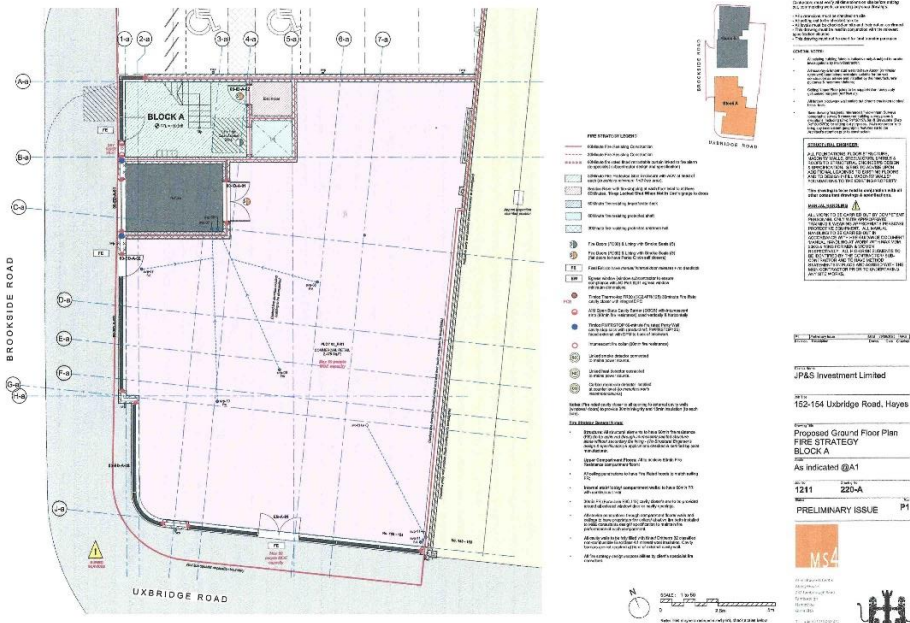
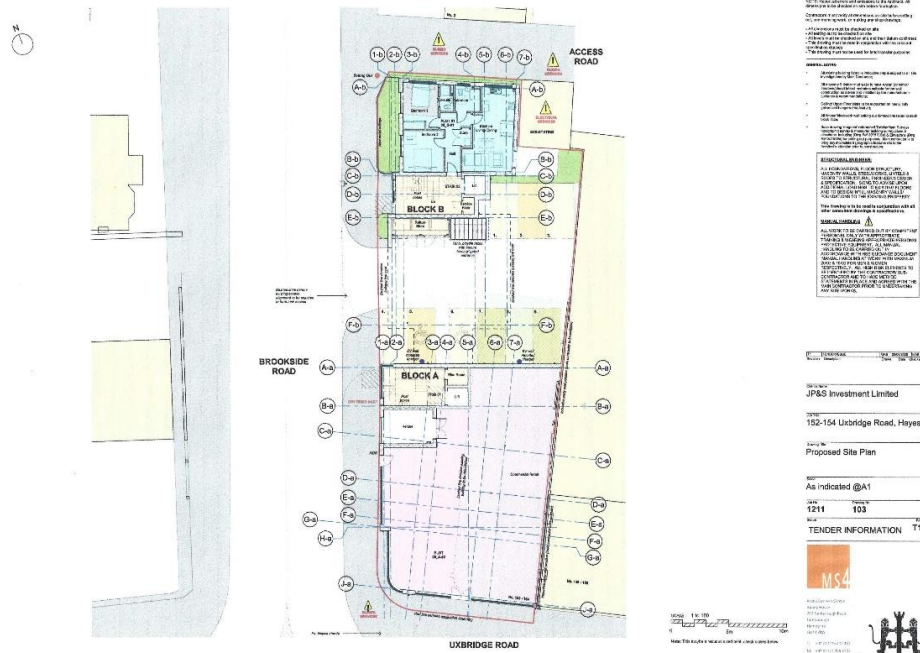




