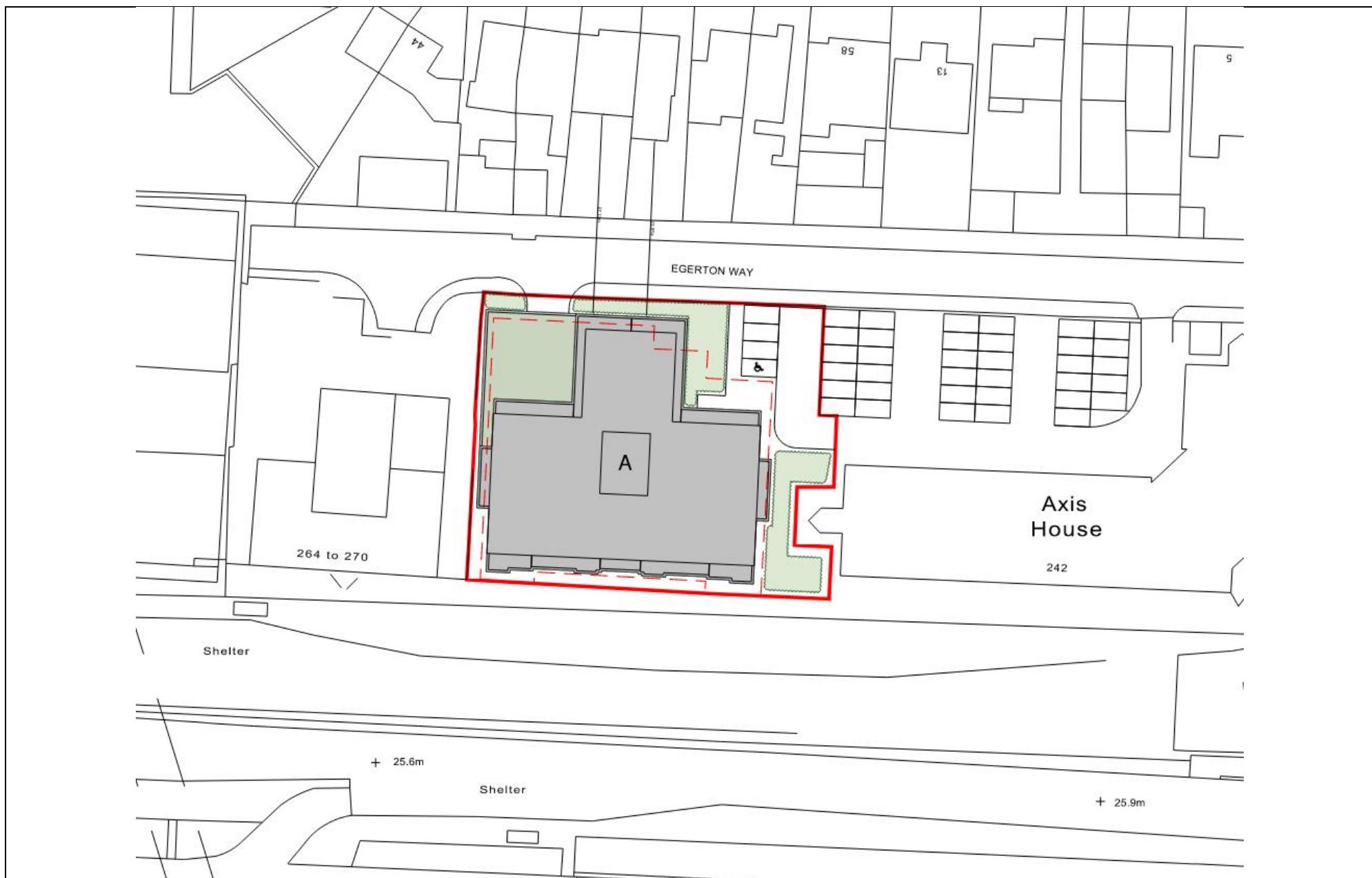


Fire statement form

Application information	
1. Site address line 1 Site address line 2 Site address line 3 Town County Site postcode (optional)	Land to the West of Axis House, 242 Bath Road Harlington Hayes London UB3 5AY
2. Description of proposed development including any change of use (as stated on the application form):	Phased mixed-use redevelopment of the site, comprising: Erection of a 60-unit residential building with associated access, parking, landscaping and refuse storage.
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience. Guide: no more than 200 words	Dian Coetzee – Fire Engineer Dian Coetzee is a Fire Engineer and interim registrant for incorporate engineer with the Engineering Council and a Associate of the Institution of Fire Engineers (AIFireE) with detailed knowledge of Approved Document B (ADB) and BS9991 and a good understanding and experience of mixed-use residential developments including early stage and construction design stages. He has worked on many similar schemes in the past, incorporating elements such as smoke control and firefighting facilities into designs, as well as experience working on buildings of various heights. Dominic Evans – Graduate Fire Engineer Dominic Evans is a Graduate Fire Engineer with detailed knowledge of Approved Document B (ADB) and BS9991 and a good understanding and experience of mixed-use residential developments including early stage and construction design stages. He has worked on many similar schemes in the past, incorporating elements such as smoke control and firefighting facilities into designs, as well as experience working on buildings over 18m in height. Simon Burch – Associate Principal Fire Engineer Simon is an Associate Principal Fire Engineer at Introba registered with the Engineering Council and a Member of the Institution of Fire Engineers (MiFireE) with a wealth of experience on a variety of high-rise residential developments for major housing clients across London and the South East. He is the lead author of fire strategies and responsible for all stages of the fire engineering design from the initial client contact through the tendering

