupied by a resident or guest who uses a wheelchair.

3.3.4 Escape from the private balconies or terraces will be via the kitchen and living area. Cooking appliances are to be positioned such that these also do not prejudice the escape routes from external terraces, achieved through inclusion of a suitable separation distance as per the guidance in Figure 6.

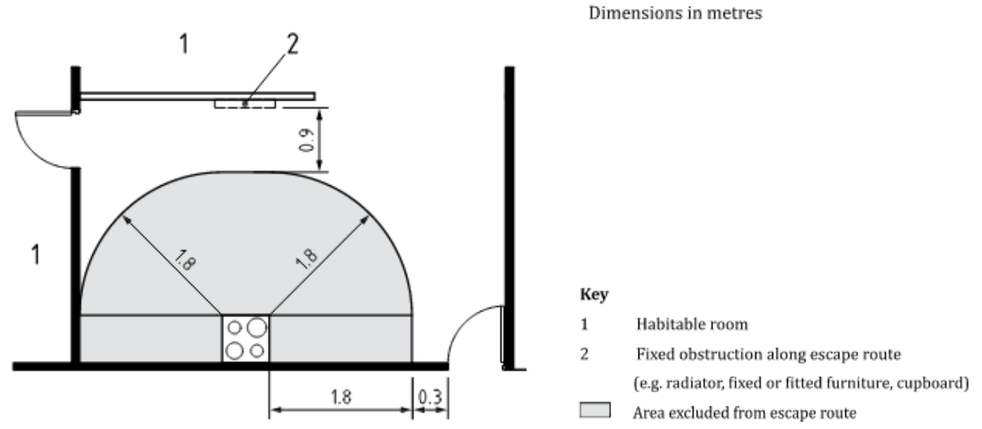

Figure 6 – Recommended separation distance between cookers and escape routes (Figure 2, BS 9991 [10])

3.4 Means of escape through common residential areas

3.4.1 The residential common area arrangement is based on the guidance in Section 3.27(a) of ADB1. This suggests that a ventilated common corridor is provided between apartments and the common stair, and that travel distances through these corridors are limited to a maximum of 7.5 m in a single direction.

3.4.2 The common stair is to be protected from smoke ingress during escape and firefighting operations by:

- The common corridor that separates each apartment from the common stair is to featuring an automatically opening vent (AOV) with geometric free area of at least 1.5 m^2. The AOVs will be located on the external façade in accordance with Section 3.51 of ADB1.
- An AOV is to be provided at the head of the common stair, with a geometric free area of at least 1.0 m^2.
- The lift landing and common stair are to be a single space. This would allow the AOV at the head of the stair to also provide venting to the lift landing area.

3.4.3 Each of the AOVs are to be provided in accordance with the expectations of BS EN 12101-2 [11].

3.4.4 Fire-resisting construction should be provided to protect the common escape routes and separate apartments in accordance with Section 4.4.

3.5 Escape from residential ancillary areas

3.5.1 Residential ancillary areas are to feature travel distances that meet Table 2.1 of ADB2 [12], as follows:

- Places of special fire hazard (i.e., refuse stores, boiler rooms): Up to 9 m in a single direction within the room or up to 18 m within the room where escape is available in multiple directions.
- Car park: Up to 25 m in a single direction or up to 45 m where escape is available in multiple directions.
- Other areas (i.e., bicycle stores, normal risk plant): Up to 18 m in a single direction or up to 45 m where escape is available in multiple directions.

3.5.2 A ventilated lobby with a 0.4 m^2 permanent venting is to be provided to separate the residential ancillary areas from the wider building, based on the guidance in Section 3.75 in ADB1.

3.5.3 The ventilated lobby would also separate the ancillary areas from the common residential stair. Alternative access to the ancillary areas would also be available via the refuse store or car park, such that firefighting would not be required to run hoses through the common escape stair to conduct firefighting operations in the ancillary areas.

3.6 Final exits and onward escape

3.6.1 Escape from the common residential stair will be direct to outside via the entrance lobby at the base of the stair. The entrance lobby is to be minimally furnished areas featuring post boxes only, which are to be constructed using non-combustible materials and integrated such that no objects can be stored or accumulate above or below these.

3.6.2 It is considered that a final exit width of 850 mm would be sufficient from protected stair, with this being the minimum width for unassisted use of the exit by wheelchair users. This would be sufficient for the small number occupants expected to use a residential stair at any one time.

3.6.3 Travel beyond the final exits of the building and toward a place of ultimate safety should not be jeopardised by unprotected openings. This is achieved via escape being available via diverse routes once exiting from the main entrance, with onward exit paths then leading away from the building to a place of ultimate safety.

3.6.4 Assembly areas are not expected to be designated for compliance with the Building Regulations, where these are generally located within the public realm outside of the site and may be subject to change during the lifetime of a building.

3.7 Means of escape for disabled persons

3.7.1 In accordance with the expectations of Policy D5(B5) of the London Plan, an evacuation lift is also provided to all areas of the development served by a lift. As such, the above-ground floors of the apartment building are to each have access to an evacuation lift.

3.7.2 The building will feature two evacuation lifts at the central circulation core, each being accessed from a lift waiting areas which is part of the same space as the residential stair. The proposed arrangement offers equivalent protection from smoke to that provided to ambulant residents escaping via the protected stair (see also Section 3.4 regarding smoke control).

3.7.3 Evacuation lifts are recommended to be in accordance with BS EN 81-20 [13], BS EN 81-70 [14], and BS EN 81-76 [15] as relevant. The car should be at least Type 2 under BS EN 81-70 to support the evacuation of persons with disabilities.

3.7.4 It is expected that the evacuation lifts would utilise an automatic evacuation procedure as discussed in Section 7.4 of BS 9991. If the evacuation lifts are required to be procured prior to products being available to meet BS EN 81-76, then these should be in accordance with the expectations of Annex G.2 in BS 9999 [16].

3.7.5 Refuge points for disabled occupants are not expected in the common residential areas, where occupants are expected to wait within their apartments under the 'defend-in-place' evacuation regime. However, with evacuation lifts provided, the lift and stair landing will also be used to offer a suitable waiting space for the evacuation lifts should disabled occupants seek to leave the building in an emergency.

3.7.6 The evacuation lift waiting areas are to be provided with emergency voice communication (EVC) between the waiting area and a suitable location at the entrance lobby in accordance with BS 5839-9 [17].

3.7.7 Management and maintenance staff should consider whether they could adequately escape from the building in the event of a fire. For any member of staff having restricted mobility, it is recommended that a Personal Emergency Evacuation Plan (PEEP) is developed and practised in support of their work at the site.

3.7.8 A General Emergency Evacuation Plan (GEEP) should also be developed in accordance with any guidance resulting from the Grenfell Enquiry or ongoing review of emergency evacuation plans for residential buildings. Further information can also be found in BS 8300-2 [18] and the DCLG Publication "Fire Safety Risk Assessment Supplementary Guide – Means of Escape for Disabled People".

3.8 Doors on escape routes

3.8.1 All doors on escape routes in common areas will either not be provided with a securing device or be provided with a securing device that is easily openable without the use of a key and without having to manipulate more than one mechanism.

3.8.2 Any doors fitted with an electronic latch (e.g., operated by a swipe card reader) on the un-secure side should have door latches operated by a handle on the secure side (so people inside the room will always be able to escape without the need for a key in an emergency).

3.8.3 Doors on escape routes will generally be hung to open in the direction of exit, apart from certain instances where the doors will serve less than 60 people, will open not less than 90° and have a swing which is clear of any change in level, other than a threshold or single step on the line of a doorway.

3.8.4 Any fire doors fitted with hold-open devices should release on:

- actuation of the fire alarm system or local smoke detector head,
- manual operation or operation of a switch fitted in a suitable position, if necessary, or
- failure of the electricity supplies.

3.8.5 Doors opening onto stairways or corridors will be sited not to encroach on the effective width of any stairway, landing, or corridor.

3.8.6 Vision panels are to be provided in doors subdividing corridors on escape routes.

3.8.7 Fire doors are to be specified in accordance with Section 4.4 and Table 4.

3.9 Emergency lighting

3.9.1 Emergency lighting will illuminate all occupied areas (excluding within apartments), common evacuation routes (internal and external as necessary), and essential areas including plant areas. It will illuminate a safe exit route including fire exits, fire alarm call points, changes in level or direction and firefighting equipment.

3.9.2 Emergency lighting will be installed in accordance with the recommendations of BS 5266 [19], BS EN 1838 [20], and BS EN 60598-2-22 [21]. Lighting to escape stairs should be on a separate circuit from that supplying any other part of the escape route.

3.9.3 Primary and emergency lighting will also be required for any external escape routes that will not be lit by surrounding street lighting.

3.9.4 Discharge lighting installations may operate at voltages that are a hazard to firemen. An exterior discharge lighting installation, or an interior discharge lighting installation operating unattended, operating at a voltage exceeding low voltage (as defined in Statutory Instrument number 1018, part of the Building Regulations), should be controlled by a firefighter's emergency switch.

