

Fire Statement Form – Brook House



RSCP
■ **Engineering & Consultancy**

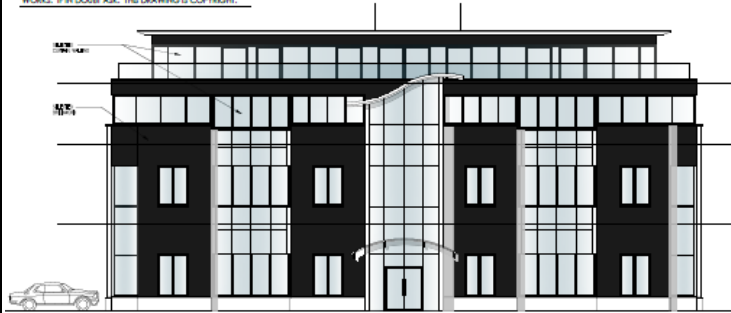
RSCP Engineering & Consultancy Ltd
www.rscp.co.uk / Claudia.pinto@rscp.co.uk

Application information

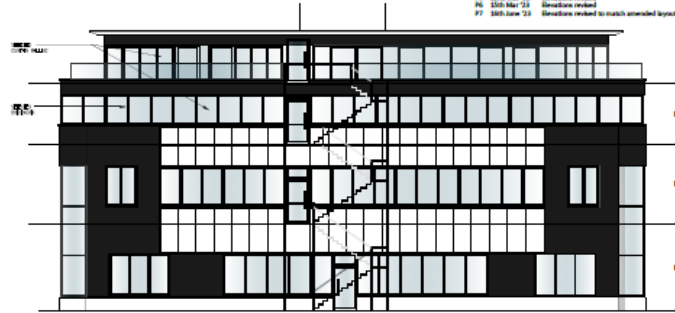
1. Site address	Brook House – 54A Cowley Mill Road
Town	Uxbridge
County	London
Site postcode	UB8 2FX
2. Introduction	This Planning Fire Statement has been prepared for Brook House, located at 54A Cowley Mill Road, Uxbridge, to support the planning application for the extension of the existing office building. This extension will consist of adding two new upper storeys above the current ground and first floors. The purpose of this statement is to summarise the key fire safety considerations that have influenced the design of the proposed scheme at this planning stage. It has been developed in accordance with the life safety objectives outlined in Approved Document B, Volume 2. Additionally, it follows established fire strategy principles relevant to commercial office developments. This document serves solely as a planning-stage report, demonstrating that fire safety has been integrated into the design of the proposed development. It does not constitute a detailed fire strategy and should not be relied upon for Building Regulations approval, or for technical design, construction, or occupancy purposes. A comprehensive fire strategy report will be required at the subsequent design stage. This report will address detailed fire safety provisions for the development, including, but not limited to, means of warning and escape, structural fire protection, internal and external fire spread, fire service access and facilities, emergency lighting, signage, smoke control, and other active and passive fire safety measures necessary to ensure compliance with relevant statutory requirements.

3. Description of proposed development, including any change of use (as stated on the application form):	The current building consists of office space on the ground and first floors. The reviewed drawings indicate that the existing gross internal floor area is approximately 947.27 m² on the ground floor and 900.24 m² on the first floor, for a total of approximately 1,847.51 m². Documents Reviewed: ✚ Existing Ground and First Floor Plans, Drawing ref 10401/ Jan 22/ Rev P3 ✚ Existing Elevations, Drawing ref 10401/ Jan 22/ Rev P2 ✚ Proposed Ground and First Floor Plans, Drawing ref 10401/ Jan 22/ Rev P7 ✚ Proposed Second and Third Floor Plans, Drawing ref 10401/ Jan 22/ Rev P6 ✚ Proposed Roof Plan, Drawing ref 10401 /Jan 22/ Rev P6 ✚ Proposed Elevations, Drawing ref 10401/ Jan 22/ Rev P7 ✚ Proposed Section, Drawing ref 10401 /Jan 22/ Rev P3 The proposed development aims to retain the existing lower floors while adding new office space on the second and third floors. According to the submitted drawings, the proposed extension would add approximately 954.14 m² on the second floor and 684.27 m² on the third floor. Consequently, the completed development is expected to provide approximately 3,485.92 m² of office accommodation, along with associated roof plant areas and external terraces on the upper levels. The drawings indicate that the existing central circulation core, which includes the main stairwell and lift serving the building, will be preserved. Additionally, the plans propose a rear external stair arrangement to provide an extra means of escape from the extended upper floors. The detailed design of the means of escape strategy—covering final occupancy assumptions, travel distances, stair capacity, fire protection standards, escape route discharge arrangements, and the relationship between internal and external stair provisions—will need further development and confirmation at the subsequent Building Regulations stage.
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PROPOSED FRONT (NORTH EAST) ELEVATION



