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Fire Safety Statement



Mondial House

August 2026

Client name	Regis Group Plc
Building Name	Mondial House
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Introduction

This Fire Safety Statement has been prepared in support of the planning proposals for Mondial House, Mondial Way, Harlington, Hayes UB3 5AR. The statement has been prepared in accordance with the requirements of Policy D12A of the London Plan (2021) and demonstrates that fire safety has been considered as an integral part of the design process from the earliest planning stage.

Mondial House is an existing building in Harlington, within the London Borough of Hillingdon and close to Heathrow Airport. The existing building contains 42 studio units arranged across three levels. The proposal seeks to extend the building vertically by two additional levels to provide 28 C1 Apart-Lets. The architectural proposals therefore introduce new accommodation at third- and fourth-floor levels above the retained building.

The pre-application proposals also include improved refuse and cycle storage facilities. The existing building contains basement car parking and a central circulation core serving the occupied floors. The proposed upper floors are arranged around the continuation of this central core. The detailed fire strategy will be developed alongside the architectural design and will form part of the Building Regulations submission, including confirmation of the means of escape, firefighting facilities and fire performance of the new construction.

Statement of Competence

I, Kimon Pantelides, have been working in the fire safety industry since 2013. I have worked in both the public and private sectors across a broad range of building types such as high-risk science labs, theatres, halls of residence, high and low-rise residential, offices, shops, workshops, factories, hospitals, sports centres and the like. I am a member of the Institution of Fire Engineers, a Chartered Building Engineer and member of the Chartered Association of Building Engineers, a member of the Institute of Fire Safety Managers, a Tier 2 Certified Fire Risk Assessor on the IFSM Fire Risk Assessors Register.

I also hold the RICS Level 6 Qualification for External Wall Assessors. I hold a PhD from the Institute for Risk and Disaster Reduction at University College London in a fire related field and I am a student on the MSc in Fire Safety Engineering at the University of Central Lancashire. I have worked on hundreds of projects providing a range of services such as fire risk assessments, the provision of fire safety advice / consultation, the production and review of fire safety designs, developing fire strategies for buildings, the undertaking of fire safety training, external wall fire risk appraisals to PAS 9980:2022 and fire risk management audits to BS 9997: 2019 etc.

Unobstructed Outside Space for Fire Appliance Access and Assembly Point

Mondial House is located immediately adjacent to Mondial Way, which provides the principal vehicular approach to the site. The submitted block plan identifies an existing car access from Mondial Way and established hard-surfaced routes around the building. These arrangements provide the basis for fire appliance approach and firefighter access to the development.

The proposed vertical extension does not materially alter the public highway relationship or the principal site access. Fire appliance stopping positions, access distances to the building entrance and any requirements for vehicle loading or turning will be confirmed during detailed design against the applicable provisions of Approved Document B and the requirements of the fire and rescue service, although these are not expected to change from the existing arrangements.

In the event of an evacuation, occupants should move away from the building to a place of permanent safety clear of access routes required by attending fire appliances. The final assembly point and associated management arrangements will be established within the building's fire emergency plan so that they do not conflict with firefighting access from Mondial Way. However, there are several safe areas that can be designated as an assembly point that do not require building occupants to cross the public roadway.

Risk Reduction Measures: Alarm, Passive & Active Fire Safety Systems

The proposed two-storey extension provides an opportunity to review the fire safety systems serving Mondial House and to ensure that the new C1 Apart-Let accommodation is provided with suitable modern fire precautions. Passive fire protection will be developed to provide appropriate compartmentation between individual units, communal circulation areas, the central core, service risers and the new upper-storey construction. Fire-resisting walls and floors, fire doors, cavity barriers and tested fire-stopping to service penetrations will be incorporated where required by the detailed fire strategy and the relevant provisions of BS 9991: 2024.

Active fire protection measures will include emergency lighting and fire safety signage where required, together with suitable firefighting equipment and clearly identified building services and isolation controls. Automatic fire detection and alarm provision will be designed in accordance with the relevant British Standards (BS 5839-1 & BS 5839-6). The detailed system category, coverage, cause-and-effect and any interface requirements will be confirmed by the fire strategy but should consider the different risk profile between the existing floors and additional floors.