3.10 Fire safety signage

3.10.1 Fire safety signs will be installed where necessary to provide clear identification of fire precautions, fire equipment and means of escape in a fire. All parts of the development will be fitted with appropriate fire safety signage to comply with The Health and Safety (Signs and Signals) Regulations 1996, i.e., signage to be specified in according to BS ISO 3864-1 [22], BS 5499-4 [23] and BS 5499-10 [24].

3.10.2 The purpose of fire signs is to direct persons towards fire exits, or to provide specific information or warning about equipment, doors, rooms, or procedures. They should be recognisable, readable, and informative, as they convey essential information to regular and infrequent users of the premises, and the fire and rescue service. Fire notices should be permanently displayed in conspicuous positions throughout the building, including storey exits, and should provide information specific to the building.

3.10.3 All fire doors, other than apartment entrance and internal doors and lift landing doors, will be marked with an appropriate fire safety sign conforming to BS 5499-1 [25] (white on blue) according to whether the door is:

- to be kept closed when not in use ('FIRE DOOR - KEEP SHUT').
- to be kept locked when not in use ('FIRE DOOR - KEEP LOCKED').
- held open by an automatic release mechanism ('AUTOMATIC FIRE DOOR - KEEP CLEAR').

3.10.4 Any emergency securing device fitted to doors on escape routes are to be provided with instruction notices, adjacent to the device, indicating the method of operation.

3.10.5 In accordance with Section 15.13 to 15.16 in ADB1, wayfinding signage for the fire and rescue service is to be provided within the residential common areas of each apartment building, including:

- Floor identification signs at each landing of the protected stair and each common lobby accessed from the firefighting lift, formatted in accordance with Section 15.14 and 15.15 in ADB1.
- Flat indicator signs, located beneath the floor indicator signs and indicating the flats present and each level. These should be formatted in accordance with Section 15.16 in ADB1.

4. Internal fire spread

4.1 Internal wall and ceiling linings

4.1.1 During the development of a fire in a building, the choice of material for the lining of walls and ceilings can significantly affect the spread and growth of fire. Restrictions are placed on the wall and ceiling lining materials within certain areas of buildings to limit the spread of fire and production of smoke in these areas.

4.1.2 It is particularly important that in circulation spaces, where the rapid spread of fire is most likely to prevent occupants from escaping, the surface linings are restricted, by making provision for them to have low rates of heat release and surface spread of flame.

4.1.3 All wall and ceiling linings in the building should meet the recommendations summarised in Table 3 below.

4.1.4 The surface of walls and ceilings should conform to the classification recommended for the appropriate location. However, parts of walls in rooms may be of a lower class but not lower than European Class D-s3, d2, provided that the area of linings having the lower classification does not exceed half of the floor area of the room, subject to a maximum of 20 m^2 in residential areas and 60 m^2 in non-residential areas.

4.1.5 No thermoplastic rooflights shall be used at the development.

Table 3 – Reaction to fire classification expectations

Location	Minimum classification to BS EN 13501-1 [26]
Within apartments:	
Small rooms ≤ 4 m^2	Class D-s3, d2
Other rooms	Class C-s3, d2
Within communal / non-residential areas:	
Small rooms ≤ 4 m^2	Class D-s3, d2
Circulation spaces	Class B-s3, d2
Other rooms	Class C-s3, d2

4.2 Automatic fire suppression

4.2.1 The uppermost habitable floor of the building is circa 15.0 m above ground level. As such, the building features a floor at greater than 11 m above ground level and automatic suppression is expected based on Section 7.4 and Table B2 in ADB1 for residential apartment buildings.

4.2.2 Automatic suppression is to be provided by a BS 9251 [27] sprinkler system in accordance with the recommendations of Annex E of ADB1, supporting the building height. A Category 2 system using the design density in Footnote B) of Table 2 in BS 9251 is to be provided, except for the areas set out in Section 5.4 of BS 9251. Any ordinary hazard areas should be protected in accordance with Section 5.6 of BS 9251.

4.2.3 This fire safety strategy does not expect sprinklers to be installed within the common stairs, landings, or corridors of apartment blocks, which should be maintained as fire sterile. This view is supported by guidance in Note 2 of Table B2 of ADB1 and in a circular letter from MHCLG in May 2020, which is considered as extending the guidance provided in BS 9251 regarding permissible unsuppressed areas.

4.2.4 In accordance with Table 2 in BS 9251 a minimum water supply duration of 30 minutes is to be provided for the Category 2 sprinkler system.

4.2.5 A single zone valve may be used for each residential floor, as opposed to one per apartment, based on the recommendations and commentary in Section 5.18 of BS 9251. This is supported by the provision of Category LD1 detection and alarm within each residential apartment as detailed in Section 3.2.

4.2.6 The non-residential bicycle store, refuse store and plant rooms are to be suppressed in accordance with Sections 5.5 and 5.6 and Tables 3 and 4 of BS 9251. As these ordinary hazard areas have uses as per Table 4 of BS 9251 and are compartments of no greater than 100 m^2, these may be served by the BS 9251 system.

4.2.7 The residential sprinkler system may be shared with the boosted cold-water system where arranged in accordance with the expectations of BS 9251. The volume of stored sprinkler water may also be reduced should suitable infill water be available. Further review of the required stored water volume would be expected during detailed design following planning.

4.3 Structural fire resistance

4.3.1 Elements of structure should generally be designed and / or protected to achieve 60 minutes fire resistance and be supported by automatic suppression throughout the building in accordance with Table B2 of ADB1, where featuring an uppermost floor no greater than 18 m in height.

4.3.2 Elements of structure that only support a roof do not generally require fire resistance. Structure is considered to support more than only a roof if it supports a load other than the roof itself (e.g., rooftop plant), or is essential to the stability of a compartment or other fire resisting wall (internal or external).

4.3.3 When determining the elements required to be fire-resisting, the structural engineer may utilise safety factors for the fire design loading case. These are typically less onerous than for the maximum ambient design loading case for primary members, or less onerous than the wind design loading case for stabilising members such as cross-bracing.

4.4 Fire-resisting construction and fire doors

4.4.1 All floors should be constructed as compartment floors. All shafts (e.g., risers, lifts, stairs) are to be constructed as protected shafts where these pass through compartment floors. The apartment and internal common areas should be separated by construction with a fire-resistance rating of at least 60 minutes.

4.4.2 Elements of fire-resisting construction will be provided in accordance with the recommendations in Table 4, and as indicated on the fire safety drawings included within Appendix A.

Table 4 – Periods of fire resistance for fire-separating elements (in minutes, for loadbearing, integrity, and insulation where exposed from each side separately unless otherwise stated)

Element requiring fire-resistance	Fire resistance rating	Fire doors
Elements of structure	60	N/A
Compartment floors	60 (from underside)	N/A
Compartment / party walls	60	FD60
External walls (if required by Section 5.3): Less than 1,000 mm from a point in the relevant boundary More than 1,000 mm from the relevant boundary	 60 60 integrity, 15 insulation	 FD60 N/A
Protected shafts – stairs, service risers	60	FD30S
Protected shafts – lift shaft	60	E30 (Note 1)
Separating apartments and common corridors	60	FD30S
Separation to life safety plant	120	FD120
Cavity barriers	30 integrity, 15 insulation	N/A
Note 1: Lift doors may also be tested to BS EN 81-58 [28]		

4.4.3 BR 128 [29] contains advice for the nominal fire-resistance ratings of masonry walls. New drylining partitions or floor systems should be selected using a manufacturer's guidance documents for complete systems (such as the White Book from British Gypsum or the Knauf Manual), which will also provide a fire-resistance rating for the selected build-up.

4.4.4 Fire door assemblies are to comply with BS 476-22 [30] or BS EN 1634-2 [31] for fire resistance, and where applicable BS 476-31 [32] or BS EN 1634-3 [33] for smoke leakage. Timber fire doors should be installed in accordance with the expectations of BS 8214 [34].

4.4.5 Doors within residential dwellings are not required to have self-closing devices. It is recommended that doors are closed at night, or in the event of a fire alarm activation the first occupant to response then closes any doors which may assist with containing the fire.

4.5 Concealed spaces and cavity barriers

4.5.1 Cavity barriers are provided in concealed spaces to prevent the rapid spread of unseen fire or smoke in voids, and to prevent the spread of fire around compartmentation via voids.

4.5.2 All cavity barriers are to have a fire resistance rating of at least 30 minutes for integrity (E) and 15 minutes for insulation (I). Cavity barriers should be at no greater than 20 m centres in roof spaces or in cavities with Class C-s3, d2 linings or better to BS EN 13501-1, as well as being located to align with fire-resisting construction as indicated in Figure 7. For other linings, the spacing between cavity barriers should be reduced to 10 m.

4.5.3 Cavity barriers provided around openings may be formed of:

- steel at least 0.5 mm thick or timber at least 38 mm thick (excluding within external walls); or
- polythene-sleeved mineral wool, or mineral wool slab under compression when installed cavity; or
- calcium silicate, cement-based or gypsum-based boards at least 12 mm thick.