	phase, across construction and the ongoing management and maintenance of fire safety systems and passive fire protection.
4. State what, if any, consultation has been undertaken on issues relating to the fire safety of the development; and what account has been taken of this. Guide: no more than 200 words	Internal consultation has been completed between the design team. External consultation will be carried out as the design progresses.
<p>5. Site layout plan with block numbering as per building schedule referred to in 6. (consistent with other plans drawings and information submitted in connection with the application)</p> <p>Site layout plan is: inserted in the form</p>	



7. Specific technical complexities

Explain any specific technical complexities in terms of fire safety (for example green walls) and/or departures from information in building schedule above

Guide: no more than 500 words

- Where travel distances within the common corridors are extended beyond the recommendations of Approved Document B, they will be provided with mechanical smoke ventilation. At a later stage of design, a Computational Fluid Dynamics (CFD) assessment will be required to validate the smoke venting strategy in accordance with the guidance from the Smoke Control Association: (SCA) Guidance on Smoke Control to Common Escape Routes in Apartment Buildings (July 2020).
- Where the final exit routes from the stairs do not lead directly to the outside, ADB requires that any discharge paths from the staircase must be along a protected route. Where this protected route has any access into ancillary areas (i.e. stores, cupboards) or car park, it should be via a protected ventilated lobby.
- Where risers are accessible from the ground floor final escape route, they will be enclosed in 120 minutes fire resistance with upgraded FD 120S doors

Issues which might affect the fire safety of the development

Explain how any issues which might affect the fire safety of the development have been addressed.

