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(FIRE CONSULTANTS) LTD

Fire Statement in line with the London Plan Policy D12 for;

Next Retail Unit at;
Ruislip Retail Park
Victoria Road
Middlesex

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1.0 Introduction

Next will be occupying an existing retail unit at; Ruislip Retail Park, Victoria Road, Middlesex, previously occupied by Carpetright. The property will have a new first floor storey constructed, and will be modernised throughout. This Fire Statement addresses the minimum fire precautions required for the alterations to the building.

The works will be carried out in accordance with the functional requirements of the Building Regulations 2010 (as amended). Approved Document B Fire Safety will be applied as guidance. With regard to Building Regulations, fire safety will be considered throughout the four main stages of the development;

1. Design Phase – Concept fire strategy
2. Construction phase – Continual review of concept design/strategy
3. Completion Phase – Preoccupation fire safety risk assessment/handover fire safety information to responsible person
4. Occupation Phase – Fire Risk Assessment/ Fire risk management of the building

A request has been made from the planners under the London Plan Policy D12, that a fire statement is to be produced for the refurbishment of the premises. This report forms a Fire Statement document to demonstrate compliance with the London plan and addresses the following measures;

- Means of detection and warning in the event of a fire is provided, to ensure all building occupants are alerted (by provision of fire alarm & automatic detection).
- Facilities to enable all person to safely evacuate the premises are provided, a safe means of escape for all building occupants, including persons requiring assistance.
- Fire Service vehicle access to the site is provided via suitably designed roads.
- Internal access for fire fighters is provided via easily accessible entry points and protected stairs.
- Provision of additional water supplies is available for firefighting.
- The premises are designed and constructed in a way to limit fire spread within the building and to reduce fire spread externally to adjoining premises.

The report should be read in conjunction with the following plan;

Ruislip NEW STORE Rev B – PLANNING.dwg

2.0 Property Description & Alterations

The Next unit forms an existing single storey retail store, located within a row of retail units, typically found on an out of town retail park development. Access to the unit is from a communal car park to the front of the premises, with two exits from the rear of the unit to a pathway, with escape in two directions.

Next will modernise the unit and construct a new first floor, which will result in two retail trading storeys. There will be three new stairs serving the first floor, two being protected escape routes, and an open stair at the front of the sales floor, a passenger lift and single escalator will also be provided. There will be new BOH areas with, stockrooms, management offices and staff accommodation.

3.0 CV of the Author

This report has been compiled by Rob Pocklington of DWP Fire Consultants Ltd, Robs first experience in Fire Safety commenced in 1990, where he completed the Ministry of Defence Fire Prevention course at Royal Air Force Manston, he served as a Fire Prevention Officer in the military and now has over 30 years' experience in Fire Safety.

Rob has worked as a Fire Adviser & Consultant in the commercial sector for over 25 years, whilst as a Fire Consultant at Arcadis Property Construction Consultants, he was mentored by Derek Pointer (who was the former City Planning Liaison Officer with Birmingham Building Control Department). Derek helped to enhance Robs skill set from risk assessment based consultancy, to commercial fire safety and in particular producing fire strategies for new buildings and extensions and modernisation of existing premises, for Building Regulations applications.

Rob is now employed as a Fire Consultant for DWP Fire Consultants, where over the last 14 years he has worked with project teams on the development of new buildings and existing buildings, compiling Fire Strategy's and risk assessments for Building Regulation Applications. A small snap shot of his project experience follows;

- Fire strategies created for numerous new hotels and residential projects, one being a new single staircase hotel over seven upper floors.
- Risk assessments for the reconfiguration and modernisation of numerous hotels and commercial premises.
- Fire strategy provided for the demolition and reconfiguration of a large podium development. Where the means of escape had to be reconfigured, the overhead hotel tower with 14 upper storeys, had two additional new storeys added.
- New flagship stores for retailers on Oxford Street London, one being a prestigious new retail store over five storey's
- Provided the fire strategy for the major redevelopment of a London Embassy
- Worked on the fitouts on many retail projects, fitting out developers shell units in shopping centres all over the country

Other experiences; after a serious fire in a retail factory in Bangladesh, Robs advice was sought by retailers, after visits to numerous factories, detailed reports with recommendation for improvements for life safety were produced. Rob has also provided due diligence surveys for a number of hotels on mainland Europe. During his career path he has worked in a number of London theatres, he is also a Member of the Institute of Fire Prevention Officers and Member of the Institute of Fire Safety Managers.