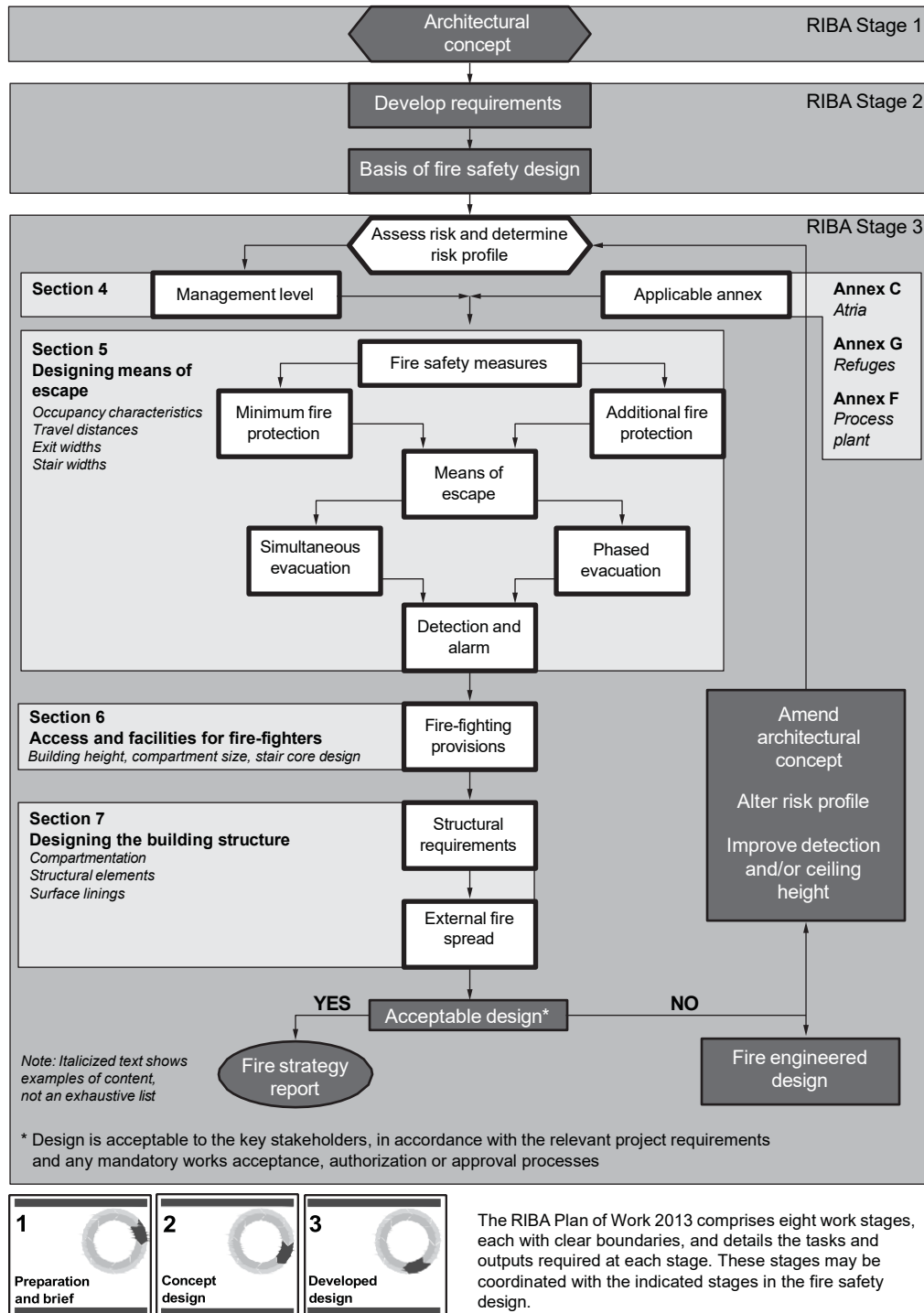
PHOENIX EXECUTIVE

FIRE STRATEGY
152-154 Uxbridge Road
Hayes UB4 0JH

Site Layout



Fire Strategy Methodology



Fire Strategy explained:

A fire strategy is a complex document specifically tailored to a building, reviewing all aspects of the building's fire safety features including construction, compartmentation strategy, means of escape and other fire safety features/measures - including management arrangements in place to ensure it is fit for use for the end user of the premises or intended purpose group.

Approved Documents are used predominantly as guidance for achieving the requirements of the Building Regulations for new residential and commercial buildings: however, they are not lawfully enforced, unlike the Building Regulations. Alternatively, associated approaches may be used such as that described in BS 9999, or a fire engineered approach in developing a fire strategy for a premises.

Is a fire strategy a legal requirement?

Where a building is erected or extended, or has undergone a material change of use, Regulation 38 of the Building Regulations requires that a package of fire safety information must be assembled and given to the 'Responsible Person' for the premises.

How does a fire strategy improve your business resilience?

Completing a fire strategy will protect business procedures and assets by analyzing potential fire spread and implementing a plan to minimize the destruction caused by a fire. The fire strategy can be used alongside a business continuity plan, which is a pre-planned management system implemented to ensure a company can continue to operate after a disaster such as fire, flood or any other natural occurrence.

What is included in a fire strategy?

- Means of warning – analyzing the standard of fire detection required for the premises.
- Are the premises linked to an Alarm Receiving Centre for the soonest possible arrival of the fire and rescue service (FRS)?
- Internal fire spread/passive fire protection – analyzing that the level of internal protection required will not contribute to the spread the fire.
- External fire spread – analyzing the possible degree of further damage should the fire spread externally via breakout, across roofs, via cladding or other materials used on the external envelope, or through the transfer of heat to adjacent buildings
- Access/facilities for the FRS – ensuring all provisions satisfy both the Building Regulations and the local fire authority, which includes reviewing external vehicle access.
- The Fire Risk Assessment is an important consideration and is intrinsically linked to the Fire Strategy as it looks at the fire safety measures within the building.

