Haydon House, 296, Joel Street, Pinner, HA5 2PY

Fire Statement: September 2025

1.0 INTRODUCTION

1.1 This report has been prepared by Sega Investments Ltd to provide an Introductory Fire Safety Statement in respect of the proposed planning application for the conversion of Haydon House, 296 Joel Street, Pinner, HA5 2PY into flats.

1.2 This statement is provided to satisfy London Plan Policy D12(A) in order demonstrate how the development proposals will achieve the highest standards of fire safety for all building uses and all persons in the vicinity.

1.3 It also demonstrates how the proposals respond to and contain information on the requirements of both parts A and B of London Plan Policy D12 Fire Safety.

1.4 This statement incorporates the requirements of Part B of the Building Regulations 2010 and demonstrates how the proposed scheme will comply with the functional requirements of Part B of Schedule 1 of the Regulations.

1.5 This statement has been produced following the guidance in Fire Safety: Approved Document B V1- 2019 edition incorporating 2020 amendments (ADB) and BS 9991: 2015. Our proposal will be designed to comply with the relevant sections of ADB and BS 9991 or the relevant supporting British Standards referenced therein.

2.0 SITE LOCATION AND PROPOSED DEVELOPMENT

2.1 The site is located on 296 Joel Street, Pinner, HA5 2PY.

3.0 PRODUCTS, MATERIALS AND BUILDING CONSTRUCTION METHOD,

3.1 The construction methods will not impact on the fire safety provisions for neighbouring sites and building occupants.

3.2 The building methodologies do not pose a high risk of fire with the proposed products and materials to be used

3.3 The building will be a traditional build of masonry walls with concrete floors.

3.4 Internal partitions will be constructed of brick, block and plasterboard stud walls. Ceilings will be constructed of plasterboard.

3.5 The roof coverings will be non- combustible.

3.6 The external walls will be masonry cavity walls filled with non-combustible insulation.

4.0 PASSIVE FIRE SAFETY MEASURES

Internal Fire Spread- Linings

4.1 Wall and ceiling linings in the stairway and common corridors in the building will meet National Class 0 or European Class B-s3, d2 standard.

4.2 Wall and ceiling linings in all other rooms and circulation spaces with the apartments will achieve National Class 1 or European Class C-s3, d2 except small rooms with an area of less than 4 sqm which need only achieve National Class 3 or European Class D-s3, d2.

Internal Fire Spread- Structure

4.3 Structural elements for the apartment block will provide a minimum of 60 minutes fire resistance.

4.4 Protected shafts in the apartment building including stairs, lift and risers will provide 60 minutes resistance.

4.5 Compartment walls and floors separating the individual flats from each other and from the common parts will provide 60 minutes resistance.

Fire Doors

4.6 Fire door sets rated at FD30 will enclose all habitable rooms within the apartments. To ensure effective operation of the fire warning system, smoke seals will not be fitted. Also, self-closing devises will not be fitted.

4.7 The apartment entrance door-sets will be rated FD30S and fitted with self-closing devices.

4.8 The doors enclosing the stairways and risers will be rated FD30S. Self-closing devices are not required on risers which should be kept locked shut.

External Fire Spread

4.9 As the buildings are less than 18 metres high and no walls are within 1 metre of a relevant boundary, there is no requirement to restrict the surfaces of external walls.

4.10 The external wall linings are clad with brickwork and will not promote rapid fire spread.
External Wall Construction

4.11 The apartment building does not have a floor that exceeds 18 metres in height and therefore is not a relevant building as defined in the amended Building Regulations 2020.

4.12 The building work will be carried out so that materials which become part of the external walls, or specified attachments, are of European classification A2-s1, d0 or A1,

classified in accordance with BS EN 13501-1:2007+A1:2009 entitled “Fire classification of Construction products and building elements. Classification using test data from reaction to fire tests” (ISBN 978 0 580 59861 6) published by the British Standards Institution on 30 March 2007 and amended in November 2009.

4.13 The external walls will satisfy the performance criteria in BRE report BR135 and the external wall surface will be in accordance with Table 10.1 Approved Document B (Figure 17 of BS 9991: 2015).

4.14 Cavity Barriers in the external wall cavity will be provided in accordance with Section 8 of the ADB (Clause 19 of BS 9991: 2015).

5.0 ACTIVE FIRE SAFETY MEASURES

Sprinklers

5.1 To comply with the 2020 amendments to the Building Regulations, sprinklers will not be required in the apartment building as the height to the top floor does not exceed 11 metres.

Means of Warning

5.2 A Grade D2 Category LD2 fire warning system complying with the recommendations of BS 5839 Part 6, will be provided in each home.

5.3 The systems will not be inter-linked with the other apartments. In each home a heat detector will be provided in the kitchen zone and a smoke detector will be provided in the hallways.

5.4 No fire warning system is required in the common parts of the apartment building. Manual call points will not be provided.

5.5 Automatic smoke detection will be provided in the common areas of the apartment building to actuate the automatic opening vent. The smoke detection system in the common parts will not be provided with sounders and is only required to operate the vent not to raise an alarm.

5.6 An override for fire service operation will be provided at the entrance on the Ground Floor.

Stair Ventilation

5.9 A vent to the outside with a minimum free area of 1 sqm will be provided from the top floor of the stairs.

Emergency Escape Lighting

5.10 Emergency escape lighting will be provided for the common areas, corridors, lift and stairway area in the apartment building.