4.6 Fire-stopping and penetrations through fire-resisting construction

4.6.1 Fire-stopping should be provided at the junction of fire-separating walls and external walls to maintain the fire resistance period of fire-separating walls and prevent a fire from travelling around the junction and into the neighbouring space. Penetrations through lines of fire-resisting separation should also be fire-stopped using a product or system that will achieve the same fire resistance rating as the penetrated wall or floor.

4.6.2 To maintain the fire resistance rating of separating construction, any pipe or cable penetrations through lines of fire-resisting separation should be fire-stopped in accordance with one of the following methods set out by Section 9 in ADB1, unless located within a protected shaft. Figure 8 is provided to assist in the interpretation of the above recommendations.

- for pipes of any diameter, a proprietary seal which has been shown by test to meet the fire-resistance rating of the wall, floor, or cavity barrier for the penetration circumstance; or
- for pipes with a restricted diameter, keeping the opening as small as possible and providing fire-stopping around the pipe. The nominal interior diameter of the pipe should not be more than the relevant dimensions given in Table 9.1 in ADB1.

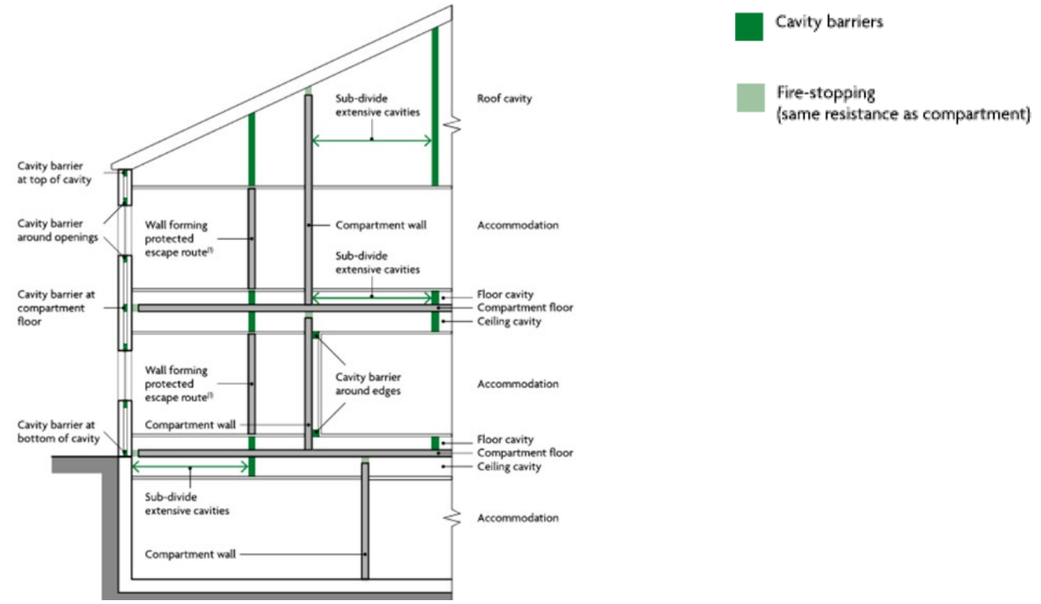

Figure 7 – Generic cavity barrier expectations

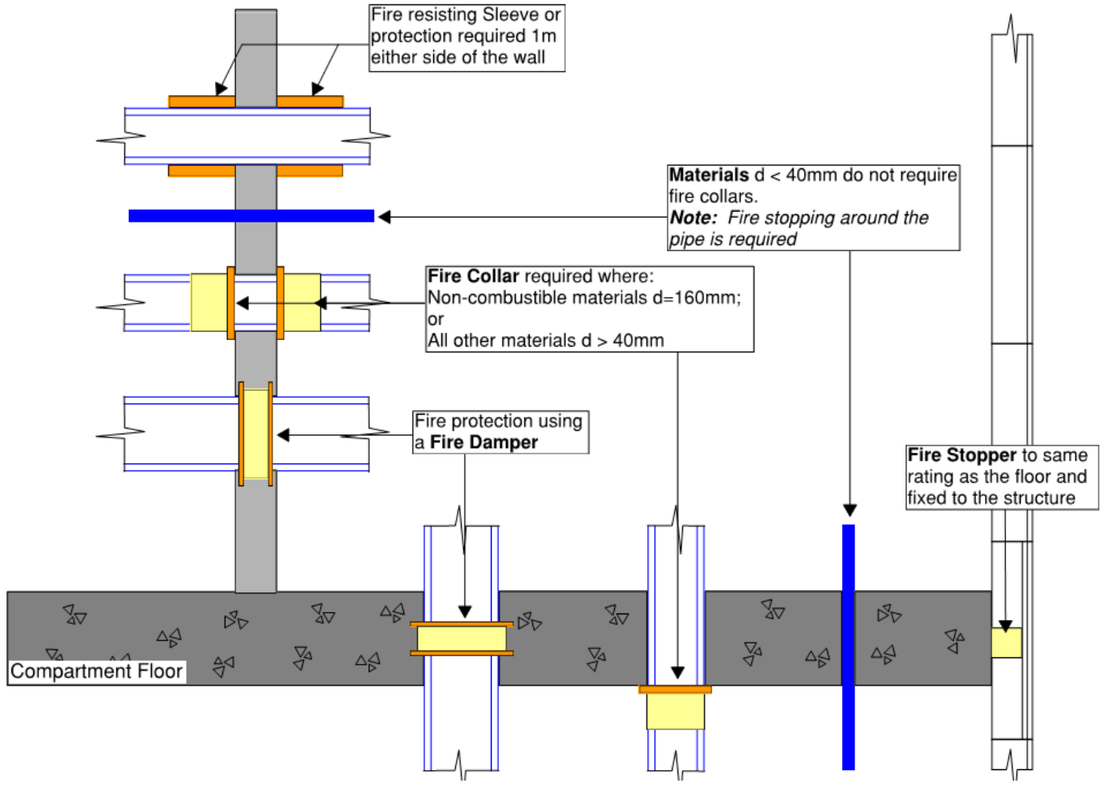

Figure 8 – Generic fire-stopping expectations

5. External fire spread

5.1 Construction and materials used for external walls

5.1.1 To prevent the spread of flame across the surface of building at a speed which may pose a threat to life, materials used for the external walls of this residential development between 11 m and 18 m in height are to meet the following recommendations:

- External surfaces of walls are to achieve Class A2-s1, d0 or Class A1 to BS EN 13501-1.
- Insulation materials are to achieve Class A2-s1, d0 or Class A1, except for those insulation materials located between two leaves of brick or concrete each being at least 75 mm thick which are not required to meet any set level of classification to BS EN 13501-1.

5.1.2 Other materials used for the external walls (such as structural elements, sheathing or gypsum boards, or membranes) would be permitted to be combustible provided these meet the overall intent of Building Regulation B4, which states that external walls should be constructed to adequately resist fire spread.

5.1.3 External walls are also expected to have cavity barriers in accordance with Section 4.5, located to align with internal fire resisting construction or to limit the unbroken length of external wall cavities.

5.1.4 External balconies are proposed at the development, being occupiable external spaces with external space below, to be designed in accordance with Section 12.2 of BS 8579 [35]. These are to be constructed of materials which achieve Class A2-s1, d0 or Class A1 to BS EN 13501-1, though minor elements such as seals, gaskets, and laminated glass may be exempted from this expectation if deemed to present a sufficiently low risk of fire spread. Balconies with an open deck structure should also be provided with a non-combustible, imperforate soffit below to reduce the risk of fire spread from below.

5.2 Roof coverings

5.2.1 Roof coverings are to be resistant to fire spread where being either close enough to a boundary to be at risk of ignition from a fire in another building, or where needed to resist fire spread between compartments via the roof coverings above.

5.2.2 Roof coverings 1.5 m either side of a fire-resisting wall should achieve an $B_{ROOF}(t4)$ rating to meet Diagram 5.2 in ADB1, as well as including breaks in any combustible roof insulation. The remaining roof areas should meet the recommendations of Table 12.1 in ADB1, as summarised in Table 5. In general, it would be recommended that all roof areas achieve $B_{ROOF}(t4)$, including any roof terrace areas.

5.2.3 Roof coverings may constitute a number of materials (but does not include the roof structure as a whole). Therefore, the top covering material should be considered in tandem with the substrate(s) to assess the performance of the coverings. The covering system as a whole is to meet the provisions of Section 5.2.2.

5.2.4 Where green roofs (including brown or sedum roofs) are used at the development, as an alternative to the $B_{ROOF}(t4)$ classification these may be provided in accordance with the GRO code [36], including:

- Having a growing medium / substrate of at least 80 mm thick.
- Have a growing medium / substrate that features <20% organic content and no peat.
- Having a growing medium / substrate that has been tested in accordance with BS 8616 [37].
- Have fire breaks of a least 300 mm around rooflights, soil pipes, and rainwater outlets, and of at least 500 mm where adjacent to façades with openable windows or doors.
- Fire breaks should consist of 20 – 50 mm rounded pebbles to a depth of at least 50 mm or concrete paving stones at least 40 mm thick placed directly onto the drainage board. No substrate should be present within the fire break area.