Who should create a fire strategy?

Fire strategies should only be developed by a competent person with comprehensive training and experience - preferably an accredited fire risk assessor or fire engineer, depending on the complexity of the building and the design approach implemented (if known).

For many premises where a relatively simple prescriptive approach is utilized to ensure that the requirements of Building Regulations have been met a competent fire risk assessor or consultant will be able to advise. Similarly, this will be the case for more complex circumstances where the approach described in BS9999 or BS9991 has been implemented.

No Local Authority confirmation for compliance was available.

The Fire Safety Strategy represents only the best judgement of the consultants involved in its preparation, and is based, in part, on information provided by others. Under no circumstances is liability accepted for the accuracy of such information provided by others.

The proposed development involves the demolition of the present building on the site and the construction of two residential blocks and a commercial shop development on the ground floor. There will be a minimum of 60-minute compartmentation between the residential and commercial areas with no shared communal areas.

The following is compiled having had sight of documents provided:

- Plans supplied by client, drawn by: MS4 Architects

JOB NO. 1211

Plan Nos.

103 – Site Plan
220 -A – Proposed Ground Floor Block A
220- B – Proposed Ground Floor Block B
221- A – Proposed First Floor Block A
221-B – Proposed First Floor Block B
222- A – Proposed Second Floor Block A
222- B – Proposed Second Floor Block B
223 – A – Proposed Third Floor Block A
223 – B – Proposed Third Floor Block B
224 – A – Proposed Roof Block A
224 – B – Proposed Roof Block B

It is essential that these documents are read in conjunction with, and form part of the Fire Strategy.

Legislation considered

- Approved Document B 2019 incorporating 2020 and 2022 amendments. (ADB)
- HM Govt. Guide to the Regulatory Reform (Fire Safety) Act 2005 – Sleeping Accommodation. Offices & Shops. (FSO).
- Building Safety Act 2022

Guidance referred to in this report includes, but is not limited to the following:

- BS9999:2017 'Fire safety in the design, management and use of buildings - Code of practice';
- BS5839-1:2017 'Code of practice for the design, installation, commissioning and maintenance of fire detection and fire alarm systems in domestic premises';
- BS81-72:2015 'Safety rules for the construction and installation of lifts. Particular applications for passenger and goods passenger lifts. Firefighters lifts'.
- BS5499-4:2013 'Code of practice for escape route signing';
- BR187:2014 'External Fire Spread - Building separation and boundary distances'.
- BS5266-1:2016 'Emergency lighting. Code of practice for the emergency lighting of premises'.
- BS9990:2015 'non-automatic firefighting systems in buildings';
- BS EN 13501-1:2018 'Fire classification of construction products and building elements. Classification using data from reaction to fire tests.

The Regulatory Reform (Fire Safety) Order 2005

The Regulatory Reform (Fire Safety) Order (RRFSO) regulations apply to this development and are the landlord's responsibility. The RRFSO came into force in 2006 with the aim of resolving the overlap caused by several previous legislations. Therefore, many legislations were rationalised and consolidated into the RRFSO with the result that it also rationalised the number of enforcement authorities involved in fire safety matters.

The RRFSO applies to all workplaces and other non-domestic areas and premises, requiring the 'Responsible Person' to undertake an assessment of the fire risk in their premises and to keep this assessment under review. It requires that where the 'Responsible Person' does not have the relevant training and experience to undertake such an assessment they must appoint a suitable 'Competent Person' to undertake the Risk Assessment.

The focus of the Risk Assessment is to ensure that the premise is safe for the occupants to use and that all fire safety measures are adequate and appropriately maintained. In new buildings, the Fire Risk Assessment ensures that the fire safety provisions required under the Building Regulations 2010 are maintained, whereas in existing buildings it ensures that despite any modifications undertaken throughout the building's history, it is still safe for use.

RISK PROFILE

BS9999:2017 takes a risk-based approach to developing the fire safety strategy. A risk profile is assigned to each occupancy type within the building to determine the appropriate means of escape and the appropriate design features of the building for life safety. The risk profile consists of an occupancy characteristic and an expected fire growth rate based on the expected fire load in the space.

The occupancy characteristic is principally determined according to whether the occupants are familiar or unfamiliar with the building and whether they are likely to be awake or asleep:

Table 2 Occupancy characteristics		
Occupancy characteristic	Description	Examples
A	Occupants who are awake and familiar with the building	Office and industrial premises
B	Occupants who are awake and unfamiliar with the building	Shops, exhibitions, museums, leisure centres, other assembly buildings, etc.
C	Occupants who are likely to be asleep:	
Ci ^{A)}	• Long-term individual occupancy	Individual flats without 24 h maintenance and management control on site
Cii ^{A)}	• Long-term managed occupancy	Serviced flats, halls of residence, sleeping areas of boarding schools
Ciii	• Short-term occupancy	Hotels
D ^{B)}	Occupants receiving medical care	Hospitals, residential care facilities
^{A)} Occupancy characteristics Ci and Cii are included for completeness within this table but are covered in more depth in BS 9991. ^{B)} Currently occupancy characteristic D, medical care, is dealt with in other documentation and is outside the scope of this British Standard.		