PROPOSED REAR (SOUTH WEST) ELEVATION



PROPOSED LEFT SIDE (SOUTH EAST) ELEVATION



PROPOSED RIGHT SIDE (NORTH WEST) ELEVATION

REVISION	DATE	DESCRIPTION
P1	07th June '22	Preliminary Issue
P2	27th June '22	Structures revised
P3	28th June '22	Proposed material associated
P4	28th June '22	Stairwell location revised
P5	02nd June '22	Structures revised
P6	15th May '22	Structures revised
P7	16th June '22	Structures revised to match amended layouts



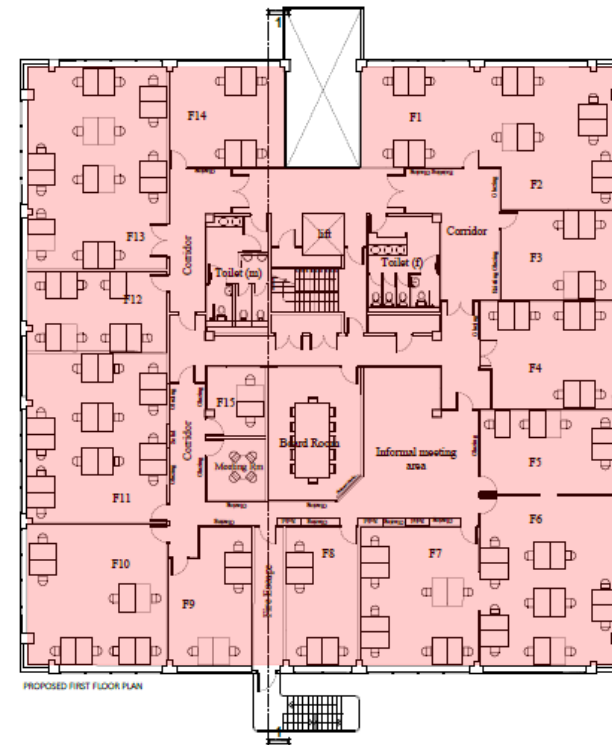
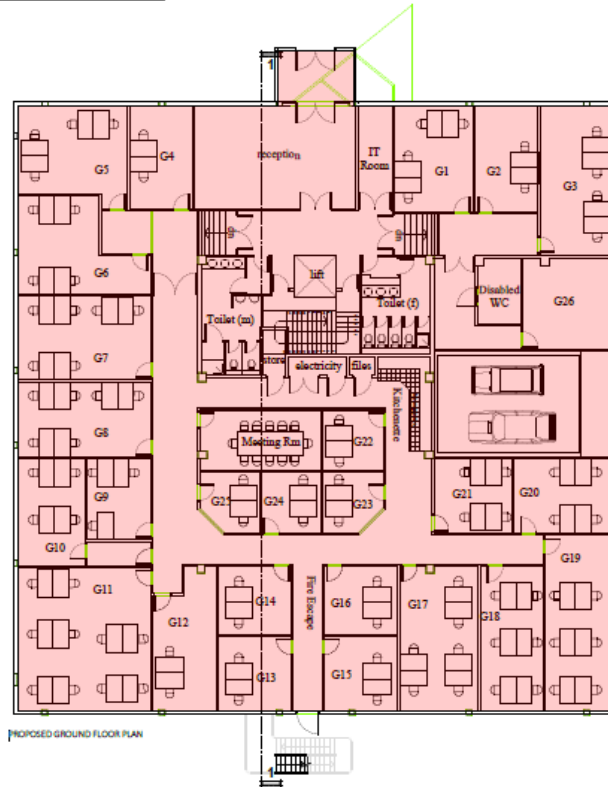
jpb
architects

PROJECT
BROOK HOUSE
54a COWLEY MILL ROAD
UXBRIDGE UB8 3PX

ISSUE TITLE
Proposed Elevations

Project Name BROOK HOUSE	Scale @ A1 1:100 @ A1	Date June '22
Rev 10401	Drawn By 820	Rev P7

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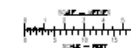