5.2.5 Photovoltaic panels should also be in accordance with roof classification guidance. If the photovoltaic array results in live cables with a current / voltage that may pose a hazard to firefighters, a remote isolation switch should be provided to allow these to be disconnected prior to commencement of wet operations.

Table 5 – Limitations on roof coverings

Distance from boundary	Allowable roof covering classifications to BS EN 13501-5 [38]		
	$B_{ROOF}(t4)$	$C_{ROOF}(t4)$	$D_{ROOF}(t4)$
Less than 6 m	✓	×	×
At least 6 m	✓	✓	×
At least 20 m	✓	✓	✓

5.3 Space separation and unprotected areas of the façade

5.3.1 Should a fire occur, heat will radiate through openings in the external walls. This heat can be enough to set fire to nearby buildings. To reduce the likelihood of this occurring, the Building Regulations guidance place limits on the area of the external elevation with no fire resistance, known as the unprotected area.

5.3.2 The buildings are to be designed and constructed with sufficient space separation and / or fire-resisting construction in the façade to adequately limit the likelihood of fire spread to or from the boundaries.

5.3.3 The relevant boundaries are the reference distances at which the potential for fire spread is considered, being the site boundary or a notional boundary created at the centreline of an adjacent road, railway, or other area with a sufficiently low likelihood of development, as indicated in Figure 9. The centreline of Tavistock Road and Garnet Place is taken to the south and east, with the site boundary used elsewhere.

5.3.4 Compartment walls and floors will reduce the extent of façade likely to be radiating at any one time. Following the recommendations of BR 187 [39], the lower emitted radiation of 84 kW/m² (reduced to 42 kW/m² on account of sprinklers) may be used for residential areas, with the higher value of 168 kW/m² (reduced to 84 kW/m² for sprinklers) used for plant or storage areas.

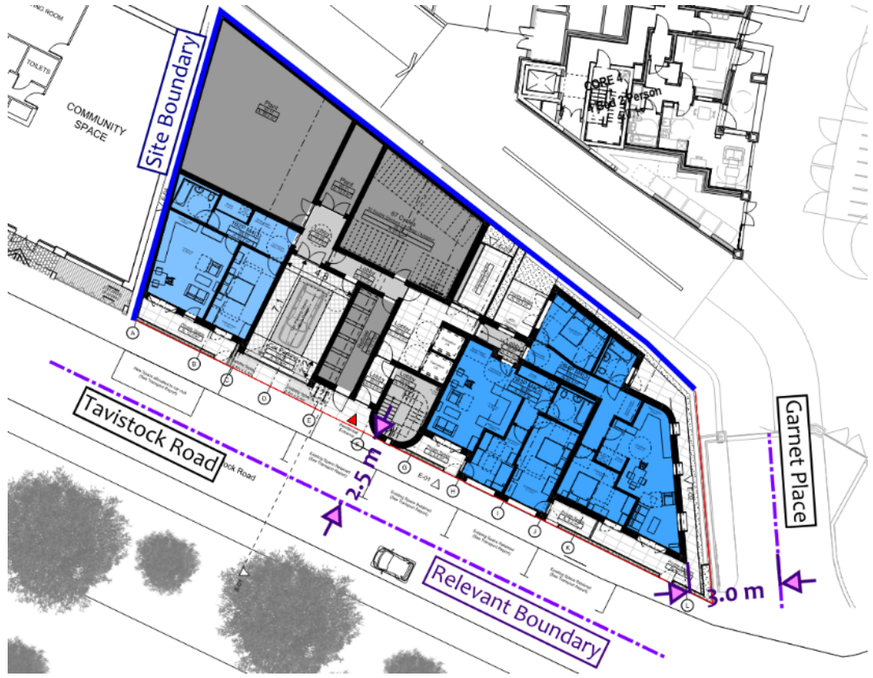

Figure 9 – Location and distances to relevant boundaries (north at page north)

5.3.5 Façades located within 1 m of the site boundary are to have a fire-resistance rating of 60 minutes for integrity and insulation in accordance with Table 4. Only small, unprotected areas in accordance with Diagram 11.5 in ABD1 would be permitted in these façades.

5.3.6 For façades located at least 1.0 m from the site or relevant boundary, and the methodology in BR 187 is used to analyse the available distance between the building and the boundaries, based on the dimensions indicated in Figure 10 and Figure 11. The findings of this analysis for the various compartments are presented in Table 6, which calculates the percentage of the façade permitted to be unprotected based on the available separation distances.

5.3.7 The protected areas as calculated in Table 6 indicate that for façades located at greater than 1.0 m from the site boundary, these would not require any fire-resisting construction in the external wall to support prevention of external fire spread.

Table 6 – Summary of external fire spread assessment

Area (Façade)	Enclosing rectangle (m)		Distance to boundary (m)	Permitted % of unprotected area
	Width	Height		
Ancillary areas (GF, south)	≤4.8	≤3.0	≥5.0	100
Apartments (1F - 5F, north)	≤9.2		≥5.2	100
Apartments (GF - 5F, east)	≤10.3		≥6.0	100
Apartments (GF - 5F, south)	≤9.4		≥5.0	100

Figure 10 – Compartment dimensions at Ground floor

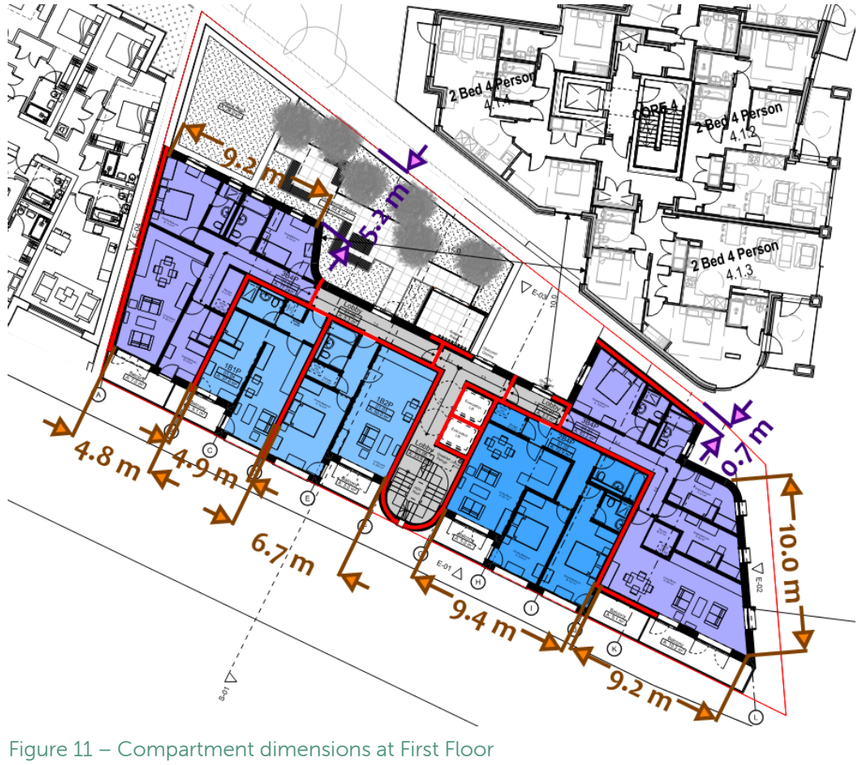

Figure 11 – Compartment dimensions at First Floor

6. Fire service access and facilities

6.1 Notification and information for the fire and rescue service

6.1.1 In the event of a fire, the local Fire and Rescue Service (FRS) are expected to be notified by a member of building management or building resident upon witnessing the fire.

6.1.2 A secure information box for storing premises information for use by the fire and rescue service during an incident is to be provided at the entrance foyer to the building, where featuring a floor at greater than 11 m in height. Guidance for the design of the information box is available from the FIA [40].

6.2 Fire appliance access to the site

6.2.1 Vehicle access for fire appliance is available to the front of the development via Tavistock Road, as indicated in Figure 12. This is an existing road that is expected to meet the fire appliance access guidance given in London Fire Brigade Guidance Note 29 [41], as summarised in Table 7.

6.2.2 The residential building is to be provided with a dry rising mains (see Section 6.4). As such, fire appliance access is to be provided to a location that is within 18 m of and having clear view of the dry riser inlet. This will be achieved using the hardstanding area at the front of the building as indicated in Figure 12.

6.2.3 Direct hose laying from the fire appliance hardstanding will be utilised for access to the Ground floor and ancillary areas, as discussed further in Section 6.4.

6.3 Firefighting water supplies

6.3.1 As a mature residential area, the existing water supply provisions for firefighting will continue to serve the site. This will be via a nearby public hydrant located adjacent to Tavistock Road as indicated in Figure 12.

6.3.2 Section 14.8 in ADB1 recommends that an existing fire hydrant be available within a maximum distance of 100 m from the building. As illustrated on Figure 12, an existing fire hydrant is located at circa 16 m from the main entrance to the building, meeting this recommendation.

