



**BUREAU
VERITAS**

Fire Statement
for
Greenhill Court,
Northwood,
HA6 2BQ

Reference: S22046197

Issue No: 01

Application information	
1. Site address line 1 Site address line 2 Site address line 3 Town County Site postcode (optional)	1-6 Dene Road and 1-9 Greenhill Lane Greenhill Court Northwood HA6 2BQ
2. Description of proposed development including any change of use (as stated on the application form):	The proposed work involves replacing five internal existing risers with new external risers for 15 flats, relocating gas meters from hallway cupboards to kitchen units (flats 1-6 Dene Road, 1-6 Greenhill Lane) or retaining existing positions (flats 7-9), and installing low-level copper outlet pipework beneath kickboards to boilers. It includes decommissioning 32 meters of 5-inch riser pipework, open-cut excavation for a parent main connection, and fire-stopping for 15 internal penetrations. This 3-storey conservation area building.
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience.	Lee Bui – Associate Fire Engineer A mechanical engineer with over 13 years of experience in fire safety engineering and building regulations advice within the UK and internationally.
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.	Consultation has not been undertaken and is not required. No account of this has been considered in this statement as the scope of works will have negligible impact on fire safety for the scheme.
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)	
The principles, concepts and approach relating to fire safety that have been applied to the development	
6. Building schedule	



Site information				Building information			Resident safety information		
a) block no. as per site layout plan above	b) • block height (m) • number of storeys excluding basements • number of storeys including basements <i>* The building height is provided by Cadent Gas.</i>	c) proposed use (one per line)	d) location of use within block by floor level	e) standards relating to fire safety/ approach applied	f) balconies	g) external wall systems	h) approach to evacuation	i) automatic suppression	j) accessible housing provided
1-6 Dene Road and 1-9 Greenhill Lane	12m (Height is measured from the ground floor to the floor of the top occupied storey) Three storey building including ground Floor No Basement Present	Residential flats	All floors are Residential flats.	Approved document B vol 1	No	Class A2-s1, d0(2) or better. This is assumed based on the latest guidance; however, this has not been verified as this falls outside of the scope of works.	stay put	none	None

7. Explain any specific technical complexities in terms of fire safety (for example green walls) and/or departures from information in building schedule above
No specific technical complexities and/or departures from information in the building schedule.
8. Explain how any issues which might affect the fire safety of the development have been addressed.
Clause 3.80 of Approved Document B Volume 1 requires that gas service and installation pipes should not be within a protected stairway, unless installed in accordance with the Pipelines Safety Regulations 1996 and the Gas Safety (Installation and Use) Regulations 1998.

The installation appears to comply with Clause 3.80 of Approved Document B Volume 1, as the new riser and gas pipes are externally mounted, avoiding any encroachment into protected stairways. According to Clause 12.14: • Only continuous PCSTT, screwed, welded, or fire-resistant iron/steel fittings shall be used for pipework installed in or passing through protected shafts, common areas, escape routes, or individual dwellings not supplied by the pipework. • The use of continuous or welded/screwed joints mitigates the risk by maximizing fire safety and maintaining the structural integrity of the gas pipework in these critical areas. • Compression fittings are not allowed in protected shafts. • Access to screwed joints is required for inspection and maintenance. This approach is designed to mitigate the risk associated with gas pipework in protected escape routes, ensuring compliance with fire safety standards. Similarly, Clause 7.26 states that a protected shaft containing a protected stairway and/or a lift should not also contain either of the following. a. A pipe that conveys oil, other than in the mechanism of a hydraulic lift. b. A ventilating duct. Two exceptions are as follows. i. A duct provided for pressurising the protected stairway to keep it smoke free. ii. A duct provided only to ventilate the protected stairway. A pipe that is completely separated from a protected shaft by fire resisting construction is not considered to be contained within that shaft. No pipes are proposed within protected shafts. And finally, Clause 7.27 and 7.28 states that in a protected shaft, any pipe carrying natural gas or LPG should be both of the following. a. Of screwed steel or all-welded steel construction. b. Installed in accordance with both of the following. i. The Pipelines Safety Regulations 1996. ii. The Gas Safety (Installation and Use) Regulations 1998. The protected shaft conveying the piped flammable gas should be ventilated directly to the outside air, by ventilation openings at high and low level in the shaft. Any extension of the storey floor into the protected shaft should not compromise the free movement of air throughout the entire length of the shaft. Guidance on shafts conveying piped flammable gas, including the size of ventilation openings, is given in BS 8313. As per Clause 7.26 no pipes are proposed within protected shafts.
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9. Explain how any **policies relating to fire safety** in relevant **local development documents** have been taken into account.