Revno	Date	Revision note
P1	07th June '22	Preliminary issue
P2	27th June '22	External proposal amended
P3	08th Sept '22	Proposed internal areas added
P4	08th Sept '22	Stairwell door location revised
P5	02nd Dec '22	Section reference added, ground floor support to cardown over revised
P6	15th Mar '23	Ground floor layout and rear staircase proposal revised
P7	16th June '23	Ground floor layout and rear staircase proposal revised

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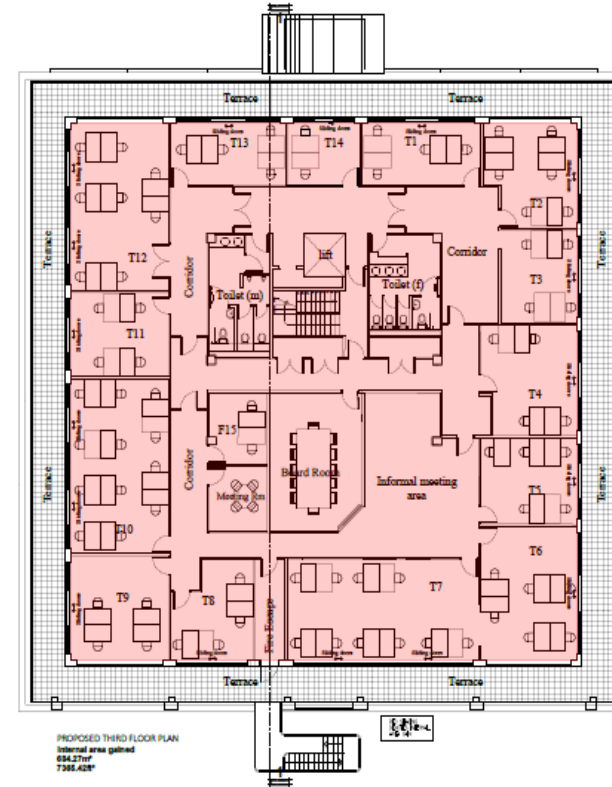
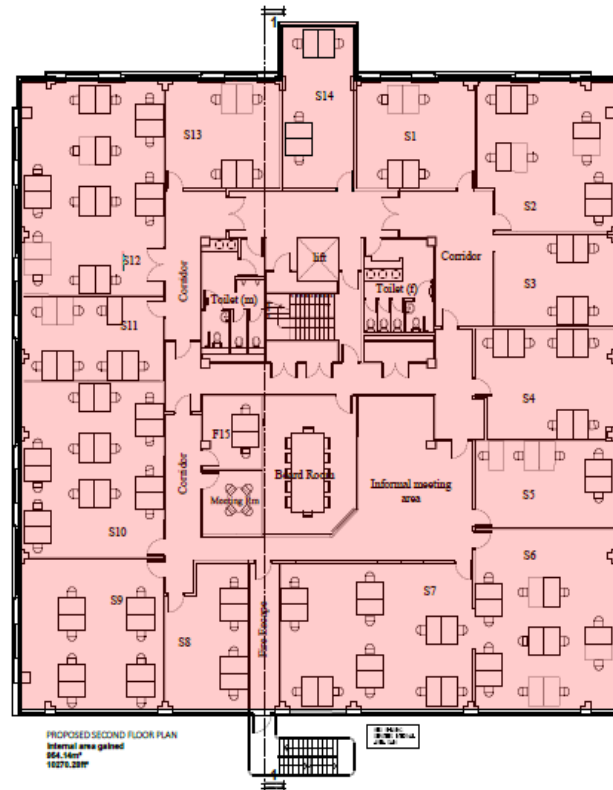
Brook House
54a COWLEY MILL ROAD
UXBRIDGE UB8 2FX

Proposed Ground and First Floor Plans



Revno	Date	Revno	Date
001	07th June '22	001	07th June '22
002	27th June '22	002	27th June '22
003	08th Sept '22	003	08th Sept '22
004	08th Sept '22	004	08th Sept '22
005	02nd Dec '22	005	02nd Dec '22
006	15th Mar '23	006	15th Mar '23
007	16th June '23	007	16th June '23

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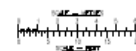


Rev	Date	Revision note
P1	07th June '22	Preliminary Issue
P2	27th June '22	Second floor revised
P3	08th Sept '22	Proposed internal areas added
P4	02nd Dec '22	Section reference added
P5	15th Mar '23	Revised internal areas added
P6	08th June '23	Revised internal areas added

