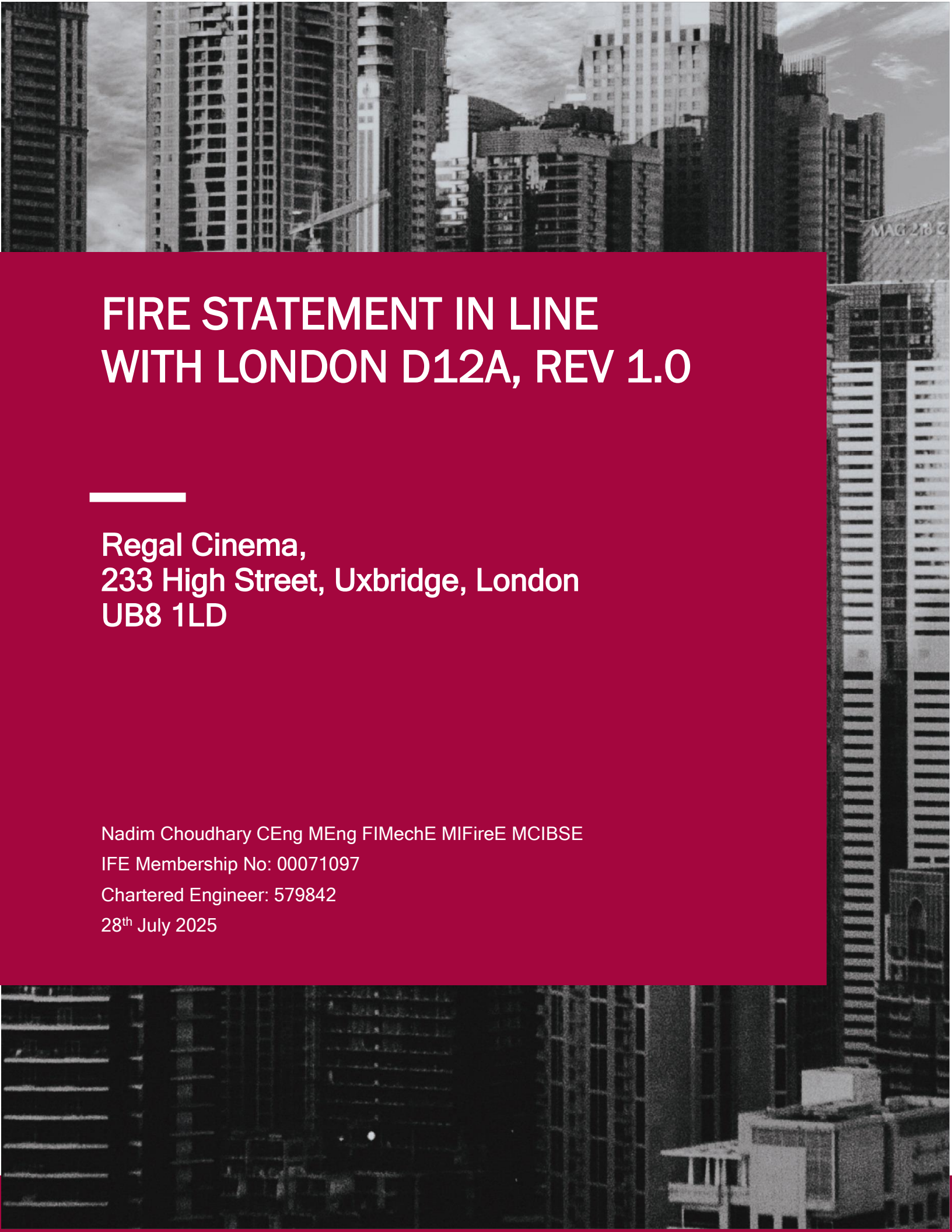

FIRE STATEMENT IN LINE WITH LONDON D12A, REV 1.0

Regal Cinema,
233 High Street, Uxbridge, London
UB8 1LD

Nadim Choudhary CEng MEng FIMechE MIFireE MCIBSE
IFE Membership No: 00071097
Chartered Engineer: 579842

28th July 2025

Author Credentials

Nadim has a first-class honors MEng in Aerospace Engineering, an international Diploma in Risk Management including having studied at Oxford University (Exploring the Universe) and Imperial College Business School (Business Economics).

Nadim is ex Technical Director of Arcadis and ex Associate Director of Arup (both global engineering design firms) where he headed up the Safety Risk and Human Factors teams. Nadim is dual Chartered through the Institute of Mechanical Engineers (IMechE) and Chartered Institute of Building Service Engineers (CIBSE).

Nadim became a Chartered Engineer in an unprecedented three years and then followed this up by becoming one of IMechE's youngest Fellows. Nadim is a full member of the Institute of Fire Engineers (IFE) and has specialist experience in Safety, Reliability, Fire and Risk having worked in this field for over 15 years. His experience covers a range of industries including rail, nuclear, defence and the built environment. Nadim has established himself as a technical risk leader and has won numerous industry awards (4-won, 8 finalist positions) testifying to this including being nominated for the prestigious Royal Academy of Engineering (RAE) Silver Medal Prize.