6.4 Firefighting facilities within the building

6.4.1 Firefighting in the ancillary areas are supported by direct hose laying from the hardstanding. A maximum hose laying distance of circa 41 m is present, as indicated on the fire safety mark-ups in Appendix A, being within the recommended maximum hose laying distance of 45 m suggested in Section 13.2 of ADB1.

6.4.2 The building will not feature an occupied floor greater than 18 m above ground level, and as such is not expected to feature a firefighting shaft. However, firefighting facilities at the building are to include:

- A protected common stair having a clear width of at least 1,000 mm. Access to the protected stair will be available direct from outside at Ground floor via the resident's entrance area.
- A dry rising main in accordance with BS 9990 [42], with outlets located within the protected stair at each of Ground floor and above. The distance between the vertical section of the dry riser and the dry riser inlet is not to exceed 18 m to meet the expectations of BS 9990.
- The maximum hose laying distance between a dry riser outlet and the furthest point in an apartment will be circa 34 m, as indicated on the fire safety mark-ups in Appendix A. This is within the maximum distance of 45 m recommended in Section 14.3 of ADB1.
- Smoke control to the common residential corridors and stairs, as discussed in Section 3.4.
- Evacuation lifts, as per Section 3.7, also available to assist the fire and rescue service if required.
- Automatic suppression throughout the building, as discussed in Section 4.2.
- Firefighting floor indicator signage as detailed within Section 3.10.

6.5 Basement smoke clearance

6.5.1 No basement is provided in the proposal, and as such, no means of basement smoke venting are expected.

6.6 Car park smoke clearance

6.6.1 A car park smoke venting system is not proposed, where the single garage will be sprinklered (see Section 4.2), and will have openable garage doors that offer a means of venting in the event of a fire.

6.7 Stand-by power supplies

6.7.1 Powered life safety systems are to have emergency back-up power in accordance with BS 8519 [43] or in accordance with the equipment's associated design standard.

6.7.2 The emergency lighting, internally illuminated signage, fire detection and alarm systems, EVC panels, and automatically opening vents are expected to utilised batteries capable of a continuous stand-by supply in accordance with the relevant design standard and be fully rechargeable within a period of 24 hours.

6.7.3 The sprinkler system may utilise a single incoming power supply where installed in accordance with Section 5.12.2 and Figure 7 in BS 9251, as deemed sufficient for Category 2 system.

6.7.4 Section 20.4 in BS 8519 and Section G.2.2 in BS 9999 note that where no other life safety system which requires an external secondary power supply is present, two protected and diverse supplies from a single intake may be considered for an evacuation lift (subject to designer risk assessment during detailed design).

Table 7 – Pump-type firefighting appliance access requirements from GN29

Minimum access route specification	Dimension
Width between kerbs	3.7 m
Width between gateways	3.1 m
Turning circle between kerbs	16.8 m
Turning circle between walls	19.2 m
Clearance height	3.7 m
Carrying capacity	14 tonnes
Maximum reversing distance	20 m

Figure 12 – Firefighting vehicle access and water supplies

7. Additional fire safety guidance

7.1 Fire safety information and future development

7.1.1 This Fire Statement details an appropriate level of information to support a planning application for a development of this scale and nature.

7.1.2 Following planning, this Fire Statement should be provided to the design team responsible for progressing the scheme through detailed and technical design. The design team will be required to seek approval for the development under the Building Regulations by the appointed building control authority, including consultation with the local fire and rescue service.

7.1.3 Further development of the fire safety provisions set out within this Fire Statement is expected during the Building Regulations approvals process, including the selection of specific products, systems, or materials to fulfil the expectations of the Fire Statement.

7.1.4 Where any modification to the fire safety provisions set out in Section 3 to 6. of this Fire Statement are proposed during further design, these should not be incorporated unless agreed in writing by the appointed building control authority.

7.1.5 The as-built fire safety strategy for the building, as agreed by the appointed building control authority, should be documented and provided to the Responsible Person for the building as defined in the Regulatory Reform (Fire Safety) Order 2005 (as amended), to meet the expectations of Regulation 38 of the Building Regulations and principles of the Golden Thread of Information. This should be provided as part of a wider package of building information including, but not being limited to:

- This Fire Statement report
- The as-built fire safety strategy report and associated fire strategy drawings
- Manufacturer's literature for fire safety products and equipment provided at the building
- Drawings indicating the installed locations of fire safety products and equipment
- Manufacturer's literature detailing suitable methods of operation and maintenance of fire safety products and equipment

7.1.6 It is recommended that the above information is provided to the Responsible Person in a digital format that may be retained using a cloud-based or other remote service, to reduce the potential for loss of information in the event of fire, flooding, theft, etc.

7.1.7 The Responsible Person is recommended to ensure that periodic maintenance of the fire safety equipment in the building is undertaken in accordance with the manufacturer's recommendations. The information provided within the Regulation 38 documentation may be used to assist maintenance professionals in identifying the systems, spare parts, operational procedures, maintenance procedures, etc. for the various systems present.

7.1.8 Any subsequent amendment to the fire safety provisions at the building will require consent from an appointed building control authority. The building owner should consult with a suitable building control authority or fire safety professional prior to conducting any future modification works, to ensure that these will be in accordance with any relevant fire safety legislation in force at that time.

7.2 Management and maintenance of fire safety systems within dwellings

7.2.1 Within each of the residential dwellings, the owner / occupier is expected to be responsible for the management and maintenance of a suitable level of fire safety. This may include:

- management to minimise the incidence of fire (e.g., good housekeeping and security)
- considering their emergency escape plan and ensuring escape routes are unobstructed
- being aware of any particular risks (e.g., cooking)
- being aware of the challenges that may be faced by disabled residents or guests
- ensuring that fire detection and fire suppression systems are appropriately maintained and / or tested
- periodically checking the adequacy of fire extinguishers or fire blankets

7.3 Management and maintenance of fire safety systems

7.3.1 Management of fire safety must be integrated with all other management systems. If this management is lacking, then there is a danger that all the other areas such as security measures and alarm systems will be ineffective. To ensure there is no doubt as to where the responsibility for fire safety rests, and to enable consistency of approach, it is important that each establishment appoints a designated Building Safety Manager. It may be possible to appoint a professional to take on this role but that will depend on the size of the premises, costs, etc.

7.3.2 The appointed person should have the necessary authority and powers of sanction to ensure that standards of fire safety are maintained. The duties of the Building Safety Manager may include:

- management to minimise the incidence of fire (e.g., good housekeeping and security)
- producing an Emergency Fire Plan
- being aware of all fire safety features provided and their purpose
- being aware of any particular risks on the premises (e.g., issues relating to hot work)
- being aware of their responsibilities towards disabled people
- liaising with, and where necessary seek the advice of, the fire authority, local council, or other relevant enforcing authorities
- having powers to deal with individuals who sabotage or tamper with fire safety systems, who ignore any smoking policy or who block exits
- liaising with other fire safety managers in a multi-occupancy arrangement
- ensuring that residents, tenants, concessionaires, and caretakers are appropriately briefed
- ensuring that appropriate communication systems are in place to deal with any fire incident
- checking the adequacy of firefighting equipment and ensuring its regular maintenance
- ensuring fire escape routes and fire exits are unobstructed and doors operate correctly
- ensuring that fire detection or protection systems are maintained, tested, with records kept
- ensuring any close down procedures are followed

7.3.3 Good housekeeping is to ensure that the effectiveness of the fire safety provisions are not adversely affected, including the adequate provision for the disposal of waste and / or rubbish.

7.3.4 Maintenance procedures are to be enacted so that equipment will be able to operate effectively. Maintenance staff are to be trained in the importance of the fire safety systems and planned maintenance.

7.3.5 Common escape routes should have wall and ceiling linings achieving a Class B-s3, d2 reaction to fire standard, apart from permitted exceptions noted in this report. Display features or items such as posters, artwork pieces, etc. may be included with appropriate consideration, justification, and on-going control.

7.4 Management access to apartments

7.4.1 To suitably maintain the common fire safety provisions within the building, management will require the ability to access and intervene with certain fire safety elements within dwellings. As such, it is recommended that contracts between building management and occupants (i.e., tenancy agreements, leaseholds, freeholds, building management agreements, etc.) include the ability from management to be able to inspect, repair or enforce repairs to fire safety items such as the following non-exhaustive list of items:

- Apartment entrance fire doors, being critical to the success of the means of escape strategy. These should be regularly reviewed by building management to ensure that these have not been damaged or altered, and that the self-closing device is operating correctly. Building management should retain the ability to enforce repairs or install new doors where flat entrance doors are found to be sub-standard.
- Fire-resisting construction provided to separate flats or common areas is required to be maintained throughout the life of the building. Management should ensure that occupants of flats are not able to lower the fire-resistance ratings of separating walls or soffits through unapproved alterations.
- Sprinkler heads within apartments need to be able to operate effectively in order to limit fire growth and support means of escape within the common areas, prevention of fire spread, and firefighting operations. Management should ensure that sprinkler heads are not deactivated or impaired. Where concealed heads are used, particular care is required to ensure that these are not painted over as this may prevent the cover plate from releasing in the event of a fire.
- If dampers are installed to or between flats, where ductwork crosses fire-resisting construction between flats or common areas, management should be able to access, inspect, repair, or reset dampers.
- Fire spread between balconies or terraces presents a route via which fire may simultaneously affect apartments at multiple levels, placing the wider building at risk. Resident's private balconies / terraces should not be used for storing combustible items. Management would be recommended to be able intervene should excessive fire load become apparent in these areas.