4.0 London Policy Objective D 12 (1A) Identify suitably positioned unobstructed outside space for: a. fire appliances to be positioned. Building Regulations B5

4.1 External Site Vehicle Access

The Fire Service vehicle access will be as existing, with access provided from Victoria Rd to the car park to the front of the unit, and from Stonefield Way to a communal loading bay area to the rear of the premises, there will be no alterations to these access arrangements. The Fire Service vehicle access routes (indicated by red/ arrows) shown on the below image, the yellow arrow shows the Next unit, where Fire Service Vehicles can park adjacent to the store.

There will be no change to the road layouts and the Fire Service can deploy immediately outside the front entrance or to the rear, as is the existing situation.



Image taken from Google Earth on the 13.12.2024, showing Fire Service vehicle access,

5.0 London Policy Objective D 12 (1B) Appropriate for use as an evacuation assembly point. Building Regulations B

5.1 Assembly Point

Upon the activation of the fire alarm system, customer and staff evacuate the premises and proceed to the assembly point a to the front of the building; The car park exit to Field End Road . (Noted as A1 shown on the image below). **TBC confirmed with Next H & S department**



Image taken from Google Earth 13th December 2025, showing locations of the Assembly Point

When leaving the Next unit via the front entrance, persons can walk along a paved area to the front of other units to the assembly point. When escaping from the rear of the unit there is escape in two directions via a path, these leads to the external loading areas of Halfords (Field End Road) with an exit provided to Field End Road, and the second route is to the communal loading area, from where escape is available to the car park, then onwards to the assembly point.

6.0 London Policy Objective D 12 (2A) 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. Building Regulations B1, B3

6.1 Active Fire Protection Features

6.1.1 Means of Warning, Fire alarm

An existing break glass alarm system with sounders is provided. This will be improved with an automatic detection system, to an L1 standard provided throughout the unit. The system will be analogue and addressable designed and installed in accordance with British Standard 5839 Part 1. The main panel will be located at the entrance to the unit.

6.1.2 Fire Suppression

There will be no change to the building occupancy type, which will remain a retail unit. The building is not provided with fire suppression as an existing situation. It is not intended to alter the size of the premises, therefore the building will not be protected by fire suppression.

6.2 Passive Fire Protection features

6.2.1 Fire Resistance

The height of the building is below 18 meters, as an existing building the elements of structure will be expected to achieve a level of 60 minutes of fire resistance. Therefore any alteration to the elements of structure will achieve 60 minutes fire resistance for integrity, loadbearing and insulation.

Following a visit to the premises, the structure of the existing building appears to be constructed of; masonry, plasterboard, steel columns and beams, with some encased in board, there are also glazed infills to the front of the unit and an alloy type of cladding is fitted externally.

The building will form a single compartment, with no storey greater than 2,000m². The two sales floors will have no fire resistance within the floor opening for the open stair and escalator. The stockroom areas will either be enclosed in fire resisting materials or smaller stockrooms protected by automatic detection. The lift will not form a fire resisting shaft but will be separated from the sales floor by fire resisting structure.

The two stairs serving the new mezzanine will be constructed of fire resisting materials and the structure supporting the mezzanine will be constructed as per the requirements for the elements of structure.

7.0 London Policy Objective D 12 (3A) Are constructed in an appropriate way to minimise the risk of fire spread Building Regulations B4

7.1 External fire spread

The rear of the unit has a short boundary condition at approximately 2m. To reduce external fire spread to the premises opposite, the existing wall to this elevation, is constructed of masonry to approximately 3.3m in height, with what appears to be plasterboard extending to the eaves. This structure will be retained to reduce fire spread.

