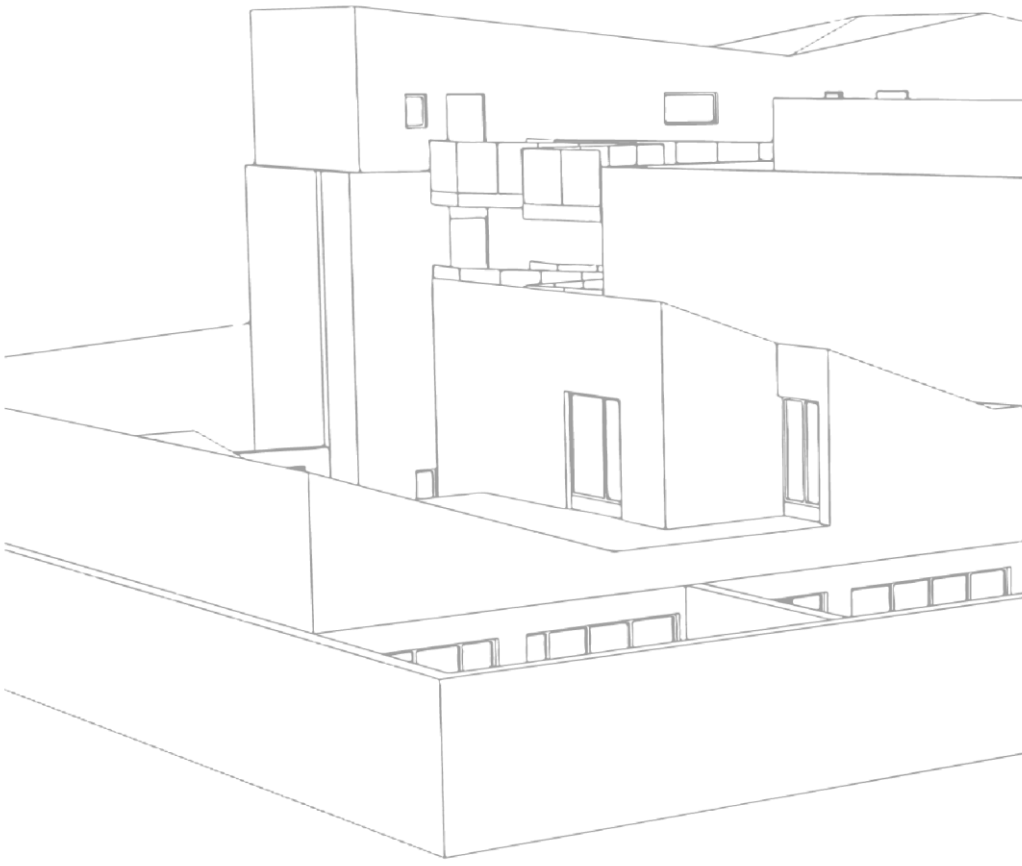
FIRE STATEMENT

Development management procedures

Conversion of existing office building to 68 residential flats (Use class C3)

Capital Court
Uxbridge
London
UB8 1AB

Date: September 2025



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1. INTRODUCTION

This Fire Statement has been prepared in support of a Prior Approval application under **Class MA** of the **Town and Country Planning (General Permitted Development) (England) Order 2015** (as amended), concerning the proposed conversion of **Capital Court**, located at Uxbridge, UB8 1AB, from existing office use (Use Class E) to residential use (Use Class C3). The application relates specifically to the conversion of the upper floor office space into residential accommodation, comprising **77 self-contained flats**, and associated retention of the lower basement levels for car parking and services.

The existing building comprises **five above-ground storeys** and **two partially subterranean basement levels**, making a total of seven storeys. When measured from the lowest adjacent ground level, the building **exceeds 18 metres in height**, thereby qualifying as a **'relevant building'** as defined under ***The Town and Country Planning (Development Management Procedure) (England) Order 2015 as amended by 'The Town and Country Planning (Development Management Procedure and Section 62A Applications) (England) (Amendment) Order 2021'***. As outlined within article 9A of the order, the development requires a fire statement to be submitted as part of the application.