7.5 Hoarding

7.5.1 'Compulsive hoarding' or 'Hoarding' is a mental health issue characterised by the accumulation of large quantities of goods within an occupant's home. Amongst the number of health and safety issues associated with hoarding, this also poses a challenge with regards to fire safety.

7.5.2 The fire safety provisions provided within a building assume certain characteristics, including fire load. Hoarding may significantly increase the fire load above that which is typically assumed within a residential unit and present a greater likelihood of sheltered or deep-seated fires occurring which could pose a challenge to fire-resisting construction, suppression systems, or firefighting operations.

7.5.3 Should there be cause to believe an occupant is hoarding goods, it is recommended that this be reported to the local health or mental health service provider as well as to the local fire and rescue service.

7.6 Fire extinguishers and fire blankets

7.6.1 First-aid firefighting provisions should be assessed and provided as part of the fire risk assessment for the building, including consideration for the day-to-day management of these provisions. Suitable first-aid firefighting provisions can help with the extinguishment of small fires, preventing these from growing into significant fires.

7.6.2 In general, fire points should be provided within common areas and areas presenting a significant fire ignition risk, such as refuse stores and plant rooms. The fire risk assessment that should be undertaken upon occupation of the building may assist with the placement of suitable fire extinguishers.

7.6.3 Where provided, the type and size of extinguisher(s) are recommended to be chosen in accordance with the guidance given in BS 5306-8 [44], as summarised by Table 8 and the classification of fire fuel hazards summarised as follows:

- Class A – fires involving solid materials, usually of an organic nature (general hazards);
- Class B – fires involving liquid or liquefiable solids (such as liquid fuels, lubricants, paints, etc.);
- Class C – fires involving gases;
- Class D – fire involving metals; and
- Class F – fires involving cooking media (vegetable or animal oils or fats).

7.6.4 Fire blankets may be provided in kitchens for extinguishing cooking fires and should be affixed vertically to a wall or door to for ease of deployment in an emergency. The blanket should be located close to the cooking appliance, but far enough away such that a hob fire would not prevent access to the fire blanket.

Table 8 – Fire extinguisher types

Medium	Colour code	Application	Do NOT use for
Water	White	Class A fires	Liquid, electrical, metal or cooking fires
Powder	Blue	Class A, B or C fires	Metal or cooking fires
Foam	Cream	Class A or B fires	Electrical*, metal or cooking fires
CO_2	Black	Class B fires	Metal or cooking fires
Wet chemical	Yellow	Class A or F fires	Liquid, electrical or metal fires
* AFFF Foam extinguishers may be used for electrical fires up to 35 kV (dielectric test) and where operated from a distance of at least 1 m.			

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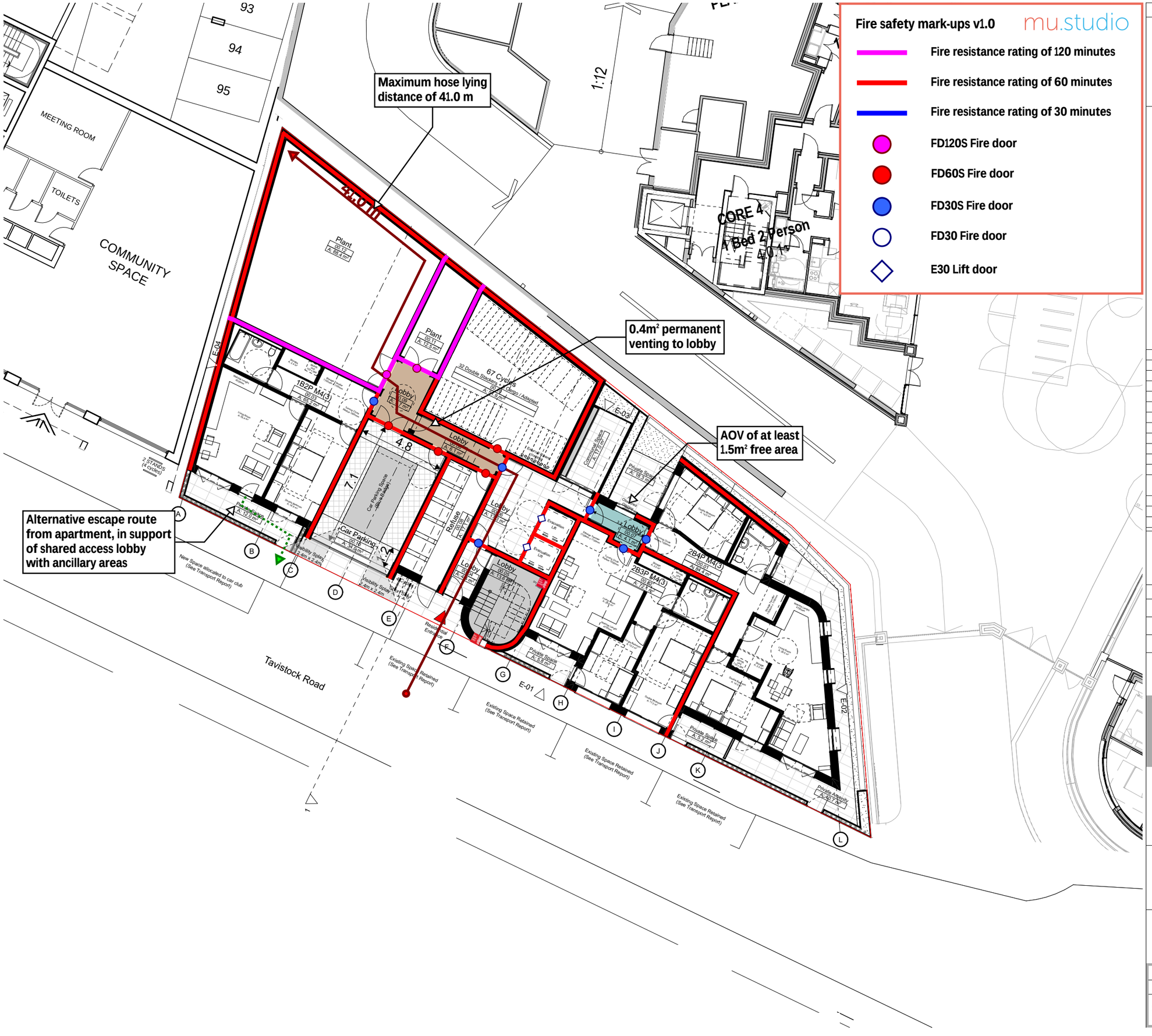
Appendix A – Fire safety and fire-resisting construction mark-ups



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- Fire resistance rating of 120 minutes
- Fire resistance rating of 60 minutes
- Fire resistance rating of 30 minutes
- FD120S Fire door
- FD60S Fire door
- FD30S Fire door
- FD30 Fire door
- E30 Lift door