Guide: no more than 500 words

- Within the building the residential apartments will adopt a stay put evacuation procedure in that only the apartment that has a fire in it is immediately evacuated. The Fire Service will carry out evacuation of the other apartments if necessary.
- The ancillary accommodation, storage and plant facilities on site will be considered completely independent of the residential elements. These areas will adopt independent simultaneous evacuation procedures.
- The common corridors at the upper levels will be provided with smoke ventilation in accordance with Approved Document B to provide tenable conditions for means of escape and firefighting operations.
- The building is marginally less than 18m in height and has a floor area greater than 900 m², thus will be provided with two firefighting shafts.
- The building will be provided with two suitable lifts for evacuation purposes, as well as two protected lift lobbies to provide a safe waiting space for disabled persons if they choose to escape using the lift.
- An evacuation alert system will be provided in accordance with BS 8629.
- Open plan apartments will be provided with an upgraded LD1 fire alarm and detection system in accordance with BS5839 Part 6.
- The building is between 18m and 30m in height, therefore the elements of structure will achieve 90 minutes fire resistance.
- Floors will be designed as compartment floors and will achieve a fire resistance equal to that of the structure.
- Risers will be enclosed in fire resistant construction equal to that of the structure.
- All apartments will be enclosed in 60 minutes fire resistance with FD30S self-closing doors.
- The building is over 11m in height, thus residential sprinklers will be provided in accordance with BS9251.
- Where the residential ancillary spaces are larger than the limits outlined in Table 4 of BS9251, they will be covered with the commercial sprinkler system.

- All materials within the external walls should achieve European Classification in A2-s1,d0 or Class A1 in accordance with Regulation 7(2).
- Dry riser inlets will be located on the façade of the building and be within 18m of the fire service appliance parking location.
- All parts of the floor plates within the building will be covered within 60m when measured along a suitable route for laying a hose from a dry riser outlet in a firefighting shaft.
- Fire hydrants will be provided within 90m of the dry riser inlets where existing hydrants are not sufficient.
- Each life safety system will be provided with a secondary power supply which will activate in the event of a failure of the main supply.

8. Local development document policies relating to fire safety

Explain how any policies relating to fire safety in relevant local development documents have been taken into account.

Guide: no more than 500 words

The London Plan dated March 2021 has been taken into account when developing the fire strategy. A Policy D12 statement will be included within the fire strategy to identify the measures included and to satisfy the additional requirements within this guidance.

Emergency road vehicle access and water supplies for firefighting purposes

9. Fire service site plan

Explanation of fire service site plan(s) provided in 14. including what guidance documents have informed the proposed arrangements for fire service access and facilities?

Guide: no more than 200 words

- Fire Service access has been provided to provide access for fire personnel and a water supply to within reasonable distance of the building entrances in accordance with Approved Document B.
- As the residential accommodation within the building will adopt a stay put policy there is no defined assembly point for residential occupants.
- Two firefighting shafts will be provided in the building in line with the recommendations of ADB.
- Two firefighting lifts will be provided, as well as two additional lifts suitable for evacuation.
- The building will be provided with dry risers as it is under 50m in height.
- Fire hydrants will be provided within 90m of the dry riser inlets where existing hydrants are not sufficient. It is the responsibility of the local Fire Authority to confirm that existing hydrants are operable. The developer will seek to liaise with the local Fire Authority and water undertaker to confirm supply of the existing hydrants provided.

10. Emergency road vehicle access

Specify emergency road vehicle access to the site entrances indicated on the site plan

Guide: no more than 200 words

As per the drawing referenced in Section 14 adequate fire service access route for the building will be provided

Is the emergency vehicle tracking route within the site to the siting points for appliances clear and unobstructed?

yes

11. Siting of fire appliances

Guide: no more than 200 words

The vehicle access route is being designed to meet the requirements for a pump appliance as described in London Fire Brigade – Guidance Note 29.

12. Suitability of water supply for the scale of development proposed

Guide: no more than 200 words

Fire Hydrants will be provided within 90m of the dry riser inlet locations where existing hydrants are not sufficient. The pressure and flow in the water main will need to be assessed by the water provider.