The building will be classified as a Higher-Risk Building under the Building Safety Act 2022 and associated legislation and therefore will be subject to enhanced Building Control oversight and the adoption of a robust fire safety framework.

In regard to the requirements for fire statements under the London Plan policy D12, while this document picks up the considerations required for a major development, this development is not considered a Major Development as defined under ***The Town and Country Planning (Development Management Procedure) (England) Order 2015.*** The development does not consist of 10 or more dwelling houses (only new dwellings), there is no proposed floor area to be created and the site is below 0.5 hectares.

This Fire Statement has therefore been compiled to demonstrate the fire safety principles, provisions, and performance measures incorporated into the proposed scheme, in accordance with:

1. **London Plan Policy D12**,
2. **The Building Regulations 2010 (as amended)**,
3. **Approved Document B – Volume 1: Dwellings (2019 edition incorporating 2020, 2022 and 2025 amendments with forthcoming 2026 amendments)**
4. **BS9991:2024 Fire Safety in the Design, Management and Use of Residential Buildings**

and

5. The overarching intent of the **Building Safety Act 2022**.

2. BUILDING DESCRIPTION AND STRUCTURAL FORM

- **Building Name**: Capital Court
- **Location**: Uxbridge, UB8 1AB
- **Current Use**: Commercial Office (Use Class E)
- **Proposed Use**: Residential (Use Class C3 – 77 flats)
- **Building Height**: Over 18 metres measured from the lowest adjacent ground level
- **Number of Storeys**: Five above-ground floors + Two basement levels (total: seven storeys)

Structural Overview:

- The building is constructed using a **primary reinforced concrete frame** with solid **concrete floor slabs**, providing robust structural integrity and inherent fire resistance.
- External wall construction up to the fourth floor comprises a **masonry cavity wall system**, formed with an internal **blockwork leaf** and an external **brick and block skin**, finished with **render**, and incorporating a continuous **insulated cavity**. The system provides both thermal and acoustic performance, as well as durability and fire separation.
- The **fifth floor is set back** and constructed using a predominantly **lightweight glazed curtain walling system**, offering architectural distinction and visual transparency.
- The roof comprises a **curved built-up standing seam metal system**, constructed using **non-combustible materials** and separated from the habitable storey below by a **concrete slab**.

Facade Fire Safety Measures:

- The external wall build-up does not incorporate combustible cladding. The construction utilises traditional materials, and **fire barrier systems** are to be installed where technically possible at all key compartment lines and around window openings.
- In line with current regulatory expectations, **cavity barriers** will be installed horizontally at every floor level and vertically at compartment walls to restrict unseen fire spread where technically possible.

3. MEANS OF ESCAPE

Escape Strategy:

The development will adopt a '**Stay Put' strategy**, appropriate to the proposed residential configuration and in accordance with **Approved Document B Volume 1, Section B1**

All flats are designed as **individual fire-resisting compartments**, and escape routes are protected via fire-rated construction.

Stair Cores and Escape Routes:

- The building contains **three separate protected escape stair cores**, each independently enclosed and extending from all residential levels to final exit at ground floor level. Each stair benefits from:
    - Fire-resisting enclosures
    - Fire-rated lobby access
    - Direct access to open air

Travel Distances:

- Internal travel distances have been carefully controlled and reviewed in accordance with Approved Document B Volume 1 :
    - Within flats: maximum travel distance < 9m to the flat entrance door.
    - From flat entrance to stair core: <30m in areas where two directions of escape travel are available
    - From flat entrance to stair core: <7.5m in areas where only a single direction of escape travel is available (e.g. dead end conditions).
    - **Smoke Ventilation:**
- All common corridors and lobby spaces will be equipped with compliant smoke control systems, designed either as:
    - **Natural smoke ventilation** using automatically opening vents (AOVs), or
    - **Mechanical smoke extraction systems**, with capacity calculated in line with **BS EN 12101** and system layouts guided by **Approved Document B Volume 1 Section B1**.
    - **Sprinkler system:** A dedicated sprinkler system will be installed to meet **BS 9251:2021 – Residential Category 2** . Sprinkler system to be in accordance with Appendix E of Approved Document B Volume 1.