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02	For Review and Comments	06/02/2026	Layout and Openings	ADE
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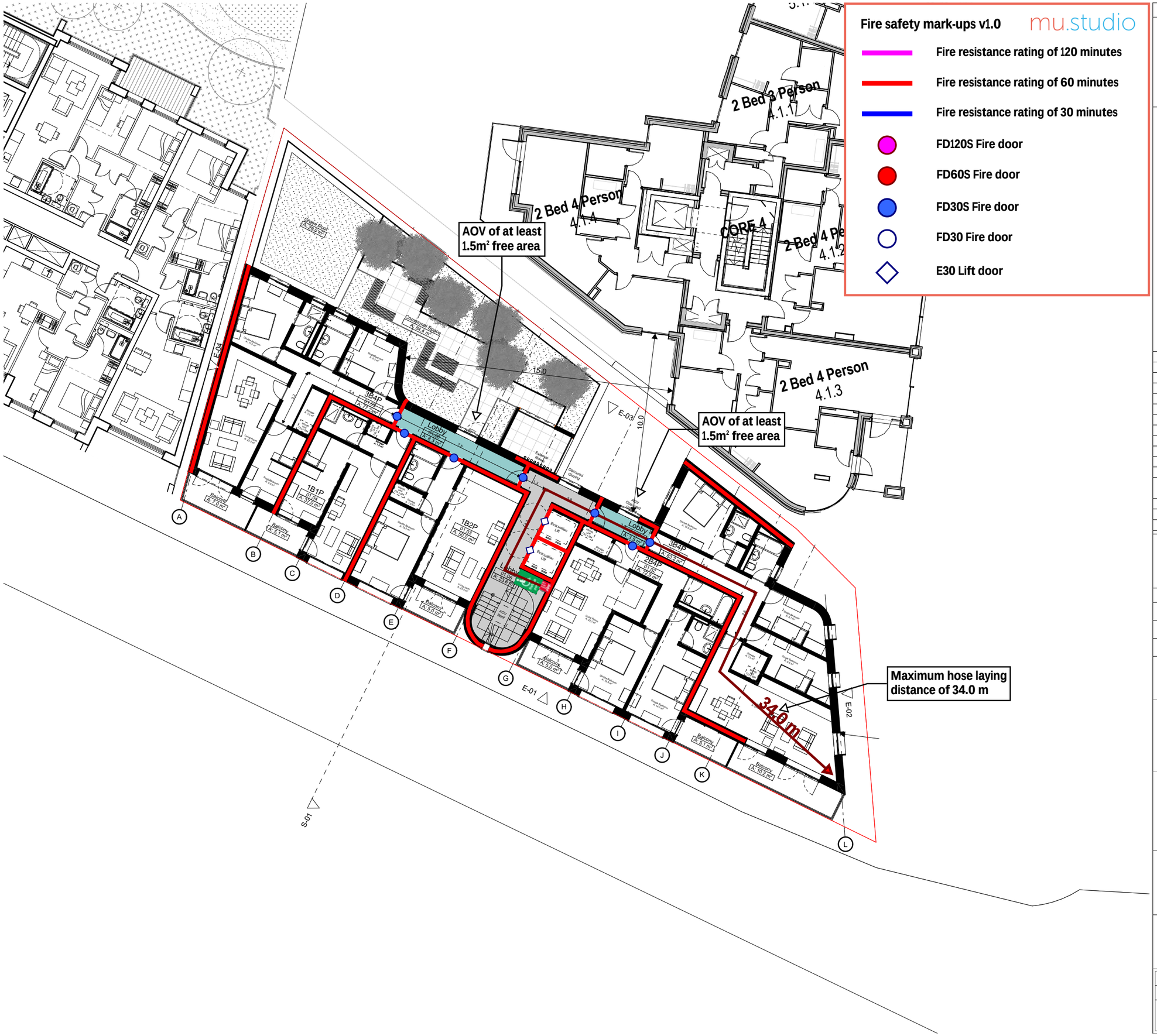

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Proposed-Second-Floor

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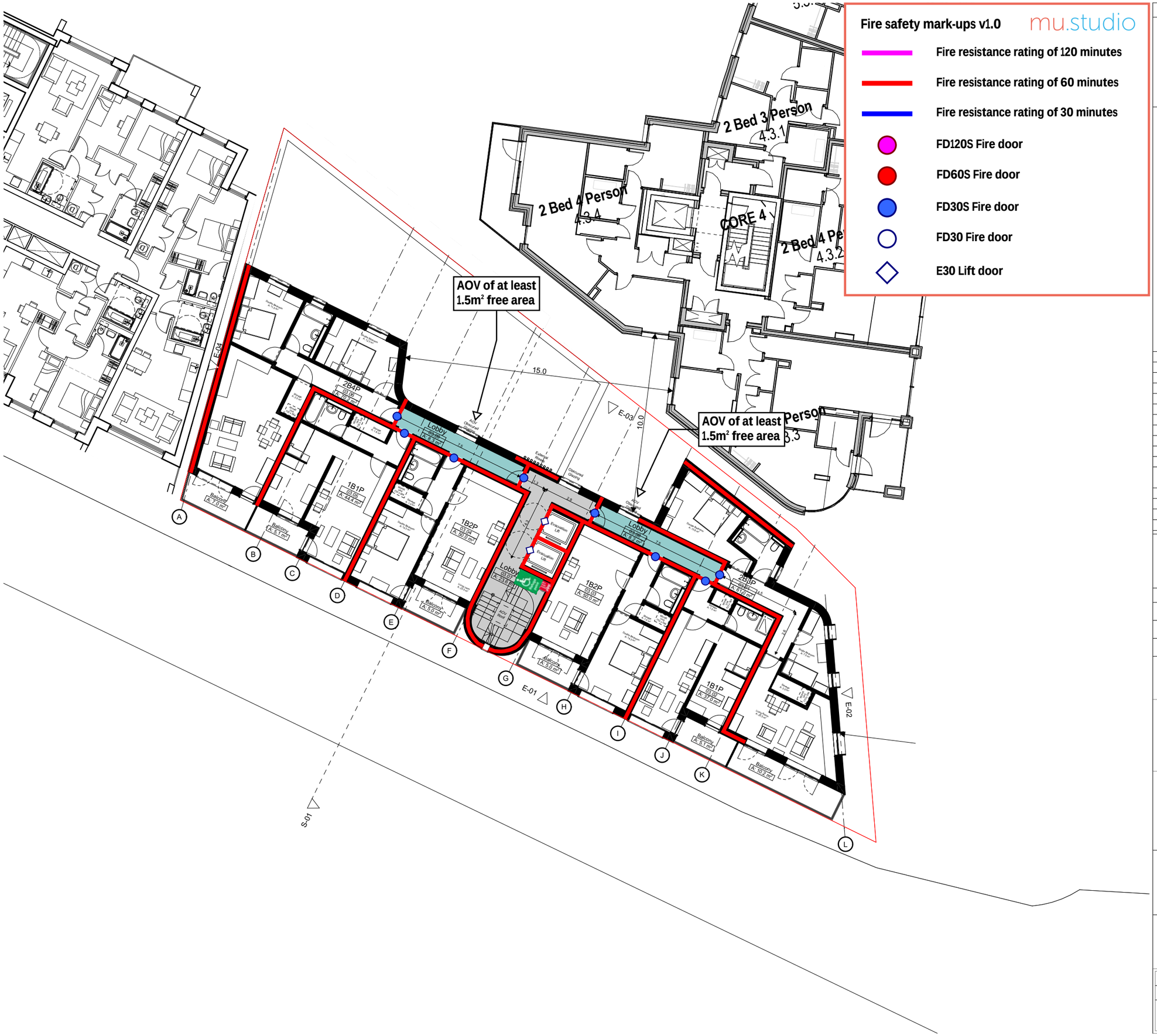

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03	For Review and Comments	06/02/2026	Layout and Openings	ADE
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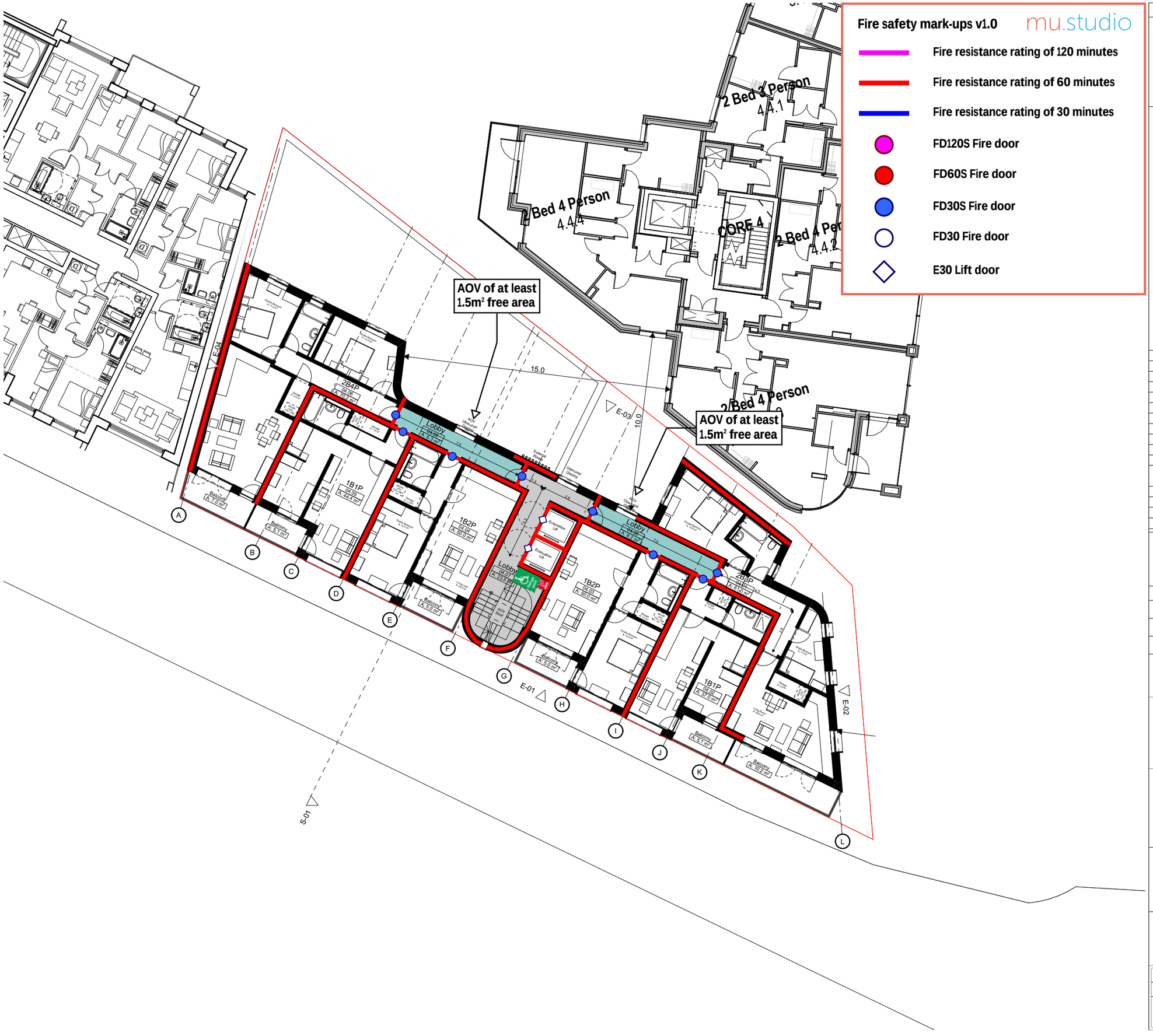