Nadim has served as a Non-Executive Director on 2 separate Risk and Audit boards, written numerous technical publications and has frequently spoken at international conferences including being invited on to expert panels. Nadim currently sits on the Institute of Fire Engineers working group for fires in electric vehicles.

Revisions

Revision	Date	Prepared By	Comments	Signature
1.0	28.07.2025	Nadim Choudhary	Issued for Comment	

This report has been prepared for the sole benefit, use and information of the client named in this report only and the liability of Rockland Safety Services Ltd, its directors, and Employees in respect of the information contained in the report will not extend to any third party.

This report is formulated based on information and experience available at the time of preparation. It is applicable to the above-mentioned project only in accordance with the client's instructions. It is only valid provided no other modifications are made other than those for which a formal opinion has been sought and given by Rockland Safety Services Ltd.

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Table of Contents

1. Purpose of Document

Rockland Safety Services Ltd trading as Fire Safety Services have been instructed to develop a Fire Statement (this document) in line with Policy D12A.

1. Identify suitably positioned unobstructed outside space:
    - For fire appliances to be positioned on.
    - Appropriate for use as an evacuation assembly point.
2. Be designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire, including appropriate fire alarm systems and passive and active fire safety measures.
3. Be 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 which all building users can have confidence in
6. Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

To demonstrate the development proposed has met the highest standards of fire safety, proportionate to the development, the following information has been provided and addressed in line with Policy D12 part A.

The details provided within this document are based at the early planning stage, and the fire safety provisions will need to be revisited at later stages. This shall be captured in a full fire safety strategy, which will detail the specific provisions covering B1-B5 of the Building Regulations.

2. Introduction

2.1. Description

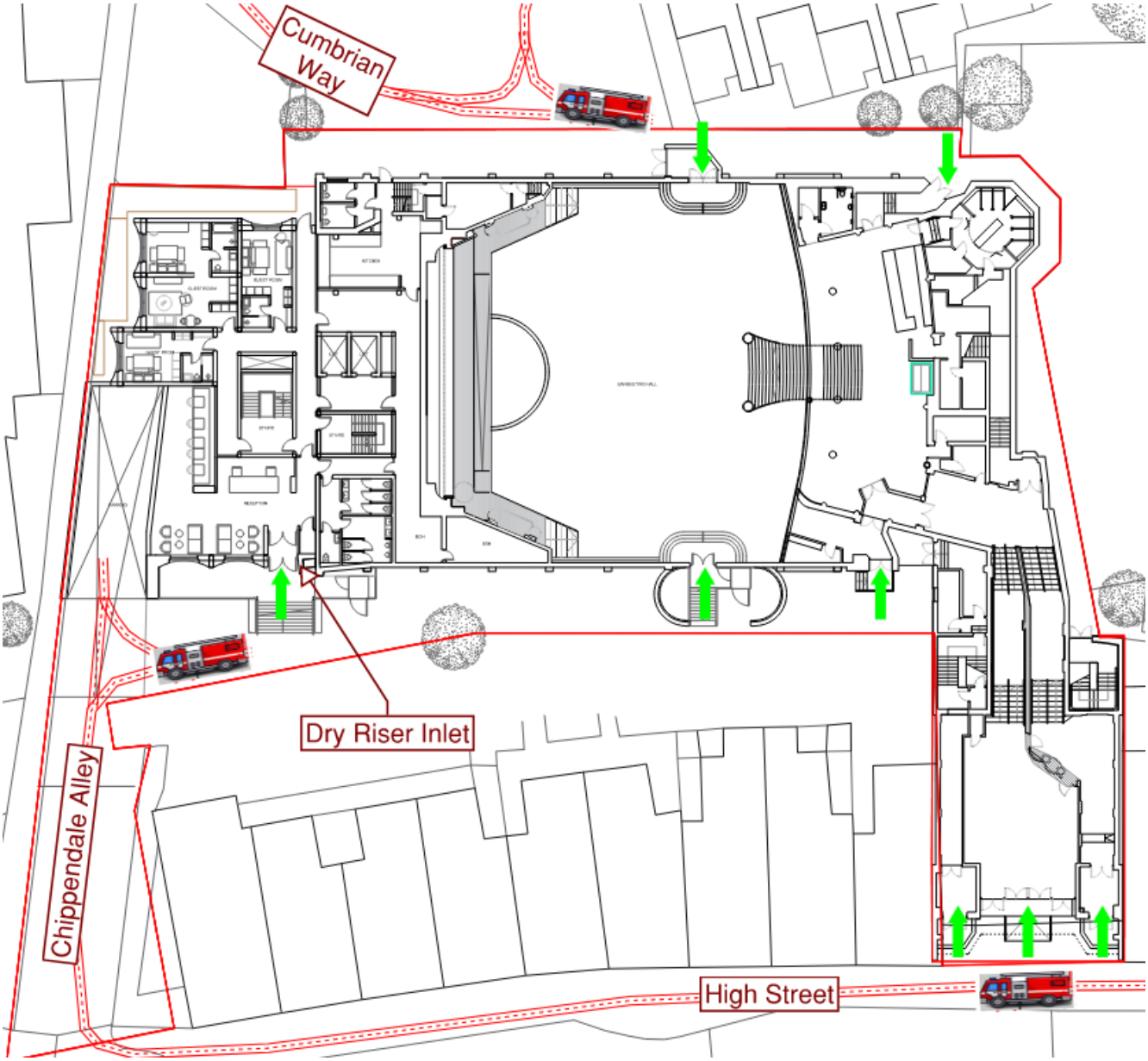
1. The project involves both the refurbishment of an existing assembly building (former cinema and nightclub) to create a wedding venue, as well as the extension of the same to create an adjoined hotel. The site is bound by Chippendale Alley to the North-West, Cumbrian Way to the North, High Street to the South-East and existing sites elsewhere.
2. The proposed building includes a total of four storeys (G+3). The top occupied floor of the building is assumed to be less than 11m above ground.
3. The proposed works are believed to be classed as follows:
    a. The proposed extension works are classed as new-building work in accordance with the Building Regulations. These works are expected to comply in full with contemporary guidance and the functional requirements of the Building Regulations.
    b. The proposed works on the existing cinema/nightclub (i.e. wedding venue) will represent a full refurbishment, however the final use of this building will be generally retained (i.e. Assembly and Recreation purpose group). As such, it is considered that the scope of the works is to make the designs no worse than existing. Improvement will be made, where practicable.
4. The new hotel comprises a total of four storeys (G+3). The hotel is expected to be served by a single, lobby-protected stairs. The ground floor includes a reception space, along with guest rooms. The first to third floors include guest rooms.
5. The wedding venue building also includes a total of four storeys (G+3). The ground floor level includes the main assembly hall and the main exit/entrance, along with ancillary spaces (WCs, stores etc.). The first-floor level includes a snooker hall. The second-floor level includes a balcony area (overlooking the main assembly hall), an upper snooker level and other ancillary spaces. The third-floor level is only expected to include limited ancillary spaces (WCs, offices, stores etc.). The wedding venue is generally expected to include two protected stairs and two accommodation stairs.
6. The proposed design will be based on the guidance listed in Approved Document B Volume 2.
7. Following the guidance in ADB, a purpose group has been established for the building to inform the appropriate means of escape and design features for life safety. The purpose group selected is Residential (other) [2(b)] for the hotel, and as Assembly and Recreation [5] for the wedding venue, as described in Table 0.1 of ADB.