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AKB TITLE
BROOK HOUSE
54a COWLEY MILL ROAD
UXBRIDGE UB8 2FX

AKB TITLE
Proposed Second and Third Floor Plans

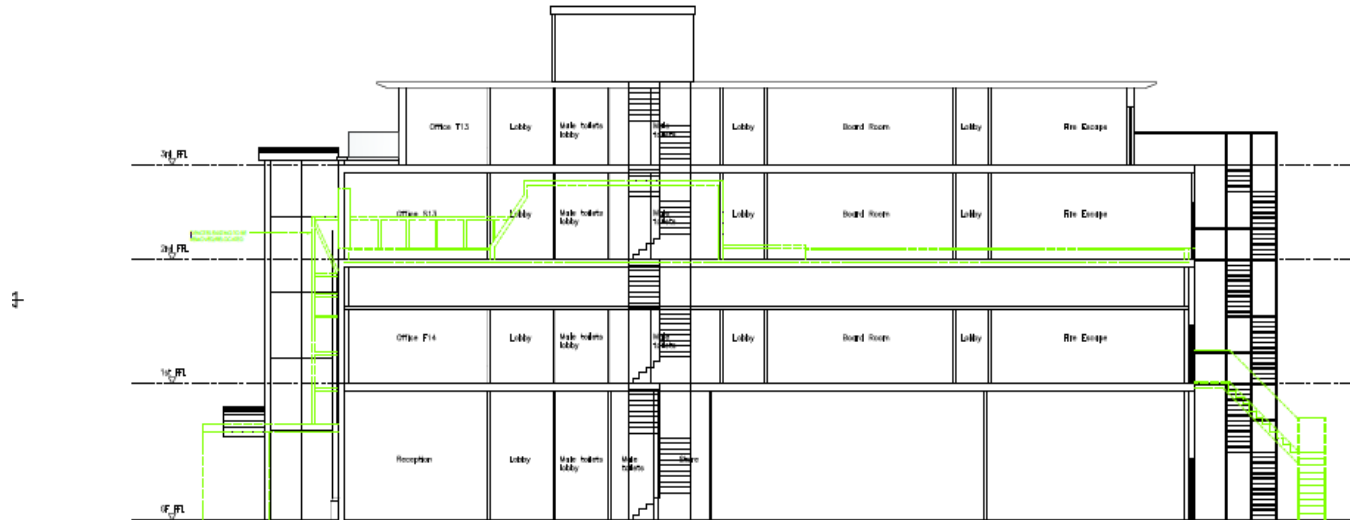


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Rev	Date	Rev
10401	816	P6

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BE REPORTED TO THE ARCHITECT FOR VERIFICATION PRIOR TO
COMMENCEMENT OF THE EFFECTED WORKS. IF IN DOUBT ASK. THIS
DRAWING IS COPYRIGHT.

Date	RevNo	Revision note
P1 07th June '22		Preliminary Issue
P2 15th Mar '23		Section amended
P3 16th June '23		Section amended to match amended layouts



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architects

JOB TITLE
Brook House
540 Cowley Mill Road
Uxbridge UB8 2FX

DWG TITLE
Proposed Section

NAME: JPB
DATE: 16/06/23
SCALE: 1:100 @ A2
JPB/16/06/23

SCALE @ A3		DATE
1:100 @ A2		Dec '22
JOB NO.	DWG NO.	REV
10401	821	P3

4. Fire Safety Design Approach	At the planning stage, the proposed development has been reviewed against the principal fire safety objectives ordinarily applicable to commercial office buildings, namely: means of warning and escape, internal fire spread, external fire spread, structural fire resistance, and access and facilities for the Fire and Rescue Service.
4.1 Means of Warning and Escape	The building will continue to be used as offices, which is a familiar and manageable occupancy type that typically follows routine management procedures. Therefore, it is anticipated that evacuation will be carried out using a simultaneous evacuation strategy, unless an alternative approach is proposed and adequately justified during the detailed design process. The drawings reviewed indicate retention of the existing central circulation core, including the principal stair serving the building, together with the provision of an additional rear escape stair associated with the proposed extension works. On this basis, the planning proposals demonstrate that an appropriate and workable escape strategy can be achieved for the enlarged building. Detailed design development will be required at the Building Regulations stage to confirm full compliance with Approved Document B, Volume 2, including matters such as occupancy assumptions, travel distances, escape route widths, stair capacity, enclosure standards, exit distribution, final exit arrangements, and any supporting passive or active fire protection measures
4.2 Measures to Support Evacuation	Suitable measures to support occupant evacuation can be incorporated within the proposed development as the design progresses. An automatic fire detection and alarm system can be designed and installed in accordance with BS 5839-1, with the final category and coverage to be confirmed based on the completed office layout and overall fire safety strategy. Emergency lighting and exit signage can similarly be provided in accordance with BS 5266 to ensure that escape routes remain identifiable and usable in the event of mains power failure. The lift shown on the submitted drawings is not relied upon at the planning stage as either a firefighting lift or an evacuation lift. The means by which disabled occupants are assisted in an emergency will be addressed in detail at the next design stage, including the provision of refuges where required, communication arrangements, evacuation management procedures, and any supplementary measures necessary to achieve a suitable and proportionate evacuation strategy for all building users.