5.11 The escape stair lighting will be on a separate circuit from the electricity supply to any part of the escape route. Escape lighting will conform to the recommendations of BS 5266-2016.

Primary and Secondary Power Supplies

5.12 Secondary power supplies will be provided for the evacuation lift and automatic opening vent.

6.0 MEANS OF ESCAPE FOR ALL BUILDING USERS AND EVACUATION STRATEGY

Means of Escape in the Common Parts

6.1 The apartment building is served by one protected stairway which serves all floors and discharges directly to final exit at the ground floor level.

6.2 Travel distances to the stairs on the upper floor and to the exit on the Ground Floor do not exceed 4.5 metres.

Evacuation Strategy

6.3 A (defend in place) strategy is proposed and will be fully supported by the proposed compartmentation and fire warning system in the buildings.

6.4 All other persons will be safe to remain in their home and evacuate only if they wish to do so or are instructed to do so by fire service personnel.

6.5 This evacuation strategy makes provision for everyone, including people who require level access, disabled people with a range of impairments (including mobility, sensory and cognitive impairments), and people who do not have a good understanding of English.

7.0 FIRE SAFETY SIGNS AND NOTICES

7.1 Fire exit signs will be required in the building to show exit routes for residents

7.2 Fire doors within the common corridors and enclosing the stairways will be marked “Fire Door Keep Shut”. Doors to risers and/or store-rooms will be marked “Fire Door Keep Locked”.

7.3 Signs are not required on left doors or doors to and within apartments.

7.4 Fire action notices detailing the (defend in place) strategy will be displayed on each floor.

7.5 Identification signs and apartment indicator signs will be provided to assist the fire service to identify each floor and/or apartment.

7.6 Fire safety signs will conform to recommendations of BS 5499-5.

8.0 INCLUSIVE DESIGN

8.1 The Equality Act 2010 places a duty not to discriminate against disabled people. The requirements of disabled people have been properly considered on this project.

8.2 The proposal will be designed to incorporate safe and dignified emergency evacuation for all building users to comply with Greater London Authority London Policy D5 para B5.

8.3 Wheelchair adaptable apartments are provided on the Ground Floor.

8.4 The recommendations given in BS 9991 are for escape purposes, not access. Recommendations for access are given in BS 8300 and BS 9266 will be followed. These explain how building can be designed to anticipate and overcome restrictions that prevent people making full use of premises and their surroundings.

8.5 It follows that if adequate access is provided for disabled persons to the apartments, adequate egress will also be provided.

8.6 It is the responsibility of the premises' management to assess the needs of all people/occupiers to make a safe evacuation when formulating evacuation plans.

8.7 A fire risk assessment will be carried out before the buildings are occupied and if necessary personal evacuation plans will be introduced by the building management company as required.

9.0 ACCESS AND FACILITIES FOR THE FIRE BRIGADE

9.1 Access to every part of the apartment building is within 45 metres of a fire appliance parking position.

10. FIRE FIGHTING EQUIPMENT

10.1 Portable fire-fighting equipment will not be provided as it will be assumed residents will not be trained in its safe use.

11. SITE ACCESSIBILITY

11.1 The site is best accessed directly on the main road of the Joel Street.

12. FUTURE DEVELOPMENT OF THE ASSET AND THE 'GOLDEN THREAD' OF INFORMATION

12.1 An accurate, up-to-date record of all the relevant information required to maintain and operate the building will be kept by the design team.

12.2 This will include how the buildings were designed, built and their ongoing maintenance.

12.3 A digital record of the processes, materials and decisions made about the buildings will be maintained.

12.4 The information from this Introductory Fire Statement will be used to inform the overall fire strategy for the development.

12.5 When adopting information from the Fire Statement into the fire strategy, consideration will be given to the accuracy and relevance of the information to ensure the build is as per the design.

12.6 The relevant fire safety information contained within the fire strategy will be passed to the building owner including the information required to be provided under Section 38 of the Building Regulations 2010.

13.0 MANAGEMENT PLAN

13.1 A building management company will be appointed to ensure that the buildings are adequately managed and maintained.

13.2 Before the buildings are occupied, a suitable and sufficient fire risk assessment will be carried out in accordance with Article 9 of The Regulatory Reform (Fire Safety) Order 2005.

13.3 All building services and equipment including measures provided for the fire and rescue service will be tested and maintained in accordance with the relevant British Standards.

13.4 Regular inspections will be carried out.

13.5 Appropriate records will be maintained of all testing and maintenance.

13.6 The highest standards of fire safety will be considered throughout the lifecycle of the development.

13.7 The fire strategy and the protective measures will be maintained if a redevelopment occurs in the future.

CONCLUSION

This Introductory Fire Statement demonstrates how the development builds upon the minimum fire safety standards set out in ADB and BS 9991 and explains how they correspond to the requirements of Section B of London Plan Policy D12(A).

The fire safety of the proposed development and the fire safety information satisfies the requirements of London Plan Policy D12(A). The recommendations of ADB and BS 9991 are complied with, and the proposed design exceeds the minimum standards of the relevant guidance documents.

All building users have been considered and planned within the design of the means of escape and evacuation strategy.

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