3. Policy D12A Provisions

3.1. Unobstructed External Space

Identify suitably positioned unobstructed outside space for fire appliances to be positioned on.

1. Pump appliance access is expected to be provided via Cumbrian Way, Chippendale Alley and the High Street, which represent existing public roads. Access is further provided via the private roads and car parking areas on site.
2. In accordance with ADB, the hotel building does not include a floor in excess of 18m, therefore a firefighting shaft is not required. Fire service access to the above-ground levels of the hotel will be provided via the single stair, which will be fitted with a dry rising main.
3. All areas within the hotel shall be sited within 45m along a route suitable for laying hose, as measured from dry riser outlet valves.
4. The dry rising main shall be designed in accordance with BS 9990. It shall include an inlet valve on the building façade, adjoining the entrance to the staircase served. Dry rising main outlet valves shall be provided on the full landing of the staircase (including the ground floor). The horizontal portion of the main shall not extend more than 18m.
5. Access to the wedding venue (assembly areas) will generally be retained in line with the existing condition. Direct external access to the main assembly hall is expected to be provided off the parking locations to the North-East and South-West of the hall. Access into the building will also be provided via the main entrance to the building, off the High Street.
6. The access route shall be confirmed by the design team to comply with the requirements of London Fire Brigade's Guidance Note 29 (GN 29).
7. The pump appliance shall not have to reverse more than 20m without a suitable turning point. Vehicle tracking exercises shall be carried out to confirm that vehicle access is compliant.
8. Security provisions shall enable the fire appliance to gain access to the building in a fire scenario.



Identify suitably positioned unobstructed outside space appropriate for use as an evacuation assembly point.

1. This is expected to be towards the North-East and South-West of the building, without obstructing the fire service access route.
2. The exact location of the assembly point will be outlined in the fire risk assessment conducted by the building operator. Management policies and procedures to be developed by the building operator in accordance with their duties in terms of the Regulatory Reform (Fire Safety) Order 2005.
3. Disabled egress will be required from all areas up to the designated assembly point. Steps or stairs are not suitable for disabled occupants and shall be removed from the design. Suitable ramps shall be provided instead in order to ensure independent disabled evacuation.

3.2. Reduce the Risk to Life

The development is designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire, including appropriate fire alarm systems and passive and active fire safety features.