The London Plan 2021 was taken into account as follows:

- The development proposals achieve the highest standards of fire safety for all building users through identification of a suitably positioned unobstructed outside space for fire appliances to be positioned on and appropriate for use as an evacuation assembly point.
- The design incorporates appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire, including appropriate fire alarm systems and passive and active fire safety measures.
- It will be constructed in an appropriate way to minimize the risk of fire spread.
- There are suitable and convenient means of escape, and associated evacuation strategy for all building users.
- A robust strategy for evacuation is provided which can be periodically updated and published, and which all building users can have confidence in.
- There is suitable access and equipment for firefighting which is appropriate for the size and use of the development.
- The development proposals are documented in this Fire Statement, which is an independent fire strategy, produced by a third party and suitably qualified assessor. This fire statement details how the development proposal will function in terms of the building's construction: methods, products and materials used, including manufacturers' details. See below.

Construction Methods and Lists of materials

The wall build-up is expected to remain Class A2-s1, d0 or better. This is assumed based on the latest guidance; however, this has not been verified as this falls outside of the scope of works

Information about products, methods and manufacturer's details have not been considered **as there are no material alterations to the structure of the building.**

Means of Escape and Evacuation Strategy

A 'stay put' evacuation procedure shall be in place in the residential accommodation whereby only the occupants in the flat of fire origin shall evacuate. Occupants in other flats will remain in place unless asked to evacuate by the attending Fire Service or evacuate of their own free will. This approach reflects the high degree of compartmentation present in these types of buildings and minimizes the impact of false alarms.

Passive & Active Fire Safety Measures

As there are no material alterations to the structure of the building no consideration of the passive and active fire safety systems has been allowed for.

The following are typical provisions for this building type:

- Fire detection and alarm system designed to BS5839-6:2019
- Emergency escape lighting designed in accordance with BS 5266-1
- No sprinklers as initial notice was served before the requirements came into force

Assembly Points

As stated, the evacuation strategy for this building is defend in place. However, in case all building occupants must be evacuated, there is sufficient space on Green Ln and Dene Rd which is considered a place of ultimate safety.

Emergency road vehicle access and water supplies for firefighting purposes

10. 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?

Fire service access is required for a pumping appliance to within 45m of all points within each dwelling along a route suitable for laying hose or the provision of fire mains in accordance with paragraphs 13.5 and 13.6 of ADB Vol 1. Fire appliance access will be available via Green Ln and Dene Rd , as indicated on the site plan. The maximum hose distance from the fire appliance parking position to the furthest point in the flats is expected to be within the 45m, although this has not been verified due to the existing condition remaining unchanged with this scope of works.

11. Emergency road vehicle access - can emergency road vehicles access the site entrances indicated on the site plan?

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

Yes

Firefighting vehicle access will be via Green Ln and Dene Rd on which the entrance door is located. This will be unchanged from the existing firefighting access and is expected to conform to the requirements in the table below.

Appliance	Min. Width of Road between Kerbs	Min. Gateway Width	Min. Turning Circle		Min. Clearance Height	Min. Carrying Capacity
			Kerb to Kerb	Wall to Wall		
High Reach Pump	3.7m	3.1m	26.0	29.0	4.0	17.0 tonnes

Note:

- 1) *Dead end fire service*
- 2) *access roads may be up to 20 meters long without being provided with a turning bay (A fire service vehicle should not have to reverse further than 20m).*
- 3) *As per the existing condition, firefighting vehicle access will not be available to the rear of the building.*

As the building will not be provided with fire mains, fire service access is required for a pumping appliance to within 45m of all points within each dwelling along a route suitable for laying hose. Fire appliance access will be available as indicated in the drawing below.

12. Siting of fire appliances

The fire appliance can park where convenient along Green Ln and Dene Rd, which will satisfy the vehicle access road specifications along its entire length.

13. Suitability of **water supply** for the scale of development proposed

Hydrants are required within 90 metres of an entrance to the building. **This has not been assessed as the proposed scope of works makes no alteration to the building location.**

If the existing local fire hydrants do not meet this requirement new hydrants may be required. Hydrants should be capable of supplying at least 1500 l/min in accordance with the recommendations of BS 9990.