4.3 Internal Fire Spread & Compartmentation	Approved Document B, Volume 2, specifies that buildings must be designed and constructed to maintain their stability for a reasonable period during a fire. Additionally, it requires measures to prevent the spread of fire and smoke within the building, including fire-resistant construction and appropriate subdivisions. In office buildings, this is ordinarily achieved through a combination of structural fire resistance, compartment floors and walls where required, and the enclosure of stairs, lift shafts, service risers and other vertical openings within protected shafts. ADB states that stairs and service shafts connecting compartments should be protected to restrict the spread of fire between compartments, and that the walls and floors surrounding a protected shaft are to be treated as compartment walls and compartment floors. For the proposed development, the building can be provided with an appropriate compartmentation strategy consistent with its intended use as a multi-storey office building. The principal stair enclosure, lift shaft, service risers, and associated protected routes can be designed to achieve the relevant standard of fire resistance appropriate to the final building height, storey configuration, and occupancy in accordance with ADB. As the building is commercial in use, the detailed extent of compartment floors and any subdivision of larger floor plates will be confirmed at the next design stage in accordance with the applicable ADB provisions for building height and storey area. As the design progresses, careful coordination will be required at the interface between the existing building fabric and the proposed upper floor extension to ensure that fire-resisting construction remains continuous and effective throughout. Any penetrations for services, structural connections, junctions between old and new construction, and other openings in compartment walls or floors will need to be suitably detailed and fire-stopped to maintain the integrity of the compartmentation strategy. This is a standard matter for detailed resolution at the Building Regulations stage, and there is no planning-stage reason to indicate that compliance with the relevant requirements of Approved Document B cannot be achieved.
4.4 External Fire Spread	Approved Document B, Volume 2, requires the external walls of the building to adequately resist the spread of fire over the walls and from one building to another, having regard to the height, use, and position of the building relative to relevant boundaries. The design of the external envelope must therefore take account of the risk of vertical and horizontal fire spread across the façade, the extent and distribution of unprotected areas, and the fire performance of the external wall construction. The proposed development comprises the addition of two upper storeys to the existing office building, together with associated glazed elements and external terrace areas at the upper level. The final external wall build-up, including the composition of the façade, insulation, cladding materials, cavity barriers, fire-stopping, and the treatment of openings, will require detailed development and specification at the next design stage. Where external walls are situated in proximity to relevant boundaries, the extent of unprotected areas and any fire resistance requirements will need to be assessed in accordance with the relevant guidance of Approved Document B. At the planning stage, there is no indication from the client's submitted drawings, scale, or arrangement of the proposed extension that the development would give rise to an inherently unacceptable risk in respect of external fire spread.