1. Each of the two parts of the building (hotel and wedding venue) are expected to be covered by a suitable Category L1 fire detection and alarm system in accordance with BS 5839-1. It is recommended that the systems are interlinked, to allow for notification to be sent to the adjoining building part, in the event of a fire in the affected part.
2. Wall and ceiling linings shall achieve the performance in Table 6.1 of ADB.
3. All floors shall be constructed as compartment floors achieving 60 minutes fire resistance. Any shaft penetrating compartment floors shall be constructed as a protected shaft achieving 60 minutes fire resistance (i.e., escape staircases, evacuation lifts, service risers, etc.).
4. The single stair serving the hotel shall be designed as a protected shaft, achieving a fire resistance of at least 60-minutes, with FD30S doors. The stair shall be fitted with a dry rising main.
5. Within the hotel, each common corridor / lobby shall be protected, achieving 30 minutes fire resistance and FD30S fire doors.
6. Cross-corridor doors shall be provided to separate dead-end corridors as well as storey exits, if more than 12m apart.
7. Similarly, each of the protected stairs serving the wedding venue shall also be designed as a protected shaft (60-minutes, with FD30S doors).
8. The lift shafts shall be designed as 60-minute protected shafts, with FD30 doors.
9. Walls enclosing places of special fire hazard will be constructed as fire resisting walls achieving 60 minutes fire resistance and FD30S fire doors.
10. Each ancillary room (stores and plant rooms) shall be a standalone, independent fire compartment achieving 60 minutes fire resistance and FD30S fire doors.
11. The two building parts (hotel and wedding venue) shall be fully separated by a 60-minute compartment wall throughout.
12. Emergency escape signage in accordance with BS 5499-4 shall be provided.
13. Emergency lighting in accordance with BS 5266-1 shall be provided.
14. Automatic fire suppression is not recommended by ADB for either of the proposed purpose groups, in a building with a top floor less than 30m in height. Therefore, it is not currently proposed.

3.3. Minimise the Risk of Fire Spread

The development is constructed in an appropriate way to minimise the risk of fire spread.

1. Green roofs (if applicable) shall be designed in accordance with 'Fire Performance of Green Roofs and Walls', published by the Department for Communities and Local Government.

2. The proposed hotel is located on a constrained urban site, in close proximity to site boundaries. All external walls sited within 1m or less from relevant boundaries (if any) are to be provided with fire-rated construction achieving 60 minutes fire resistance from both sides throughout. Any glazing in such areas shall be fire resisting, kept fixed shut.
3. A 60-minute structural fire resistance is expected to be provided to all elements of structure.
4. All floors shall be constructed as compartment floors achieving 60 minutes fire resistance. Any shaft penetrating compartment floors shall be constructed as a protected shaft achieving 60 minutes fire resistance (i.e., escape staircases, evacuation lifts, service risers, etc.).
5. Each common corridor / lobby shall be protected, achieving 30 minutes fire resistance and FD30S fire doors.
6. Cross-corridor doors shall be provided to separate dead-end corridors as well as storey exits, if more than 12m apart.
7. Walls enclosing places of special fire hazard will be constructed as fire resisting walls achieving 60 minutes fire resistance and FD30S fire doors.
8. Each ancillary room (stores and plant rooms) shall be a standalone, independent fire compartment achieving 60 minutes fire resistance and FD30S fire doors.
9. The two building parts (hotel and wedding venue) shall be fully separated by a 60-minute compartment wall throughout.

3.4. Means of Escape

Provide suitable and convenient means of escape, and associated evacuation strategy for all building users.

1. All areas within either building part will employ a simultaneous evacuation strategy, whereby the entire part (either hotel or wedding venue) shall evacuate immediately upon activation of the fire alarm anywhere in the fire-affected part. The adjoining area shall be notified in the event of a detection within the fire-affected building part.
2. The building is expected to be covered by a suitable Category L1 fire detection and alarm system in accordance with BS 5839-1. It is recommended that the systems are interlinked, to allow for notification to be sent to the adjoining building part, in the event of a fire in the affected part.
3. Given the different uses in either building part, the two parts shall include fully separated means of escape.
4. Travel distances shall be limited to 9m in a single direction of escape, including within hotel bedrooms, common corridors / lobbies and all ancillary areas. Design adjustments are expected to be required in order to address this requirement.
5. The protected stair shall discharge directly to outside, or be provided with a protected point of choice with two direction of escape, which cannot be simultaneously affected by a single seat of fire. Design adjustments are expected to be required to address this.
6. Each hotel level is expected to include a single means of escape, with each level limited to no more than 60 occupants.

7. For the wedding venue, travel distances shall be limited to 18m in a single direction and 18m in more than one direction.
8. The wedding venue includes a number of exits and escape stairs, either as direct exits to outside, or protected internal escape routes leading to the outside at ground level. A detailed occupancy and means of escape assessment shall be carried out a detailed design stage. The assessment may establish occupancy limitations or additional protection measures for the means of escape.
9. The protected stairs shall discharge directly to outside at GF level.
10. The minimum clear width of any door shall be 750mm. However, exits leading from a staircase shall achieve the minimum clear width of the staircase and open in the direction of escape. Also, the widths of all exits for the wedding venue are subject to an occupancy assessment, with minimum required widths expected to be larger than the 750mm absolute minimum.
11. Escape doors shall not be fitted with a lock, latch or bolt fastening. These shall always be easily openable from the inside by occupants making their escape. Any security devices shall release the door upon activation of the fire alarm.
12. Doors serving more than 60 persons shall open in the direction of escape.
13. Actual occupancy numbers shall be confirmed at detailed design stage, as part of the means of escape assessment.
14. Emergency escape signage in accordance with BS 5499-4 shall be provided.
15. Emergency lighting in accordance with BS 5266-1 shall be provided.