The residential building's primary purpose is to provide sleeping accommodation and therefore, the occupants will generally be expected to have a high level of familiarity with the building. Therefore, it is determined that the bedroom spaces will have an occupancy characteristic of category Ci.

The commercial building's primary purpose is to provide shopping facilities and will have an occupancy characteristic of category A for staff, and category B for shoppers.

The residential property is primarily occupied by those who sleep within the property and who have use 24 hours per day, 7 days per week. The residents will be familiar with its layout and relevant access / escape routes.

Visitors – These can be overnight guests of the residents and are unlikely to be familiar with the access / escape routes, however they would be expected to be in attendance with those who do.

Contractors – Their knowledge of the property will vary dependent on their specific task and how familiar they are with its layout. Those who are not familiar with the property are expected to liaise with the building/property manager to undertake an induction before commencing any works.

Staff – The residential building will not be staffed. The commercial shop area will be staffed.

The demographics of the residents are unknown; however, it should be considered that there may be persons within the building with mobility impairments, hearing impairments etc. affecting their ability to evacuate the premises or provide alarm in the event of fire.

Fire Growth Rate

The fire growth rate is the rate at which it is estimated that a fire will grow. The fire risks associated within each space are determined by the designated use of each space:

Table 3 Fire growth rates				
Category	Fire growth rate ^{A)}	Fire growth parameter ^{B)} kJ/s ³	Description	Typical examples ^{C)}
1	Slow	0.003	Evenly distributed low level fire load, small discrete packets of fuel or material of limited combustibility ^{D)}	Reception areas, concourses (without concession outlets) and halls with limited fire load such as sports stadia and foyers
2	Medium	0.012	Evenly distributed low to mid-level fire load comprising a mix of combustible materials	Offices, lounges, classrooms, auditoria, seating areas, galleries and car parks ^{E)}
3	Fast	0.047	Stacked combustibles (on or off racking and shelving but excluding high rack storage), some small quantities of materials other than materials of limited combustibility ^{D)} (or where larger quantities are stored in separate fire-resisting enclosures), process, manufacturing or storage of combustible materials	Shop sales areas ^{F)} , workshops, factories and small storage buildings

Generally, throughout the residential building, there is expected to be evenly distributed low to mid-level fire load, which exhibits a medium fire growth rate (category 2).

The commercial area with a shop sales area exhibits a fast fire growth rate of (category 3).

Risk Profiles

The Fire Safety Strategy has been developed based on the following risk profiles, as outlined in the Table below, in accordance with BS9999:2017.

Area	Risk Profile
Apartments	A2
Communal Areas	A2
Plant Areas	N/A
Shop Area	A3

Schedule 1 (Part B) of ADB considers the following:

- B1 – Means of warning and escape.
- B2 – Internal Fire Spread (linings).
- B3 – Internal Fire Spread (structure).
- B4 – External Fire Spread.
- B5 – Access and facilities for Fire Service.

The Fire Risk Assessment (FRA) is intrinsically linked to this Fire Strategy.

The residential building is split into two blocks, linked only by private balconies at first and second floor levels.

The residential buildings both have a single internal staircase within each block providing the means of escape.

Historical use and description of the building

The current building provides sheltered accommodation comprising a five-bedroom flat on the first and second floors. The ground floor is commercial retail outlet. This will be unaltered and does not form part of this strategy.

Proposed development

The proposal is that the existing sheltered accommodation building will be demolished, and a development of 9 purpose-built apartments be erected.

The site is approx. 0.07 hectares.

The height of the proposed development will be 9.4 metres over three storeys containing nine residential apartments and commercial retail outlets.

The floors contain the following: viewing the proposed development from Brookside Road:

- Ground Floor – To the right; a commercial retail outlet, a refuse area, stairs and lifts to the first and second floors of the residential blocks A and B. A Flying Bridge separates the two buildings and allows access to cars. To the left of the car park is a second building which has a refuse area, stairs and lift to the first and second floors, a riser cupboard and access to the ground floor flat (shown on plan as Plot 01).
- First Floor – Block A has access from the staircase to two flats. (Shown on plan as Plots 01-A-01 and A1-A-02. Plot 01- A-02 has a Private Balcony which links to Block B. There is no access to Block B from the balcony. Block B has access from the staircase to two flats (shown on plan as Plots 01-B-02 and 01-B-03
- Second Floor – This is like the first-floor layout, where the staircase within the building on the left has access to two flats. (Shown on plan as Plots 02-A-03 and 02-A-04). Similarly, the staircase within the building on the right allows access to two flats. (Shown on plan as Plots 02 -B -04 and 02 – B -05).
- Both Blocks have access to a third-floor amenity area.

