

Fire Statement Form

The following fire statement form has been provided in support of the planning application of this scheme and provides an overview of how the building meets the intent of Building Regulations B1-B5.

Application information	
1. Site address line 1	St Andrew's Rd
Site address line 2	
Site address line 3	
Town	Uxbridge
County	
Site postcode (optional)	UB8 3FN
2. Description of proposed development including any change of use (as stated on the application form):	Change of Use from C2 (Residential Institution) to C3 (Dwellinghouses) for over 55s.
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience. Guide: no more than 200 words	Jeremy Ockenden MEng(Hons) MIFireE (see appended information)
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. Guide: no more than 200 words	N/A – Building remains as existing, change of use to less dependent occupants.



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)

Site layout plan is:
inserted in the form



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
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a) block no. as per site layout plan above	b) • block height (m) • number of storeys excluding those below ground level • number of storeys including those below ground level	c) proposed use (one per line)	d) location of use within block by storey	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
Throughout	Basement, Ground + 6 Storeys Top Storey Height >18m	residential flats, maisonettes, studios	N/A	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put Simultaneous evacuation for ground floor ancillaries	yes- residential sprinklers, full	none

7. Specific technical complexities

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

Guide: no more than 500 words

Item 1:

It is noted that Section 3.4 of the as-built fire strategy report (510396 – ST ANDREWS PARK STAGE 4 FIRE STRATEGY) highlights that the stairs serving the basement car park are to be provided with a protected lobby that is provided with 0.4m² permanent ventilation. However, it is noted that this ventilated lobby separation is not observed on the as-built plans.

This arrangement is deemed acceptable as meeting the intent of guidance on the following basis:

- Stair core B is provided with a physical break at ground level and is provided with a separate exit leading directly to the outside. This is to prevent any heat and smoke from compromising the stair for those egressing from the levels above.
- A fire curtain that is to activate upon activation upon fire detection within the car park, is provided for the interconnecting door between the egress route from the basement and the separate egress route from the upper levels

Item 2:

The existing arrangement shows that the café/lounge at ground level are treated as a singular space. In line with BS 9251, commercial areas may be covered by residential sprinklers on the condition that they do not exceed 100m². However, it is understood that Anchor have adequately risk assessed these areas and Anchor have deemed the existing arrangement satisfactory.

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

Explain how any issues which might affect the fire safety of the development have been addressed.

Guide: no more than 500 words

No issues identified.

9. 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.

Guide: no more than 500 words

Planning permission was granted for the construction of the building in February 2020, confirming its compliance with the planning policies applicable at the time. The building was constructed under that planning permission and received Building Control sign off as relevant at the time. There are no physical changes to the building proposed under this planning application, which proposes a change of use from one Class of residential accommodation to another. This building has been assessed and constructed on the basis that it met the intent of Building Regulations B1-B5.

Emergency road vehicle access and water supplies for firefighting purposes

10. 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?

Guide: no more than 200 words

The building is provided with dry rising mains and suitable access to the riser inlets in line with BS 9991.

11. Emergency road vehicle access

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

Guide: no more than 200 words

The provision of a turning area is present within the site, reversing distances for fire tender does not exceed the recommended 20m.

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

yes

12. Siting of fire appliances

Guide: no more than 200 words

As shown on the site plan in Item 14.

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

Guide: no more than 200 words

Nature of water supply:

hydrant- public

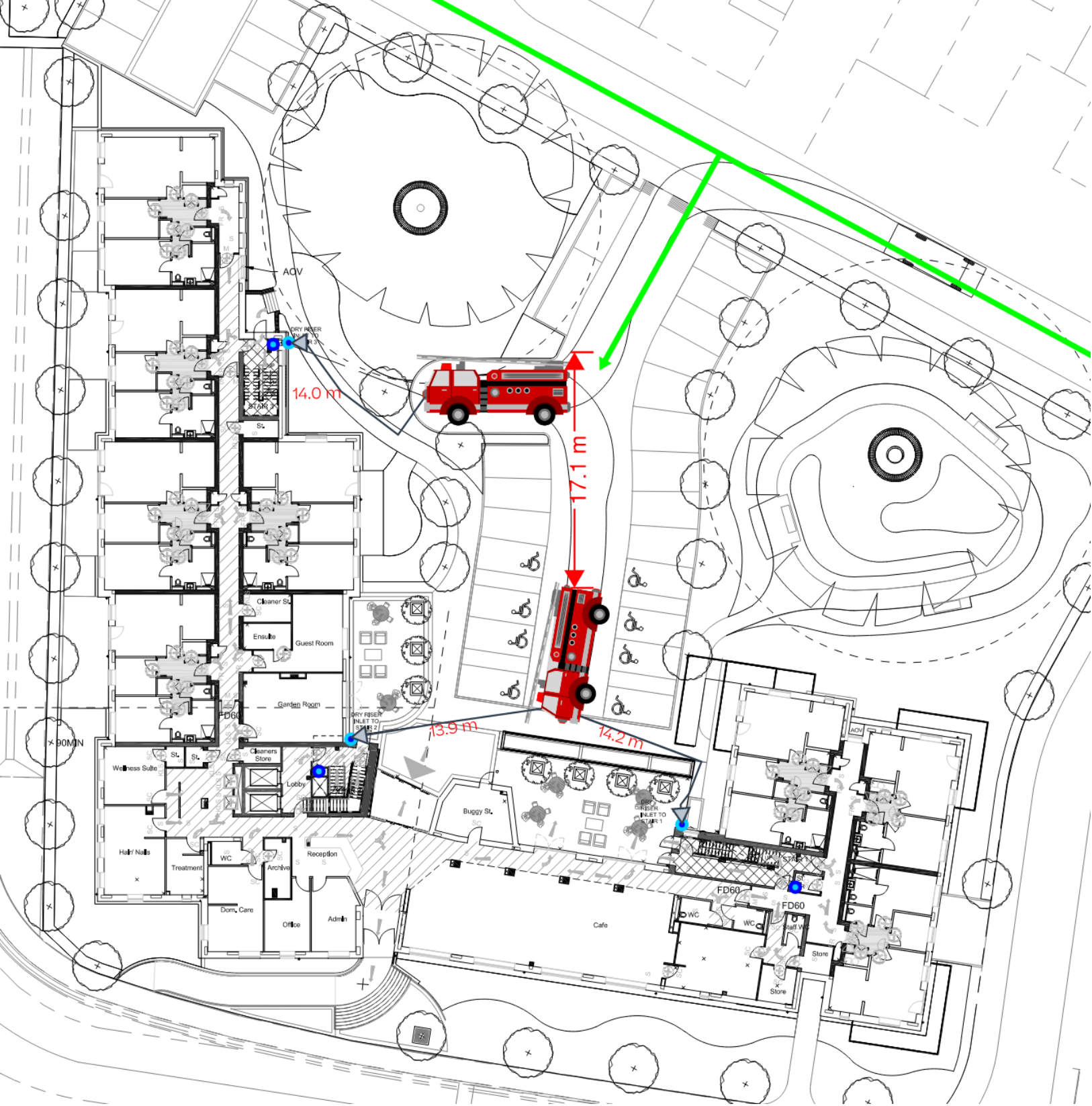
Does the proposed development rely on existing hydrants and if so are they currently usable / operable?