3.5. Strategy for Evacuation

Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence.

1. All areas within either building part will employ a simultaneous evacuation strategy, whereby the entire part (either hotel or wedding venue) shall evacuate immediately upon activation of the fire alarm anywhere in the fire-affected part. The adjoining area shall be notified in the event of a detection within the fire-affected building part.
2. A fire Evacuation Plan to be developed as part of the Regulatory Reform (Fire Safety) Order 2005 detailing escape routes and muster points.
3. London Plan 2021 contains a number of policies which indicate fire safety to be considered. The development will consider the guidance notes from LFB in design development including vehicle access requirements.
4. Policy D5 (Inclusive Design) criterion B(5) relates to the requirements of development proposals where lifts are installed. It is expected that access lifts serving the building will be designed as evacuation lifts (at least one for each core proposed). Evacuation lifts shall be designed, installed and maintained in accordance with BS EN 81-76. All ground floor areas are expected to be provided with step-free egress to the outside, via all the existing escape routes.

3.6. Equipment for Firefighting

Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

1. Pump appliance access is expected to be provided via Cumbrian Way, Chippendale Alley and the High Street, which represent existing public roads. Access is further provided via the private roads and car parking areas on site.
2. In accordance with ADB, the hotel building does not include a floor in excess of 18m, therefore a firefighting shaft is not required. Fire service access to the above-ground levels of the hotel will be provided via the single stair, which will be fitted with a dry rising main.
3. All areas within the hotel shall be sited within 45m along a route suitable for laying hose, as measured from dry riser outlet valves.
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5. Access to the wedding venue (assembly areas) will generally be retained in line with the existing condition. Direct external access to the main assembly hall is expected to be provided off the parking locations to the North-East and South-West of the hall. Access into the building will also be provided via the main entrance to the building, off the High Street.
6. The access route shall be confirmed by the design team to comply with the requirements of London Fire Brigade's Guidance Note 29 (GN 29).
7. The pump appliance shall not have to reverse more than 20m without a suitable turning point. Vehicle tracking exercises shall be carried out to confirm that vehicle access is compliant.
8. Security provisions shall enable the fire appliance to gain access to the building in a fire scenario.
9. A site survey and/or consultation with the London Fire Brigade shall be carried out to confirm whether an existing operational public hydrant is located within 90m of the building and within 90m from the proposed dry riser inlets.
10. If no existing operation hydrant is available, a new private hydrant in accordance with BS 9990 shall be provided.