Means of Escape

The means of escape from the residential floors is by the 1 x main staircase within each of the separate buildings which serves all floors.

Fire doors are located on both stairwells leading into the access lobbies and on all service/riser cupboards. Fire doors leading from the corridors into escape stairwells are rated as FD30S doors. Intumescent strips and smoke seals are installed on all doors (unless identified within the hazards). All doors have suitable fire rated hinges and self-closing devices installed, (where required), with adequate signage informing the building occupants to keep them closed or locked.

All flat entrances lead into a protected and enclosed escape stairwell. The stairwells descend to ground floor level to the main communal entrances of the blocks onto Brookside Road.

Escape routes have no combustible linings.

Escape travel distances leading from the tenant's flats to the next point of safety are considered adequate, (i.e. Within the maximum distance for means of escape), with suitable escape route signage displayed throughout.

Dead end corridors are below 7.5m in length and are additionally mitigated by the levels of fire compartmentation / partitioning and with the installation of automatic smoke ventilation systems.

Number of Escape Routes

In the event of a fire within the building, occupants should be provided with enough exits to ensure a prompt evacuation of the building prior to escape routes becoming blocked by the effects of fire and smoke. The minimum number of escape routes required from each area is determined based on the maximum expected occupancy of the area as outlined in Table below.

Maximum Expected Occupancy	Minimum Number of Routes / Exits
Up To 60	1
61 – 600	2
More Than 600	3

The plans for all areas of the building have been assessed and are considered to meet the requirements

Minimum Required Exit Widths

In accordance with BS9999:2017 exit widths are to be:

- Not less than required to serve the expected occupancy; and
- Not less than 850mm where unassisted wheelchair access is necessary.
- Not less than 800mm where unassisted wheelchair access is not necessary.

In accordance with Clause 16.6.1 of BS9999:2017, the capacity of any exit with an effective clear width of less than 1050mm is calculated as follows:

$$n_{<1050} = 500/m \quad \text{Equation 1}$$

where:

$n_{<1050}$ - is the maximum occupancy capacity of the exit with an effective width less than 1050mm

m - is the minimum exit width required per person based on the relevant risk profile

Therefore, the maximum occupancy capacity of an exit with an effective clear width of less than 1050mm is outlined (based on the relevant risk profiles). In accordance with Table 12, of BS9999:2017, the minimum exit width per person for an A2 risk profile is 3.6mm.

The occupancy capacity of exits with an effective clear width equal to or exceeding 1050mm is calculated as follows:

$$n_{\geq 1050} = W/m \quad \text{Equation 2}$$

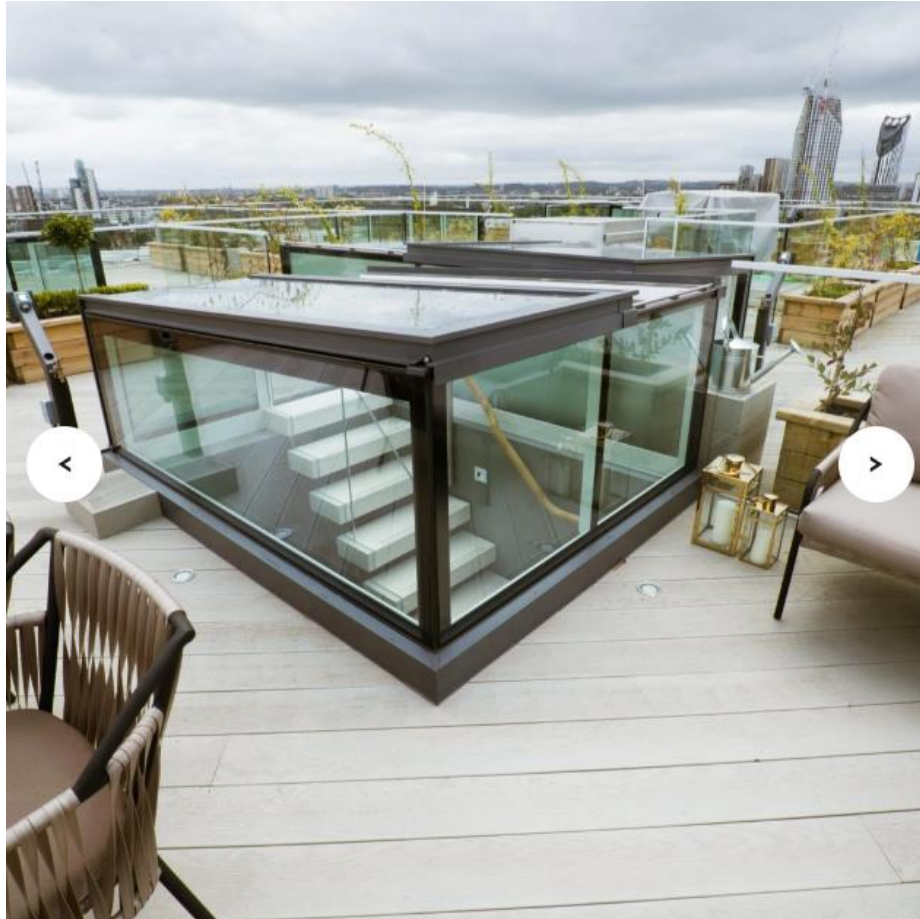
where:

$n_{\geq 1050}$ - is the maximum occupancy capacity of the exit with an effective width of 1050mm or more

m - is the minimum exit width required per person based on the relevant risk profile

W - is the effective clear width of the exit

On the roof of each block is a seating area accessed by the staircase and a lift. The staircase is enclosed with a Box Sliding Roof as shown below.



The sliding roof allows full height staircase access. The sliding roof will automatically open in the event of a fire as described later in the Fire Detection paragraphs.

Table below outlines the inclusions/exclusions regarding the definitions for walls and ceilings for the purposes of internal surface spread of flame requirements.

	Walls	Ceilings
Definition includes	<ul style="list-style-type: none"> The surface of glazing (except glazing in doors) Any part of a ceiling which slopes at an angle of more than 70° to the horizontal 	<ul style="list-style-type: none"> The surface of glazing Any part of a wall which slopes at an angle of 70° or less to the horizontal The underside of a mezzanine or gallery The underside of a roof exposed to the room below Trap doors and trap door frames
Definition excludes	<ul style="list-style-type: none"> Doors and door frames Window frames and frames in which glazing is fitted Architraves, cover moulds, picture rails, skirtings and similar narrow members Fireplace surrounds, mantle shelves and fitted furniture 	<ul style="list-style-type: none"> The frames of windows or rooflights and frames in which glazing is fitted Architraves, cover moulds, picture rails, exposed beams and similar narrow members

Internal Fire Spread (Linings)

The choice of materials for walls and ceilings can significantly affect the spread of a fire and its rate of growth, even though they are not likely to be the materials first ignited. It is particularly important in circulation spaces where linings may offer the main means by which fire spreads and where rapid spread is most likely to prevent occupants from escaping.

For the purposes of satisfying Requirement B2 of Schedule 1 to the Building Regulations 2010 (as amended) the internal wall and ceiling linings should adequately resist the spread of flame over the surfaces and have, if ignited, a rate of heat release/growth rate which is reasonable in the circumstances.

Therefore, the internal surface linings are to be in accordance with the Table below throughout the building.

Location	British Standard Performance Class ^[1]	European Performance Class ^[2]
Non-residential rooms having an area not more than 30m ²	3	D-s3, d2
Residential rooms having an area not more than 4m ²	3	D-s3, d2
All other rooms	1	C-s3, d2
Circulation spaces within dwellings	1	C-s3, d2
Other circulation spaces	0	B-s3, d2

Notes

1. Relates to performance measures in BS476 Parts 6 & 7 criteria
2. Relates to performance determined in accordance with BS EN13501-1:2018

The surface linings of the walls and ceilings should generally conform to the classifications outlined in the Table. However, parts of walls in rooms may be of a lower class but not lower than Class 3 (national class) or Class D- s3, d2 (European class) provided that the total of those parts in any one room does not exceed 50% of the floor area of the room (subject to a maximum of 60m² in non-residential areas and 20m² in residential areas).

For the purposes of internal surface lining requirements, the following definitions should be noted:

Room

An enclosed space within a building that is not used solely as a circulation space.

The term includes not only conventional rooms, but also cupboards that are not fittings and large spaces such as warehouses and auditoria.

The term does not include voids such as ducts, ceiling voids and roof spaces.

Circulation space

A space (including a protected stairway) which is mainly used as a means of access between a room and an exit from the building or compartment.

Table below outlines the inclusions/exclusions regarding the definitions for walls and ceilings for the purposes of internal surface spread of flame requirements.

	Walls	Ceilings
Definition includes	<ul style="list-style-type: none"> The surface of glazing (except glazing in doors) Any part of a ceiling which slopes at an angle of more than 70° to the horizontal 	<ul style="list-style-type: none"> The surface of glazing Any part of a wall which slopes at an angle of 70° or less to the horizontal The underside of a mezzanine or gallery The underside of a roof exposed to the room below Trap doors and trap door frames The frames of windows or rooflights and frames in which glazing is fitted
Definition excludes	<ul style="list-style-type: none"> Doors and door frames Window frames and frames in which glazing is fitted Architraves, cover moulds, picture rails, skirtings and similar narrow members Fireplace surrounds, mantle shelves and fitted furniture 	<ul style="list-style-type: none"> Architraves, cover moulds, picture rails, exposed beams and similar narrow members

INTERNAL FIRE SPREAD (STRUCTURE)

Elements of Structure

The required fire resistance for the elements of structure is 90 minutes (regarding load-bearing capacity) in accordance with Clause 30.2 of BS9999:2017.