Floor extensions above 11m will be provided with a sprinkler system in accordance with BS 9251 as per the provisions made under BS 9991: 2024. Smoke control, dry rising mains and other additional systems will be determined from the final building height, use, the hose laying distance created from the new floor extensions and the detailed fire strategy rather than assumed at planning stage.

Fire Spread Minimisation in Construction

The proposals comprise a vertical extension to the existing building, adding third- and fourth-floor accommodation beneath a new roof form. New structural elements, floors, walls, roof construction and external envelope components will be designed to achieve the fire resistance and reaction-to-fire performance required by the design guidance provisions.

Particular attention will be given to the junction between the retained building and the new construction, continuity of compartment floors and walls, protection of the central circulation core, service penetrations and concealed cavities to ensure adequate compartmentation of smoke and fire where required. External wall and roof materials will be selected to satisfy the relevant requirements for resistance to external fire spread, and cavity barriers and fire-stopping will be installed at appropriate locations to restrict unseen fire and smoke spread in accordance with relevant sections of BS 9991: 2024.

Means of Escape and Evacuation Provision

The existing and proposed floor plans are organised around a central circulation core. The proposed third and fourth floors continue this arrangement, with the new C1 Apart-Lets accessed from communal circulation serving the central core. The adequacy of the escape arrangement for the extended building, including travel distances, corridor protection, stair capacity, final exits and any smoke control measures, will be demonstrated within the detailed fire strategy, although the relatively low numbers of occupants should not present an issue to the existing means of escape arrangements.

Because the proposals increase the height and occupancy of the building and introduce C1 accommodation, the means-of-escape design will be reviewed specifically for the completed building rather than relying solely on the existing arrangement. The final strategy will confirm the number and protection of escape routes, the treatment of the central stair/core, the fire performance of doors and corridors and any additional measures necessary to achieve an appropriate level of life safety.

Evacuation Strategy

The evacuation strategy for Mondial House will be developed to reflect the final C1 use, management arrangements and the relationship between the existing studio accommodation and the proposed Apart-Lets. The residential areas on the lower floors are anticipated to implement a stay-put policy, whereas the Apart-Lets, depending on the extent of the lease arrangements, could implement a simultaneous evacuation. Occupants will be provided with clear escape routes from their accommodation to protected and ventilated corridors to a final exit and place of permanent safety.

The final strategy will define alarm and evacuation procedures, arrangements for staff or building management where applicable, provisions for persons who may require assistance, and procedures for maintaining escape

routes and fire safety systems. Fire safety information, inspection and maintenance regimes will be incorporated into the management arrangements for the completed development.

Firefighting Access and Facilities

Fire service access to Mondial House is available from Mondial Way, with the submitted block plan showing vehicular access into the site and the building positioned close to the surrounding access road. The principal firefighter entry point and the relationship between appliance stopping positions and the internal circulation core will be confirmed as the detailed fire strategy develops but is not expected to change from the existing arrangements.

The proposed extension increases the number of occupied storeys and therefore requires the firefighting provisions for the completed building to be reassessed. The detailed design will establish whether additional facilities such as a dry rising main, smoke control or other fire service provisions are required based on the final floor heights. Fire service controls, utility isolation points and other essential facilities will be clearly identified and positioned for safe access.

The nearest London Fire Brigade station to the development is Hayes Fire Station, 65 Shepiston Lane, Hayes, UB3 1LL. Fire appliance access to the site is available from Mondial Way, which provides vehicular access around the development. The existing site arrangement incorporates vehicular access and off-street parking, including parking at ground and basement levels.

Conclusions

The proposed development at Mondial House retains the existing building and introduces two additional occupied levels containing 28 C1 Apart-Lets, together with improvements to refuse and cycle storage. Fire safety has been considered in relation to the vertical extension, continued use of the central circulation core, access from Mondial Way, compartmentation, means of escape and the potential need for enhanced firefighting facilities. The proposals can therefore be progressed with fire safety embedded within the design process in accordance with the objectives of Policy D12A of the London Plan. Detailed compliance, including the final evacuation strategy and any additional active or firefighting systems required as a consequence of the completed building height and use, will be demonstrated through the detailed fire strategy and Building Regulations design.

Author	Kimon Pantelides	Credentials	PhD, MSc, MIFireE, CFPA Eur Dip, MIFSM, CBuildE, MCABE, Tier 2 TFRAR, RICS Level 6 EWA
Signature		Date	28 th August 2026