4.5 Structural Fire Resistance	Approved Document B, Volume 2, requires that the building be designed and constructed so that, in the event of fire, its stability will be maintained for a reasonable period. In support of this objective, the extended building can be designed such that the primary structural frame, compartment floors, protected shafts, load-bearing walls, and other elements essential to structural stability achieve the appropriate periods of fire resistance, having regard to the final height, storey configuration, and office use of the building. The submitted section and elevations indicate a conventional multi-storey extension arrangement for which suitable structural fire protection measures can be specified and incorporated into the technical design process. The final fire resistance periods for the structural elements will be determined at the next design stage in accordance with the relevant provisions of Approved Document B, taking into account the final top occupied storey height above ground level and the overall building configuration. As the design develops, particular attention will be required at the interface between the existing structure and the proposed additional floors to ensure that new and existing structural elements work together to provide the necessary level of fire resistance and robustness in fire conditions.
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5. Name of person completing the fire statement (as section 15), relevant qualifications and experience.	Claudia Pinto is a Chartered Fire Engineer with over 16 years of experience in engineering, construction, health and safety, and fire consultancy in both the UK and Portugal. She holds a degree in Structural and Fire Engineering, which is recognised by NARIC UK. Additionally, she holds a postgraduate qualification as a Level VI Senior Safety Technician and is recognised as a Senior Safety Engineer Specialist by the Portuguese Institute of Engineers. Claudia is a Chartered Member of IOSH (CMIOSH), a Fellow of the International Institute of Risk and Safety Management (FIIRSM), a Member of the Institute of Fire Safety Managers (MIFSM), and a Member of the Institution of Fire Engineers (MIFireE). She is also a Chartered Engineer through SaRS.
6. 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.	No formal consultation has been undertaken on fire safety matters at this planning stage. This statement has been prepared using the architectural information currently available and with reference to the applicable fire safety objectives and guidance set out in Approved Document B, Volume 2. Any necessary consultation with Building Control, fire alarm specialists, façade designers, structural engineers, or the Fire and Rescue Service will be undertaken as appropriate during the detailed design and Building Regulations stages of the project.
7. Planning Stage Conclusions and Limitations	On the basis of the drawings reviewed, the proposed vertical extension of Brook House, comprising two upper floors, can be designed and constructed in accordance with the fire safety objectives of Approved Document B, Volume 2. The information submitted at the planning stage demonstrates that the scheme can proceed without any evident in-principle fire safety constraint, subject to the usual progression of the design and detailed compliance review at the Building Regulations stage. In summary: ✚ The proposed development remains an office building, for which the relevant fire safety design principles are well established. ✚ The submitted planning drawings indicate a credible basis for means of escape, centred on the retained core and supplemented by additional rear escape provision. ✚ The site layout appears capable of supporting Fire and Rescue Service access from Cowley Mill Road; ✚ The completed building can be provided with the fire safety measures ordinarily expected for this form of development, including alarm and detection systems, emergency lighting, structural fire protection, compartmentation, and appropriate external wall fire performance; and ✚ No feature of the scheme, as currently proposed, suggests that the development would be unacceptable in principle from a fire safety perspective. Accordingly, this statement is intended solely to support the planning application. A detailed fire safety strategy report will be required as the design progresses to confirm full compliance with the Building Regulations, Approved Document B, relevant British Standards, and any further requirements arising from consultation or technical approval.

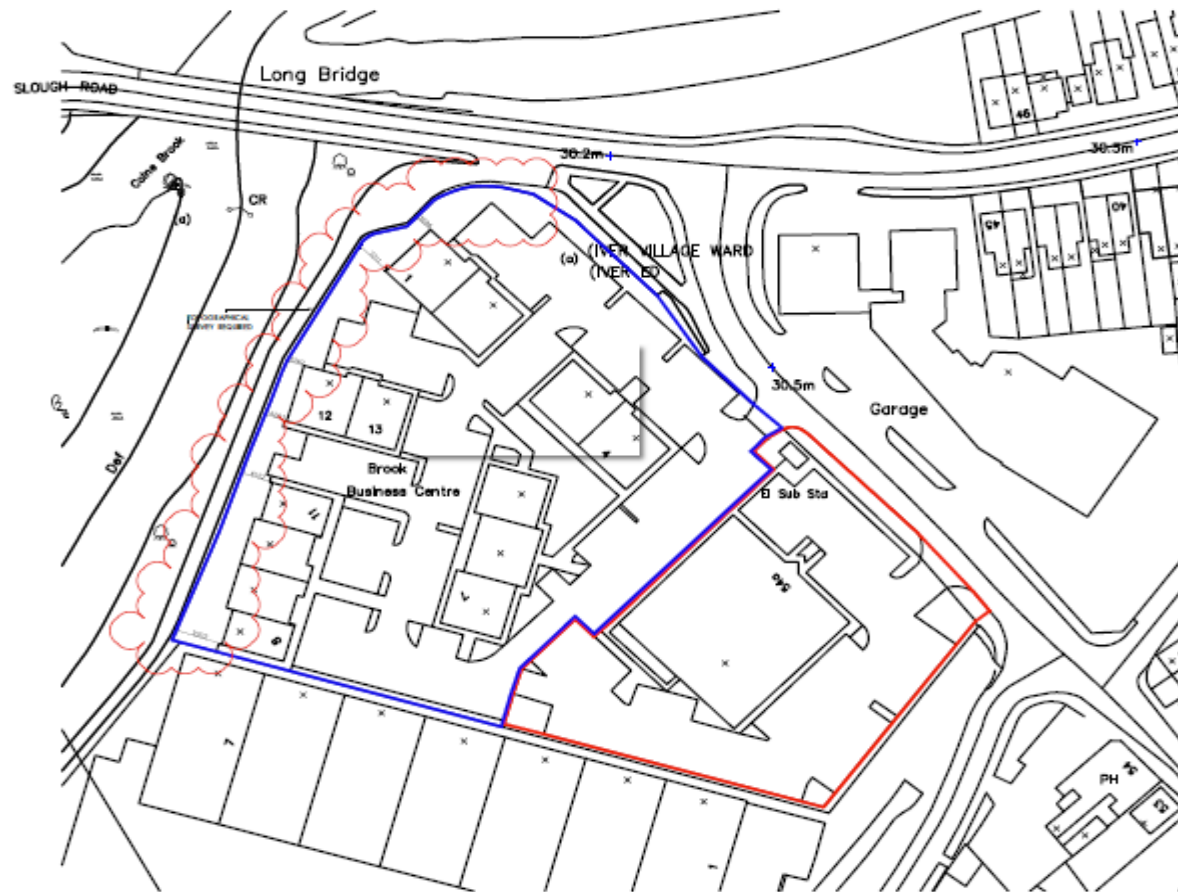
	This report has been prepared from the architectural information available at the time of writing, without a site visit, an intrusive survey, as-built verification, or detailed specialist design information. It is intended solely to support the associated planning application and shall not be relied upon for construction, fit-out or occupation without a subsequent detailed fire safety strategy.
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8. Site layout plan with block numbering as per the building schedule referred to in 9.