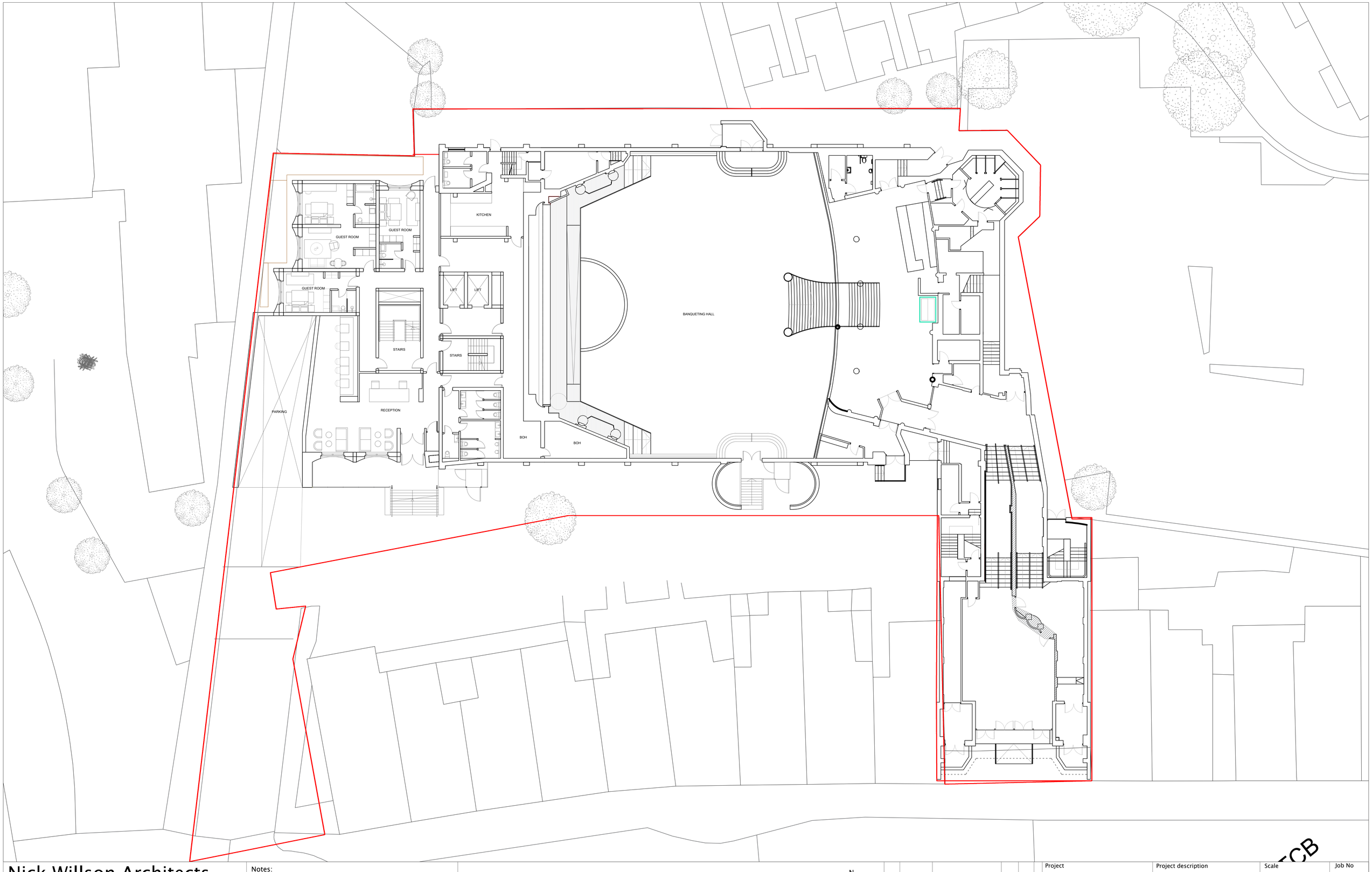
4. Summary

The FS is outlined as required by the London Plan Policy D12A, which requires development proposals to achieve the highest standards of fire safety, embedding these at the earliest possible stage.

The FS has evidenced the provisions made for the safety of occupants as well as the provision of suitable access and equipment for firefighting in light of London Plan fire safety policy requirements and the justification for these measures.

This FS meets the requirements of the London Plan Policy D12A. This will be ensured with the development of the RIBA Stage 3 Fire Strategy, where each part of the policy is addressed in more detail within Part B Functional Requirements. The Fire Strategy will be developed further during the detailed design and other relevant guidance documents will be agreed with the approving authority ahead of submission to the fire service.

5. Drawings



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Notes:

All dimensions to be confirmed by contractor on site.
Do not scale from drawings.