The structure of the roof and the structure that supports only the roof need not to be fire rated unless the roof:

- Forms part of an escape route; or
- Function as a floor; or
- Is part of a portal frame structure where the roof and the supporting stanchions form a single element of structure; or
- Is integral to the stability of a fire-resisting external wall.

Compartmentation

The maximum compartment size based on the relevant risk profiles are outlined in Table below

Area	Risk Profile	Maximum Area on Any Floor (m ²)
Office Space	A2	No Limit
Reception	A2	No Limit
Basement Plant	A3	14,000

Notes

1. It should be noted that, in accordance with BS9999:2017, where compartment walls are provided to limit the floor area of the compartment on each floor
 - i) these compartment walls need not be in one vertical plane; and
 - ii) the floor connecting between non-aligning compartment walls need not be constructed as a compartment floor (except where compartment floors are required as described).

Compartment Floors

Compartment floors to be provided in the building.

It should be noted that where any shafts or atria penetrate through a compartment floor, it is to be enclosed in fire-resisting construction equivalent to the fire resistance for elements of structure.

EXTERNAL FIRE SPREAD

Fire Spread to Adjacent Properties

In order to prevent fire-spread between properties it should be ensured sufficient separation distance is provided between fire compartments within the building and the relevant boundaries based on the extent of unprotected area to the fire compartments.

There are no faces of the proposed external wall construction that would affect any other building and therefore no external fire spread analysis is required to be undertaken.

Fire Detection and Warning

Fire detection and alarm systems are designed to give warning of fire at an early stage to enable all occupants to evacuate the building safely, before the escape routes are impassable owing to the presence of fire, smoke or toxic gases.

The minimum acceptable detection and alarm system is determined based on the risk profile for the respective spaces. Therefore, in accordance with Table 7 of BS9999:2017, the following minimum requirements are to be met:

Residential buildings:

- To BS5839-Part 6

Each flat to have the following installed:

- Heat detector in the kitchen
- Smoke detector in the lounge
- Smoke detection in corridor near bedroom(s)

The Box Sliding Roof will act as an Automatic Opening Vent. A smoke detector will be installed at the head of the staircase which will activate the sliding roof into the open position to allow residents on the roof to utilise the staircase.

The apartment windows on the Means of Escape at 1st and 2nd floor levels will either be closed and of FR30 glazing or will be fitted with fire curtains externally which will drop on actuation of the detector at the head of the staircase.

Evacuation Strategy

The evacuation strategy is based on a purpose-built residential accommodation where the compartmentation can be guaranteed. A 'Stay-Put' policy is deemed to be appropriate.

Travel Distances

Travel distance is the actual distance a person needs to travel from any point within a building to the nearest storey/final exit. Travel distances shown on plan are deemed to be acceptable.

The building is below 18m and therefore does not require a fire evacuation lift is not required.

Emergency Lighting

Emergency Lighting to be provided within the escape corridors and within the staircase at each change of level and/or direction, this to include the carpark and roof amenity areas.

Signage

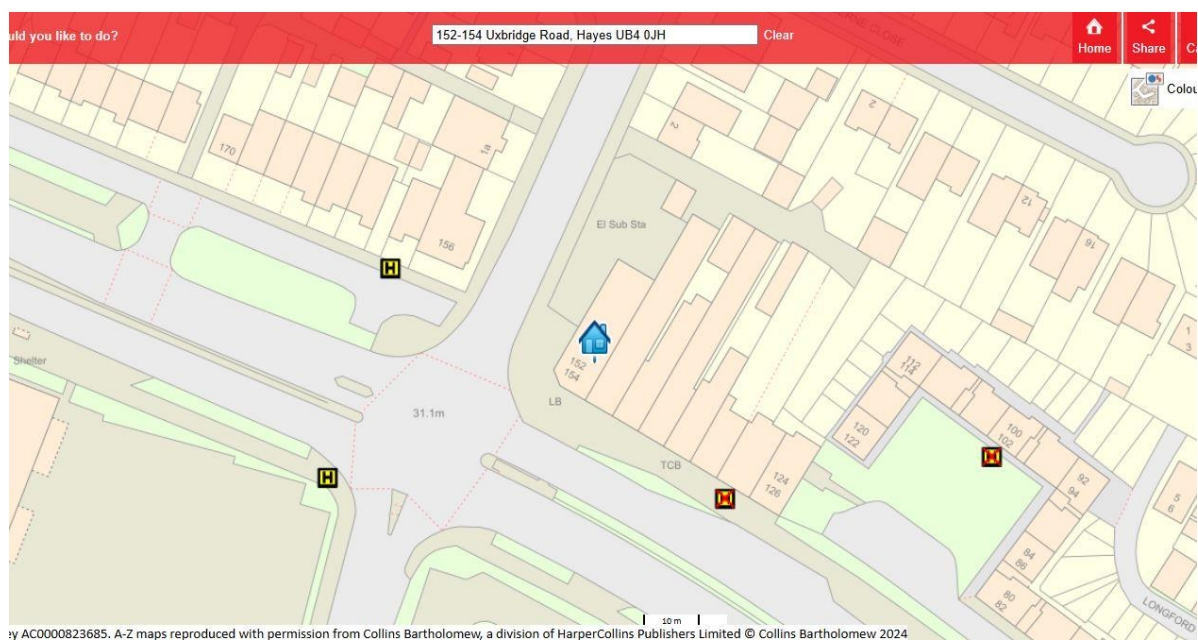
The Health and Safety (Safety Signs and Signals) Regulations 1996 covers the provision of fire safety signs that are required in the workplace. These Regulations bring into force the EC Safety Signs Directive 92/58/EEC on the provision and use of safety signs at work.