Coverage:

- All habitable rooms within each flat
- Escape routes within each flat
- Common corridors and lobbies (optional unless risk-based justification exists)

Water supply:

Will be checked at point of construction to ensure that it provides adequate pressure and flow and will usually require tank and pump where mains cannot support demand.

Monitoring and maintenance:

Required under ongoing duty-holder responsibilities.

Evacuation Alert System:

As the building will become a high Risk building with a top storey over 18m above ground level in accordance with **Diagram D6 Appendix D of Approved Document Part B Volume 1)** an evacuation alert system will be provided in accordance with **BS8629:2019+A1:2023 Code of practice for the design, installation, commissioning and maintenance of evacuation alert systems (EAS).**

4. FIREFIGHTER ACCESS AND FACILITIES

Firefighting Lift:

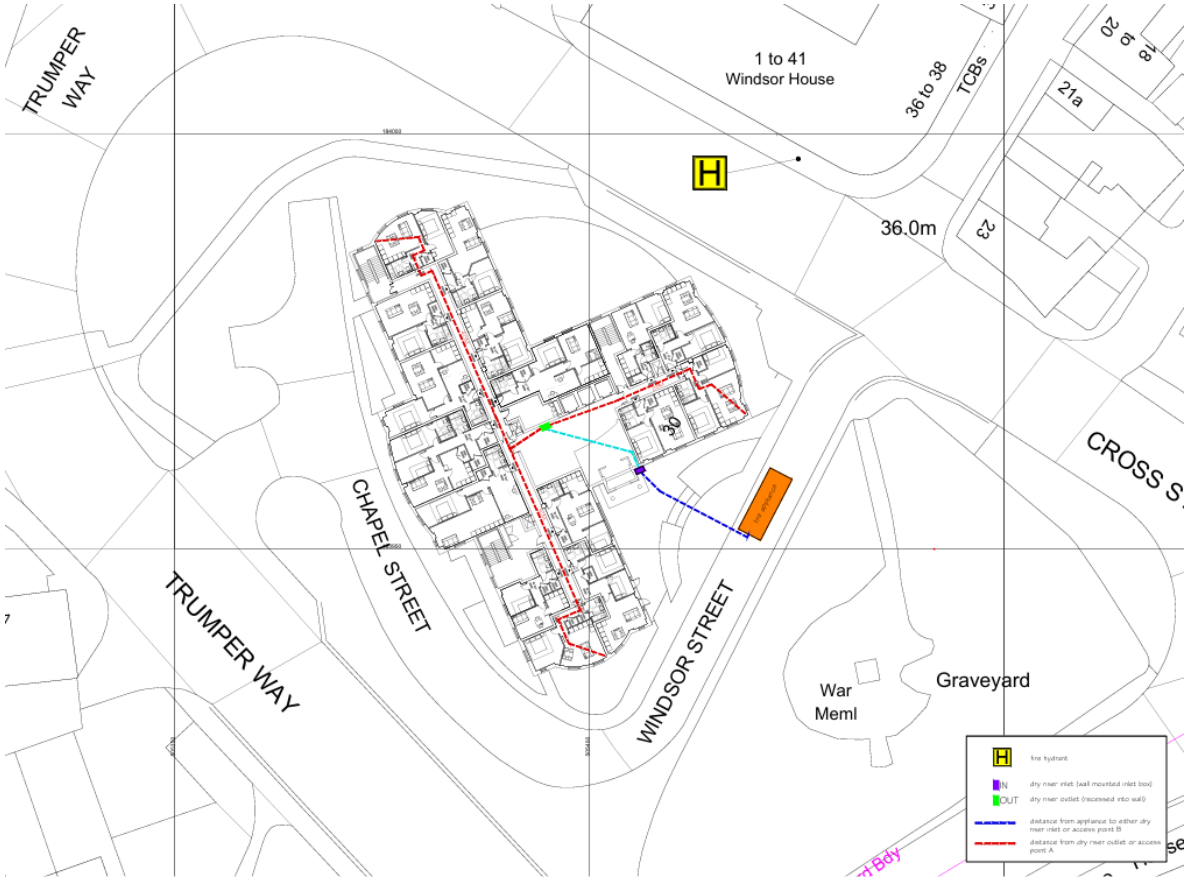
- An existing lift within the central core is proposed to be **retrofitted and certified for firefighting use**, providing vertical access for fire crews. This will include:
    - A 120 minute fire-resisting shaft and lobby
    - Fire-rated access doors
    - Provision of a dual power supply and protected lift controls
    - Compliance with **BS EN 81-72** and **Approved Document B Volume 1 B5**