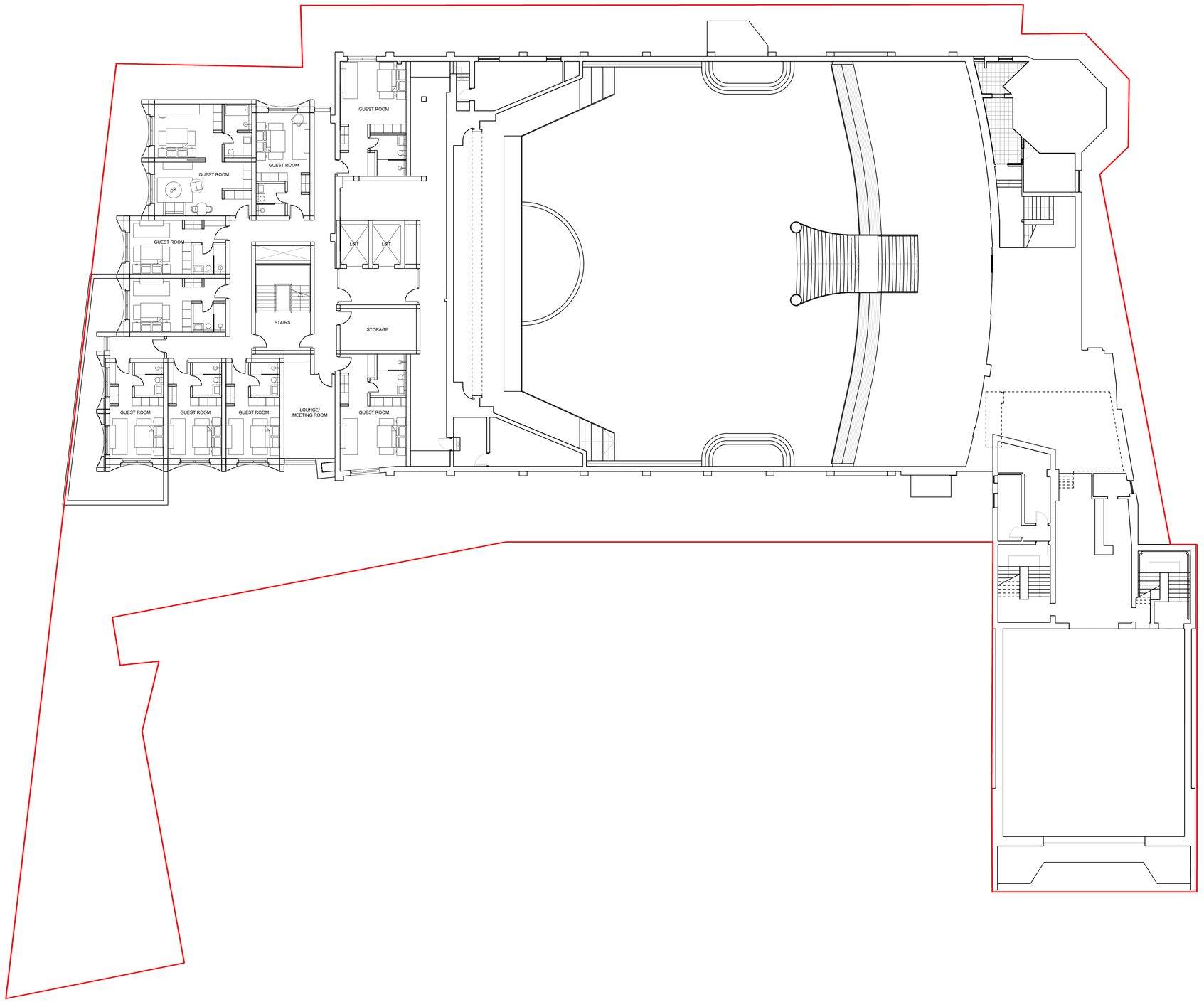
Scale 1:150

0 5 10 20 m

N

Rev	Date	Description	By	NW

Project	Project description	Scale	Job No
233 Uxbridge High St	New banqueting hall and Hotel	1:150@A3	0242
Title	**Stage**	**Drawing No**	**Rev**
Ground Floor	Planning	101	–



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Rev	Date	Description	By	NW

Project	Project description	Scale	Job No
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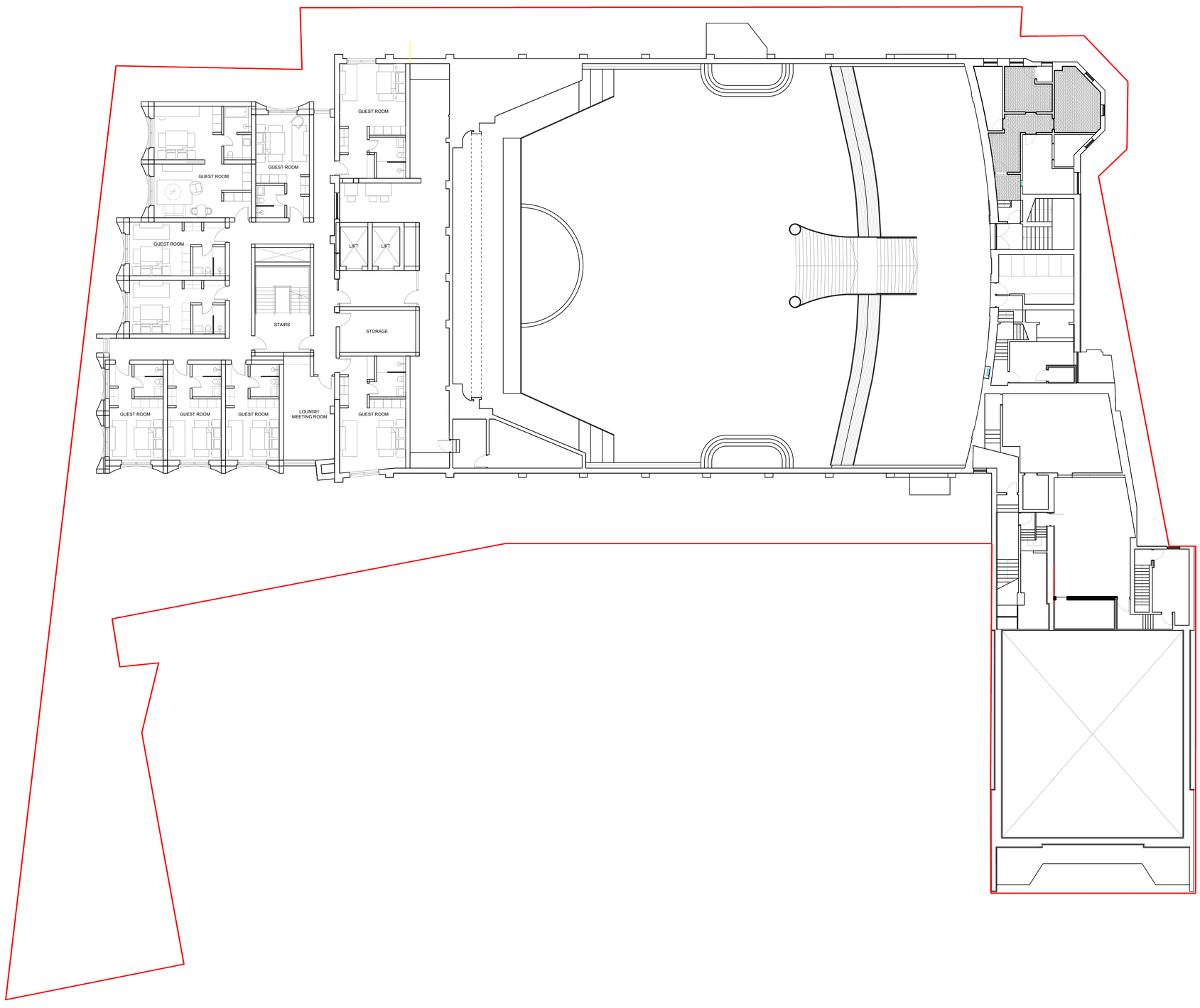
Title	**Stage**	**Drawing No**	**Rev**
First Floor	Planning	102	–