9. Site layout plan is (tick one):

☐ provided as a separate plan

☒ inserted in the form



The principles, concepts and approach relating to fire safety that have been applied to the development
Where instructed to do so, you must select one of the options in the relevant section of the Table at the end of this Form.

10. Building schedule

Site information

a) block no. as per the site layout plan above	Block number as per the site layout plan above – Brook House
b) - block height (m) - number of storeys excluding those below ground level - number of storeys, including those below ground level	Block height (m): approximately 15 m above ground level to the top occupied floor, subject to confirmation from surveyed levels and final measured section. Number of storeys excluding those below ground level: 4 storeys Number of storeys, including those below ground level: 4 storeys The drawings indicate an existing ground and first-floor building with proposed second and third-floor additions, and no basement level is shown.
c) proposed use (one per line). Your answers must be selected from the options in section 6cA) of the Table	Office
d) location of use within the block by storey	Ground Floor, First Floor, Second and Third Floors – Office Roof Level – Plant / ancillary roof area/terraces The proposed roof plan shows plant space, PV area, and green roof area rather than occupied office accommodation.

Building information

e) standards relating to fire safety/ approach applied.

Your answers must be selected from the options in section 6eA) of the Table

Approved Document B, Volume 2 – Buildings other than dwellinghouses.

f) balconies

Your answer must be selected from the options in section 6fA) of the Table

Terraces / external amenity areas are provided at the upper level.

g) external wall systems

Your answer must be selected from the options in section 6gA) of the Table

External wall system to be confirmed at the detailed design stage in accordance with Approved Document B.

Resident safety information

h) approach to evacuation

Your answer must be selected from the options in section 6hA) of the Table

Simultaneous evacuation

i) automatic suppression

Your answer must be selected from the options in section 6iA) of the Table

No automatic suppression proposed

j) accessible housing provided

Your answer must be selected from the options in section 6jA) of the Table

Not applicable

11. Specific technical complexities

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

No specific or unusual technical fire safety complexities have been identified at this planning stage. The development comprises a conventional extension to an existing office building, and the fire safety issues that arise are typical of this form of multi-storey commercial development. The key matters for detailed resolution at the next design stage will include means of escape, compartmentation, structural fire resistance, external wall construction, and firefighting access. No departures from the building schedule are currently identified, other than those matters which remain subject to detailed technical design and Building Regulations approval.

12. Issues which might affect the fire safety of the development

The principal fire safety issues relevant to the proposed development are those ordinarily associated with the vertical extension of an existing multi-storey office building. These include the integration of the new upper floors with the existing structure, the continuation and adequacy of the means of escape strategy, the provision of appropriate compartmentation and structural fire resistance, the detailed design of the external wall construction, and confirmation of firefighting access and facilities.