Evacuation Lifts

- In regard to lifts, one lift per core (or more subject to capacity assessments) are to be compliantly sized fire evacuation lifts **in accordance with BS9991: 2024** suitable to be used to evacuate people who require level access from within the building. Lifts are to be provided with compliant protected evacuation lift lobbies/ shafts with refuge areas for people to await evacuation.

Fire Appliance Access:

- The principal façade fronts a **public highway**, ensuring that fire appliances can park within 18m of the main entrance and riser inlets, in line with the requirements of **Approved Document B Volume 1 Table 13.1**. On entering the building access to all habitable rooms is available via the three internal staircases.



First Floor Plan

Second Floor Plan

Third Floor Plan

Fourth Floor Plan

Proposed Fire Strategy Floor Plans

Hydrants:

- Technically, Approved Document B Volume 1 does not require consideration to be given to the provision of fire hydrants within the development; however, as the building is on a long-established commercial road, there is an existing public fire hydrant located at the junction of Windsor Road and Cross Street. The existing public fire hydrant is approximately **50m** from the building entrance; therefore, the existing fire hydrant provisions are considered acceptable.

Dry Risers:

- **Dry riser systems** will be installed at all stair core location, with:
    - Inlets located at ground level adjacent to the public road
    - Landing outlet valves provided at every floor level
    - Risers designed, tested and certified in accordance with **BS 9990:2015 Standard for Dry Risers & Fire Hydrants**

Secure information box:

- A Secure Information Box (SIB) will be provided externally at the entrance point to the firefighting stair shaft in accordance with **Clauses 15.18 to 15.21 of Approved Document B Volume** 1 to ensure that proscribed relevant up to date information relating to Fire Safety aspects of the building can be easily located and identified by firefighters for their use in the event of a Fire at the premises.