Nature of water supply:

hydrant- private

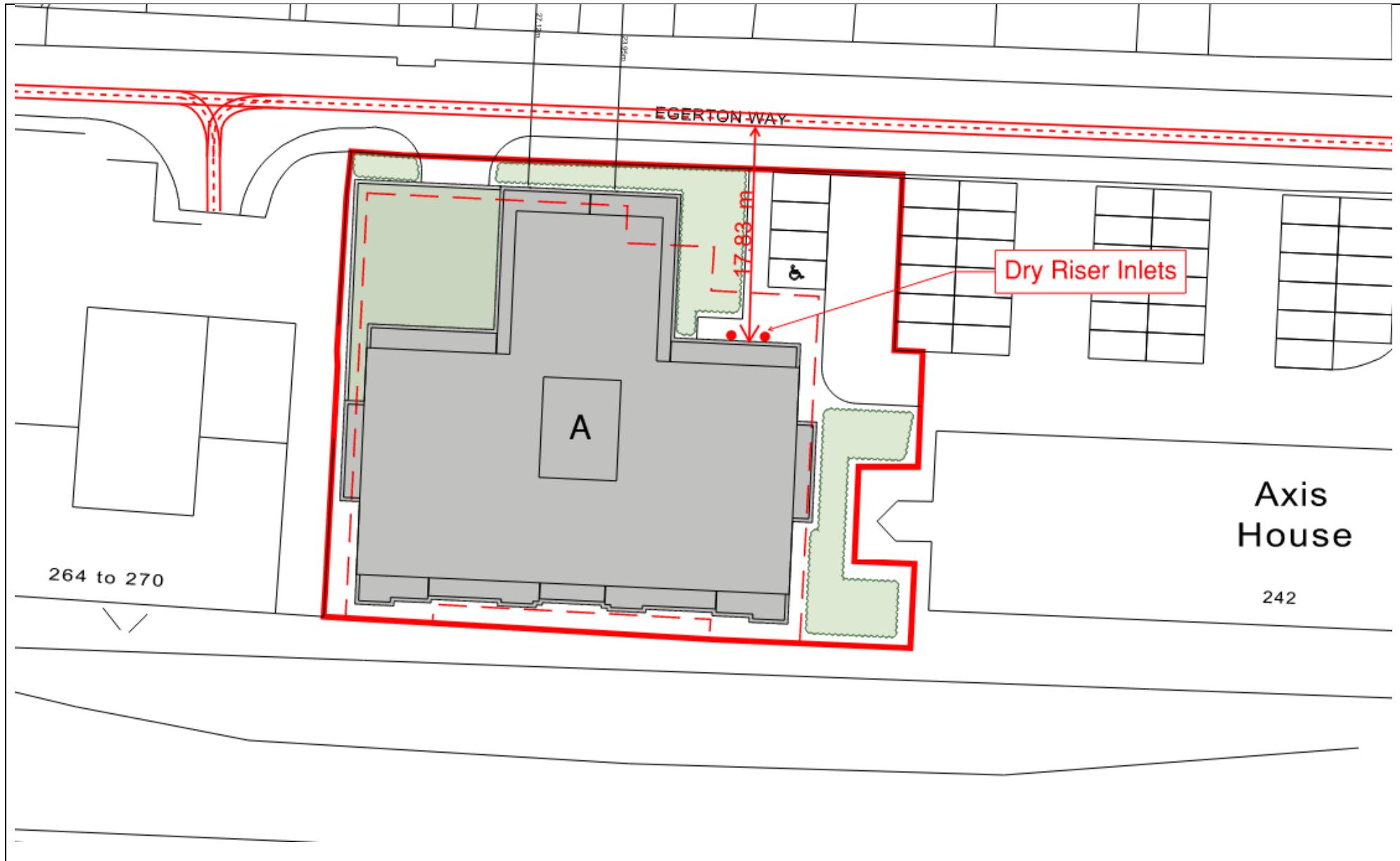
Does the proposed development rely on existing hydrants and if so are they currently usable / operable?

no

13. Fire service site plan

Fire service site plan is:

inserted in the form



Fire statement completed by	
14. Signature	Dian Coetzee
15. Date	03/10/2023