The boundary to the front of the premises across the car park, to the centre of the public highway is approximately 80m. Due to the distance to the boundary there are no unprotected area requirements to the front of the unit.

The walls to adjoining retail units appear to be fire resisting compartment walls constructed of plasterboard, with umbrella detail to the head of the walls, which will be retained.

7.2 Contractor Works

The unit will be closed during the alterations and therefore interim measures will not be provided. However, the contractors will produce method statements and risk assessments to demonstrate how fire safety will be managed. As part of these assessments it will be ensured that their activities do not pose a risk of fire spread to adjoining premises. And that adequate means of escape and means of raising the alarm of fire, will be provided during the fit out.

Reference below is to be made to Regulation 7 of the Building Regulations with regard to materials and workmanship, all design, procurement and contractors are to be familiar with this guidance which is free to download from HM Government sources;

Reg 7 (1) Building work shall be carried out—

(a) with adequate and proper materials which—

(i) are appropriate for the circumstances in which they are used,

(ii) are adequately mixed or prepared, and

8.0 London Policy Objective D 12 (4) Provide suitable and convenient means of escape, and associated evacuation strategy for all building users. Building Regulations B1

As an existing out of town development Next adopt an occupancy factor of 4m² for the sales floors within this unit. Which will be confirmed as accurate by Next for the trading patterns within this unit.

8.1 Means of Escape

The escape widths for storey exits, stairs and final exits, will be designed to cater for the total occupancy of the building.

First floor

The first floor will be provided with access to three escape exits, two of these will lead to protected escape stairs, enclosed in fire resisting materials and one will be via an open stair, which is the approach adopted in many Next retail units of this type.

Ground floor

The ground floor will be provided with access to three escape exits, the main entrance and the two exits to the rear of the unit.

8.3 Disabled

Ground floor

Disabled escape is available via the main entrance and the rear exits as is the existing situation.

First floor

Disabled refuges will be provided in the two rear protected stairs, these will not be located on the escape route.

An evacuation lift will not be provided, Next cater for the evacuation of persons with disabilities via a managed evacuation plan, and assist persons from the premises. The approach adopted throughout the country is via evacuation chairs provided in protected stairs, with staff trained in their use. Which will be adopted in this unit.

8.4 Travel Distance

Travel distances will be within 45m two way escape and 18m in a single direction.

8.5 Inner rooms

Inner rooms will be protected by automatic detection located in the access room.

8.6 Identification of Escape Routes & Fire Safety Signage

All fire exits and escape routes will be marked and readily visible. All fire exit signs will conform to The Health and Safety (Safety Signs and Signals) Regulations 1996. They will incorporate pictograms and text.

All other statutory and fire safety signs will be provided e.g. All fire resisting doors will be provided with notices bearing the words "Fire Door Keep Shut" or "Fire Door Keep Locked Shut When Not in Use". The notices will be provided on both faces of all leaves at approximately eye level.

Notices stating action to be taken in case of fire will be provided adjacent to all call points. Within BOH areas, trained staff will be available to assist customers escape from the sales floors. All fire safety signs will conform to BS 5499 Part 1:2002.

9.0 London Policy Objective D 12 (5) Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in

6.1.2 Fire Alarm Fire Routine

The evacuation strategy will be via a single stage evacuation, whereby on the activation of a single break glass call point or automatic detector, the alarm will be sounded throughout the building.

Upon the activation of the fire alarm system, staff evacuate the premises and assist customers to leave the premises, staff proceed to the assembly point, which is shown above in section 5.0.

Hose distances of 45m will be achieved within the unit. There will be no change to the utilities water supplies, adequate water for firefighting will be available from the existing fire hydrants.

11.0 Declaration of Assessor

This report has been created, in good faith using our experience in fire safety, in relation to our interpretation of the requirements of Policy D 12 A of the London Plan 2021.

The modernisation of this existing building is flexible to gain approval with Part B (Fire safety) of Building Regulation 2010 and Building Amended Regulations 2018.

Any future alterations to the essential elements detailed within this report, should be assumed to adversely affect this declaration. Unless demonstrated to the contrary by a competent person, for example adjustments to travel distances.

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