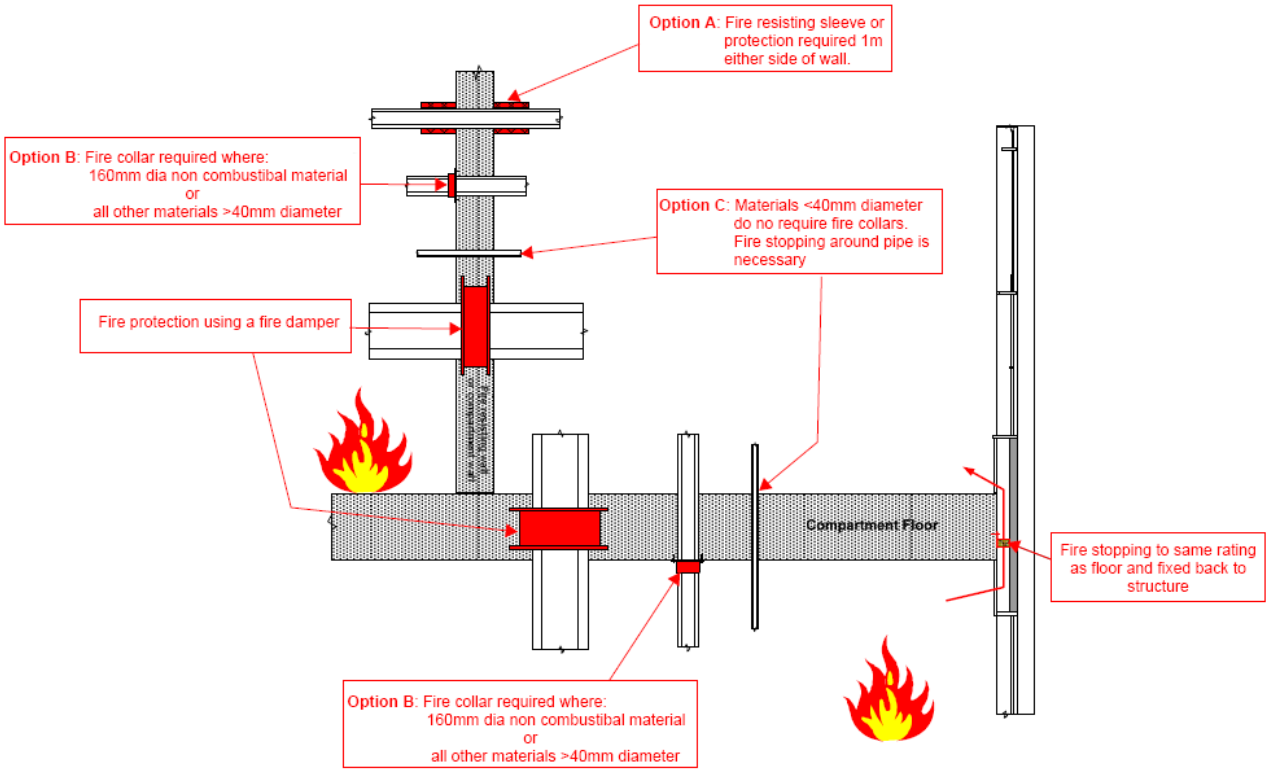
Wayfinding:

- Wayfinding signage for the fire service will be installed to provide clear floor identification and flat indication within blocks of flats in accordance with **Approved Document Part B Volume 1 15.13 to 15-16.**

5. FIRE RESISTANCE & COMPARTMENTATION

- **Flat Compartmentation:** All individual residential units will be designed to achieve a minimum of **90 minutes' fire resistance**, with fire-resisting walls and floors separating each dwelling.
- **Floor Construction:** The existing concrete floor slabs provide **90-minute fire resistance**. Where services are required to penetrate these slabs, appropriate **tested fire-stopping products** (intumescent collars, wraps, mortar) will be used to restore compartment performance.
- **Service Voids and Risers:** All vertical and horizontal service routes, including electrical and mechanical ducting, will be routed through **fire-rated shafts** with certified fire-stopping at each floor and compartment junction.

- **Common Areas:** Corridors and stairwells will be protected with **minimum -90 minute fire-resisting construction**, and fitted with **FD30S or FD60S self-closing fire doors**, depending on the location and escape configuration.



6. EXTERNAL FIRE SPREAD

External Wall Performance:

- The **external masonry cavity wall system** will be retro fitted where technically possible to incorporate fire safety enhancements including:
    - Continuous **Fire Barriers** at each compartment floor level
    - Full height Vertical **Fire Barriers** aligned with compartment walls

Openings and Fire-Stopping:

- New Window surrounds, vents, and external openings will be detailed with 30 minute fire-resisting cavity closers and fire stops to prevent bypassing of the compartment lines.