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Proposed-Fourth-Floor

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Drawing Number

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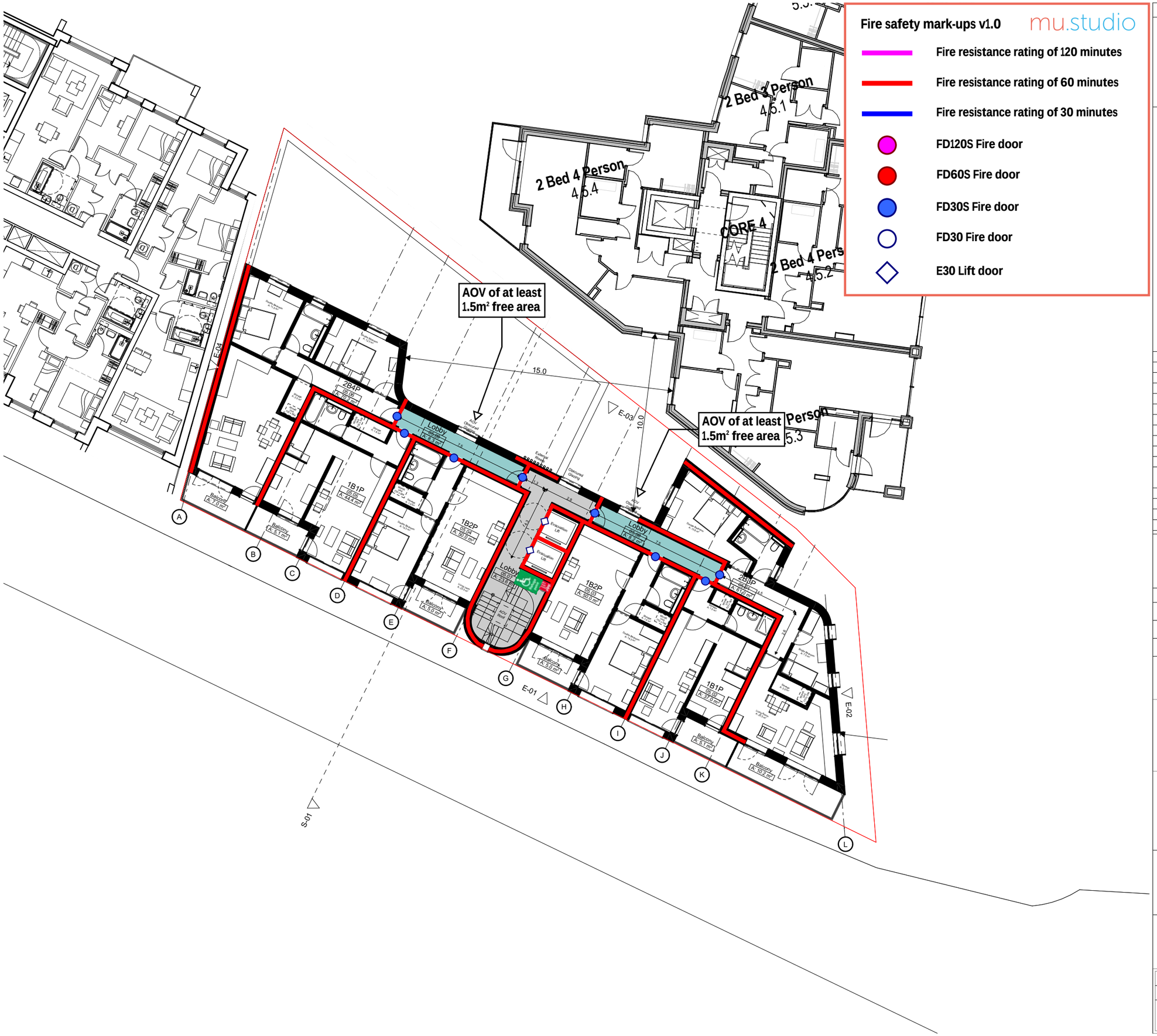

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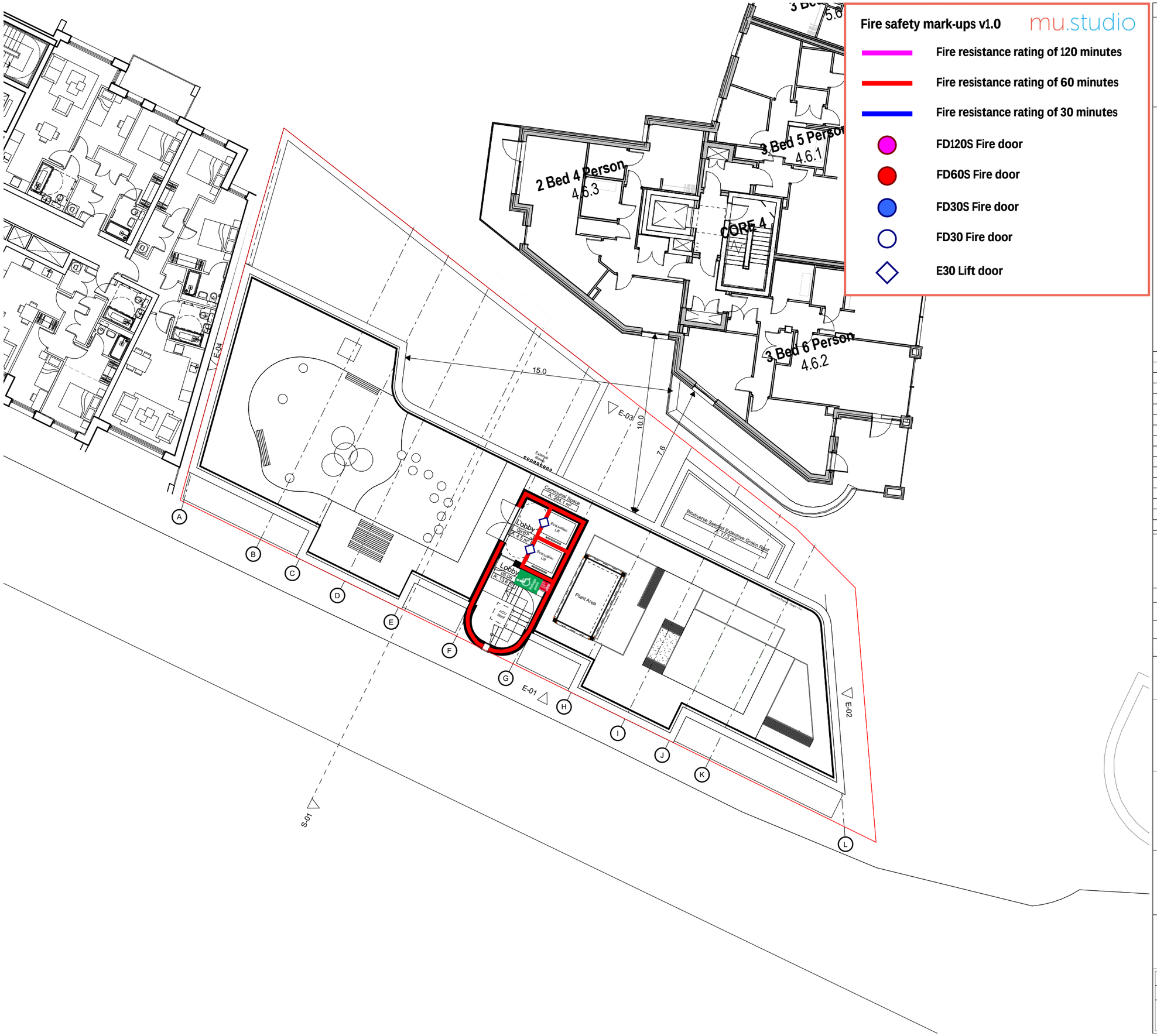

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Project

Tavistock-Works
Tavistock Works
UB7 7QX

Layout Title

Proposed-Roof-Plan

Client

Linea UB7 Ltd

Drawing Number

project	originator	volume	level	type	role	number	rev
0010 -	ADE -	XX -	06 -	DR -	A -	0106	04