Fire Fighting Equipment

There are no staff within the residential premise and therefore no firefighting appliances are required within the communal area.

A Dry Riser is to be installed in Block A to assist with hose lengths.

The following information was provided by London Fire Brigade on 29th May 2025:



Re: Hydrants - 152-154 Uxbridge Road, Hayes UB4 0JH

“Thank you for your email, please see the attached showing the hydrants located around the above site. There are three hydrants within 90 metres of this site on a 100mm main, two are fully operable and one currently inoperable but under repair – Yellow H icon with red cross”.

Fire Legislation

The building should be inspected, and a Fire Risk Assessment produced by a competent person under the Regulatory Reform (Fire Safety) Order 2005, sleeping risk every 3-4 years or when any material alteration has occurred within the building. During the intervening years a Review of the Fire Risk Review must be undertaken.

Records and Training

FIRE SAFETY MANAGEMENT

Management Level

There is to be appropriate fire safety management for the premises when in use.
In accordance with BS9999:2017.

Management Requirements

The Fire Safety Manager (or person nominated to monitor and control management of fire safety) should define the fire risk management system and method of implementing the overarching policy within a 'Fire Risk Management Strategy'.

The 'Fire Risk Management Strategy' is to consider at least the principal factors listed

Principal Factor	Overview
Fire Risk Assessments	A pre-occupation fire risk assessment should be undertaken to ensure a smooth transition from the design and construction phase to the operation phase of the premise. Fire risk assessments should be undertaken (reviewed regularly and kept up to date) whilst the building is occupied.
Resourcing and Authority	Those with fire safety responsibilities should be empowered and able to command sufficient resources to maintain the system.
Fire Safety Training	Enough staff should be trained in fire prevention, fire protection and evacuation procedures, and be able to use the appropriate extinguishing equipment (and media), so as to provide full coverage of the building, with provision for contingencies, sickness or holiday absences.
Control of Work Onsite	A work control system should include clear lines of responsibility communicated to contractors; a permit system which considers the risks to relevant persons; logging and work control audit processes; and routine checking and supervision.
Maintenance and Testing	Processes should be determined for maintenance and testing of fire safety systems including an accurate record of fire precautions, and procedures for operating and maintaining any fire protection measures within the building
Communications	Adequate internal and external communications procedures should be in place to ensure all persons involved in the management of risk provided with relevant information in an effective and timely manner.
Emergency Planning	Procedures for identifying and responding to unplanned events, potential emergencies or disasters. Where fire is concerned, liaison with the fire and rescue service should include emergency shut-down of equipment, effective arrangements for notifying the fire and rescue service of changes to the occupancy, periods of abnormal occupancy, fire growth characteristics, and other relevant factors

Access and Facilities for Fire Service.

FACILITIES FOR FIREFIGHTING

The following section describes the arrangements for firefighting provisions in the event of a fire in order to comply with B5 of Schedule 1 to the Building Regulations 2010 (as amended).

Firefighting Access

A fire tender route is considered accessible if it meets the following requirements:

- The minimum width of road between kerbs is to be no less than 3.7 m;
- The minimum width of gateways is to be no less than 3.1 m;
- The minimum turning circle between kerbs is to be no less than 16.8 m;
- The minimum turning circle between walls is to be no less than 19.2 m;
- The minimum clearance height is to be no less than 3.7 m;
- The minimum carrying capacity should be no less than 12.5 tonnes;

Where the length of a dead-end fire tender access route exceeds 20 m, the route should be provided with turning facilities (i.e., a turning circle, hammerhead or other point at which a vehicle can turn).

The proposed building will occupy the footprint of an existing building. It is expected that the existing infrastructure surrounding the site will accommodate the above minimum requirements; however, as the building is not being made any worse in regard to Fire Service access, then the existing condition is considered acceptable in satisfying the Building Regulations 2010 (as amended).

The building is on a main road, as such there is access to the building and water supplies would be gained from hydrants on the mains water supply on this road, the nearest hydrant being shown above on plan from London Fire Brigade.

Ray Bosdet DMS. MIFireE
Principal Consultant

29th August 2025