Roof Construction:

- The **standing seam metal roof system** comprises **non-combustible elements and systems will be designed to meet B_{ROOF}(t4) criteria for surface spread of flame.** Any voids in the roof will be subdivided and sealed to prevent lateral fire spread.

7. CONSTRUCTION PHASE FIRE SAFETY AND MANAGEMENT

- A comprehensive **Construction Phase Fire Risk Assessment** and **Fire Safety Plan** will be developed and maintained throughout the build, in compliance with **Construction Design & Management 2015 Regulations** and the recommendations of **HSG168**.
- Key provisions will include:
    - Provision of temporary escape routes
    - Fire detection and alarm systems
    - Firefighting equipment and fire points
    - Site security to prevent unauthorised access and arson risk
    - Safe storage of combustible materials

Management strategy

The primary focus of this strategy is on two groups, the persons present in the building and the provisions associated with ensuring safe egress, and fire-fighter protection. It is considered that in addressing these any impact on the environment and other persons will be minimised to a reasonable level. It is believed that the strategy outlined in the previous sections together with an effective maintenance and testing regime developed from this strategy will provide a template for effective fire management of the premises once conversion has taken place.

7.0.2 Approved Document B Volume 1 requires that the fire strategy be brought to the attention of building management / end user to assist with informing the ongoing maintenance of fire safety after occupation.

7.0.3 The Regulatory Reform (Fire Safety) Order 2005 (England & Wales) requires that systems provided for fire safety are maintained in good working order at all times. This includes fire-fighting equipment together with other facilities to be provided for the safety of people in the building and to help fire fighters.

7.0.4 Approved Document B Volume 1 requires information to be passed on to the responsible person (as defined within the Regulatory Reform Order) on completion of the project. At completion of this project the following information will be required (where applicable):

• This fire strategy

• Details of the escape routes

• Details of all passive fire safety measures including compartmentation, cavity barriers, fire doors, self

closing fire doors and other doors equipped with relevant hardware (e.g. access controls), duct

dampers and fire shutters.

• Fire detector heads, smoke detector heads, alarm call-points, detection/alarm control panels, alarm

sounders, emergency communication systems, CCTV, fire safety signage, emergency lighting, fire

extinguishers, dry and wet risers and other fire-fighting equipment, other interior facilities for the fire

service, emergency control rooms, location of hydrants outside the building, other exterior facilities

for the fire service.

• Any high risk areas (e.g. heating machinery) and particular hazards

• As built plans of the building showing the locations of the above items.

• Specifications of any fire safety equipment provided, in particular any routine inspection, testing and maintenance schedules.

• Any other details appropriate for the specific building.

This information is mainly provided in the form of as built plans, but supplemented in this case by the finalised and agreed fire strategy.

8. CONCLUSION

This Fire Statement confirms that the proposed conversion of Capital Court has been designed in line with modern fire safety principles and legislative requirements. It demonstrates:

- Safe and protected means of escape for all residents
- Facilities that enable effective firefighting operations
- Structural and passive fire protection through compartmentation
- External construction methods that minimise the risk of fire spread
- Compliance with the **Building Safety Act 2022**, **Approved Document B**, and **London Plan Policy D12**

All fire safety provisions will be subject to detailed design development and agreement through the Building Control process. A fire engineer and competent Principal Designer will oversee compliance throughout the technical design and construction phases.

9. LIMITATIONS, ASSUMPTIONS

The information limitations and assumptions used in the preparation of this report are described below.

Drawing Information

This document is based on the architectural plans provided as part of the planning application process and additional information provided directly by the client. All dimensions have been taken from these drawings.

Building Regulations

This report considers Building Regulations which deal with life safety only. Property protection, business continuity and insurance issues are not addressed in this report.

Other Limitations

Complying with the recommendations of this report will not guarantee that a fire will not occur.

This report has been prepared for the sole benefit, use and information of the Capital Court Uxbridge and will not extend to any other property and or third party.