In particular, the interface between the existing building and the proposed additional storeys will require careful coordination to ensure continuity of fire-resisting construction, appropriate fire-stopping to penetrations and junctions, and satisfactory structural fire performance throughout the completed building. The final escape strategy, including stair capacity, travel distances, escape route protection, final exit arrangements, and inclusive evacuation measures, will also require detailed confirmation in the next design stage of the fire safety strategy report.

13. 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.

The development has been evaluated in accordance with the relevant development plan framework, specifically the London Borough of Hillingdon Local Plan Part 2 and London Plan Policy D12 (Fire Safety). Policy D12 mandates that development proposals achieve the highest standards of fire safety and requires major developments to be accompanied by a Fire Statement. This statement has been prepared to demonstrate that fire safety has been considered as a fundamental aspect of the proposed design during the planning stage. Detailed compliance with Building Regulations and the technical fire strategy requirements will be addressed in the next design phase on the fire safety strategy report.

Emergency road vehicle access and water supplies for firefighting purposes

14. 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?

The fire service site plan demonstrates that the building can be accessed by the Fire and Rescue Service from Cowley Mill Road and that there is no apparent planning-stage constraint to providing suitable appliance access to the site. The proposed arrangements have been informed by Approved Document B, Volume 2, in particular Requirement B5 relating to access and facilities for the fire service. Detailed firefighting access, hose reach, fire main provision, and any further fire service facilities will be confirmed at the subsequent technical design and Building Regulations stage

15. Emergency road vehicle access

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

Emergency road vehicle access to the site is via Cowley Mill Road, which forms the principal frontage to Brook House. At the planning stage, the site plan and architectural drawings indicate that the development will continue to be served from the existing road frontage and that there is no apparent constraint preventing fire and rescue service vehicles from reaching the site entrance from the public highway.

The proposed access arrangement should therefore be read as an emergency vehicle approach from Cowley Mill Road to the main site frontage/entrance point serving Brook House. Detailed confirmation of appliance positioning, any required hardstanding, turning arrangements, hose reach, and proximity to firefighting entrances will be undertaken at the subsequent technical design and Building Regulations stage.

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

Tick one:

☐ Yes

☒ No

The subject needs to be assessed on-site.

17. Siting of fire appliances

Fire appliances are expected to be sited from Cowley Mill Road, adjacent to the principal site frontage serving Brook House. At the planning stage, the drawings indicate that the building is directly accessible from the public highway and that there is no apparent constraint preventing the siting of fire and rescue service vehicles in proximity to the principal entrance and firefighting access points.

The final siting of fire appliances, including appliance stopping positions, any required hardstanding, hose reach distances, and relationship to firefighting entrances, will be confirmed at the subsequent technical design and Building Regulations stage in accordance with the applicable guidance of Approved Document B, Volume 2.

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

Nature of water supply:

☐ open water- limited

☒ hydrant- public

☐ open water- unlimited

☐ hydrant- private

☐ tank supply

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

☐ yes

☐ no

☒ don't know

The subject needs to be assessed on-site.

19. Fire service site plan

Fire service site plan is:

☐ provided as a separate plan

☒ inserted in the form (please see answer 9)

Fire statement completed by

20. Signature

Claudia Pinto

21. Date

28.05.2026

Table for completion of Box 6.

6cA. proposed use		
Choose one of the following per line in Box 6		
residential flats, maisonettes, studios	hotel	hospital
residential houses	shop	school
residential bedsits, cluster flats	restaurant, café, hot food take-away, drinking establishment	community use, childcare (not school)
supported accommodation	office, research, and development	prison, detention centre
student accommodation	industrial, storage or distribution	car parking
serviced apartments	care home	service area
other residential accommodation	health care	flexible use
6eA. standards relating to fire safety/ approach applied (including to external wall systems)		
Choose one of the following		
approved document B vol 1	BS9999	HTM0502
BS9991	fire engineered approach	BS7974
approved document B vol 2	BB100	
6fA. balconies		
Choose one of the following		
no balconies	class A2- s1, d0 or better	worse than class A2-s1, d0
6gA. external wall systems		
Choose one of the following		
class A2-s1, d0 or better	worse than class A2-s1, d0	
6hA. approach to evacuation		

Choose one of the following		
simultaneous	staged	progressive horizontal
phased	stay put	delayed
6iA. automatic suppression		
Choose one of the following		
Yes- residential sprinklers, full	Yes- commercial sprinklers, full	yes- other
Yes- residential sprinklers, partial	Yes- commercial sprinklers, partial	
6jA. accessible housing provided		
Choose one of the following		
none	M4(2) & M4(3)	N/A non-residential
M4(2)	M4(3)	