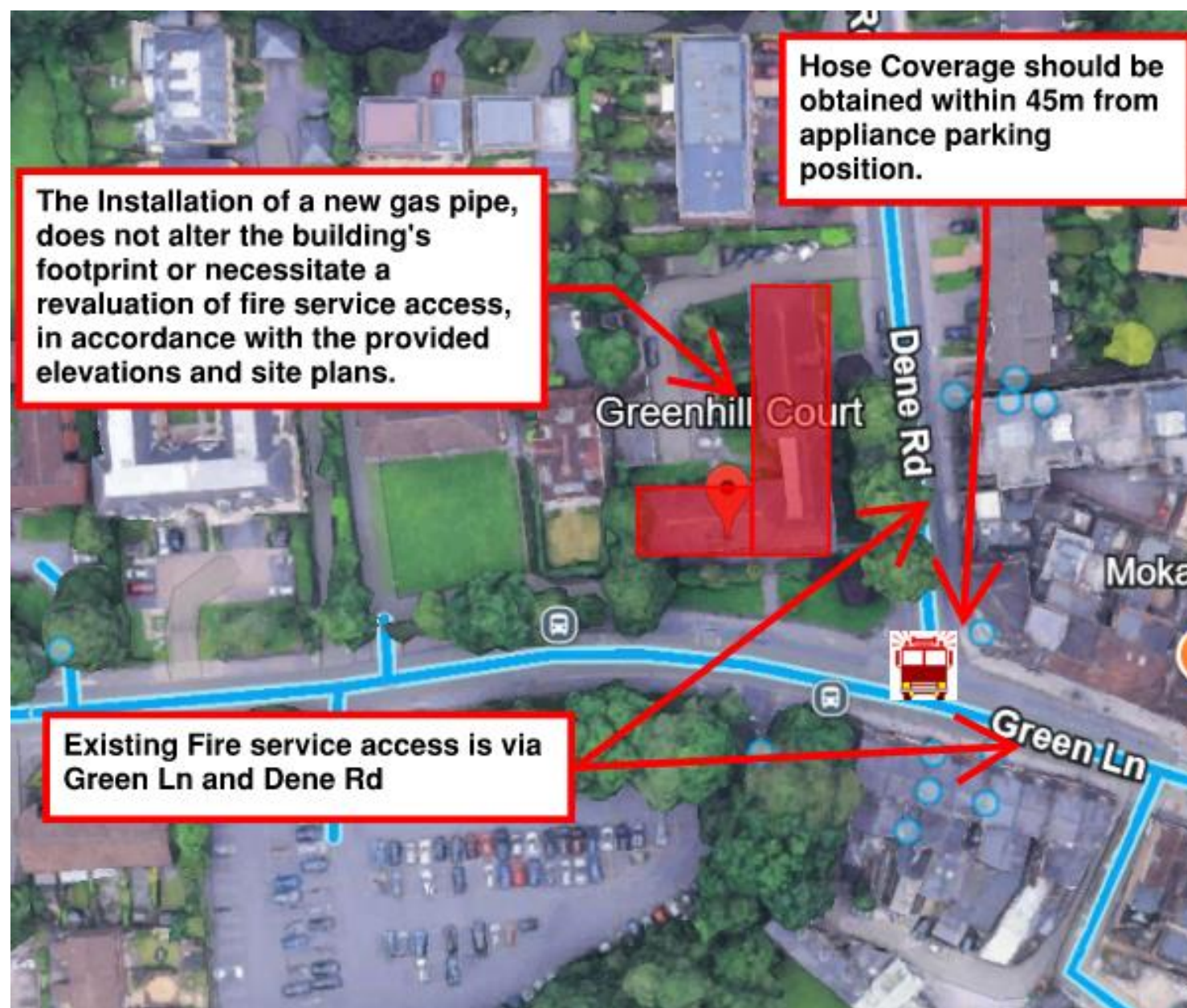
Each hydrant should be clearly indicated by a plate affixed nearby in a conspicuous position in accordance with BS 3251.

Where it is not possible to provide a piped water supply or there is insufficient pressure, an alternative source should be provided in accordance with the following recommendations.

- A charged static water tank of at least 45,000 liters capacity.
- A spring, river, or canal capable of providing 45,000 liters of water at all times of the year, to which access, space and hard standing are available for a pumping appliance.
- Any other means of providing a water supply for firefighting operations considered appropriate by the fire and rescue authority.

Fire hydrant survey has not been undertaken yet, however if no public hydrants will be available, then an application for a new private hydrant will be put forward by the design team.

14. **Fire service site plan**
Fire service site plan is:
inserted in the form



Fire statement completed by

15. Signature	  Lee Bui Associate Fire Engineer Fire Safety Engineering e: lee.bui.ext@bureauveritas.com m: +44(0)74 9151 2619 w: www.bureauveritas.co.uk Bureau Veritas 5th Floor, 66 Prescott Street, London, E1 8HG
16. Date	07/05/2025