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Rev	Date	Description	By	NW

Project	Project description	Scale	Job No
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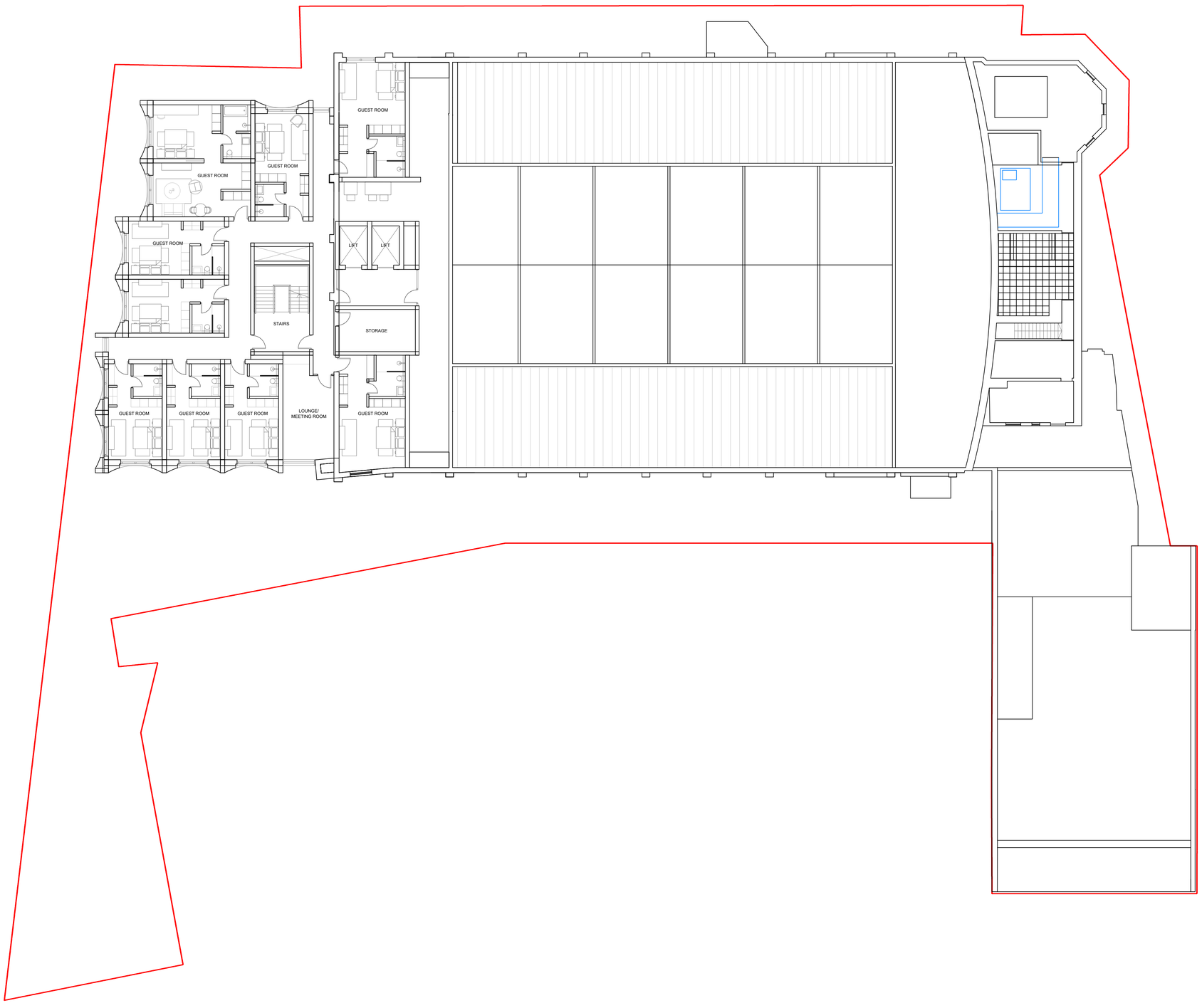
Title	**Stage**	**Drawing No**	**Rev**
Third Floor Plan	Planning	103	–



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Project	Project description	Scale	Job No
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Title	**Stage**	**Drawing No**	**Rev**
Third Floor Plan	Planning	104	–