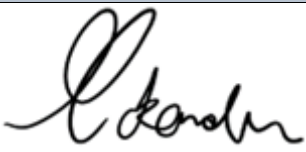
don't know

The working condition of the fire hydrant is to be confirmed by the local water authority. The existing arrangement has been covered within the As-Built Fire Strategy Report (510396 – ST ANDREWS PARK STAGE 4 FIRE STRATEGY)

14. Fire service site plan

Fire service site plan is:
inserted in the form



Fire statement completed by	
15. Signature	 Jeremy Ockenden MEng(Hons) MIFireE
16. Date	17/07/2024



Jeremy Ockenden | Associate Director

Profession: Fire Safety Engineer

Qualifications: Master of Science (Computational Fluid Dynamics)

Bachelor of Engineering (Fire and Explosion)

Associate Member Institution of Fire Engineers (AIFireE)

Experience:

Company	Position	Date
Affinity Fire Engineering (UK)	Associate Director	Jan 2018 – Present
BRE Global	Principal Fire Engineer	May 2016 – Dec 2018
H&H Fire	Senior Fire Engineer	Mar 2014 – Apr 2016
Sereca Fire Consultants Ltd	Fire Code Consultant	Jul 2012 – Jan 2014
Aurecon Ltd	Senior Fire Engineer	Sep 2010 – Jun 2012
SAFE Ltd.	Senior Fire Engineer	Jun 2004 – May 2009

Expertise

Jeremy began his Fire Engineering career in London principally working on Commercial, Healthcare and Educational projects, developing a specialisation in Advanced Smoke Modelling, Evacuation Modelling and Fire Strategy formulation. Jeremy left London in early 2010 moving to Auckland, New Zealand where he spent two years providing fire consultancy in both New Zealand and Australia on a range of commercial and transportation projects. In 2013 Jeremy moved to Calgary, Canada, before returning to the UK in 2015.

Jeremy has a broad range of experience with fire engineering and simulation techniques, and their practical application under a range of regulatory frameworks adopted internationally. Jeremy use this range of experience to consider fire and life safety holistically from first principles and assist in developing solutions which best match the clients' needs, whether that be innovative fire engineering to enhance design flexibility and limits costs, or design to guidance to limit risk and smooth the approvals process.

Throughout his career Jeremy has accumulated a wide range of skills including; Fire Strategy Formulation, Fire Risk Assessment, Fire Code Compliance (multiple codes), Fire and Evacuation Modelling, Advanced Risk and Hazard Assessment Analysis.

Summary of Experience

Public Assembly:

- Doha Convention Centre, Doha, UAE
- Ferrari World, Abu Dhabi, UAE
- Trump Tower Convention Centre, Baku, Azerbaijan
- Caspian Waterfront Centre, Baku, Azerbaijan
- National Music Centre, Calgary, Canada

Office Developments:

- Brookfield Plaza, Calgary, Canada
- NEQ, London, UK

Transportation Links

- ANZAC Bridge, Sydney, Australia
- NZTA Tunnel Strategy, Auckland, New Zealand
- Homer Tunnel, Milford Sound, New Zealand
- Waterview Tunnel, Auckland, New Zealand
- Calgary Light Railway, Auckland, New Zealand

Health Care & Detention Facilities:

- St Georges Hospital, London, UK
- North Shore Hospital, Auckland, New Zealand
- Tauranga Courts, Tauranga, New Zealand
- Tauranga Police Station, Tauranga, New Zealand

Residential & Hotels:

- Trump Tower, Baku, Azerbaijan
- Enderby Wharf, London, UK
- Chelsea Waterfront, London, UK
- Heart Centre, Walton-Upon-Thames, UK
- Marriott Calgary, Calgary, Canada

Colleges & Universities:

- City, University of London, London, UK
- University of Warwick, Warwick, UK

Transportation Hubs:

- Gatwick Airport, London, UK
- Birmingham International, Birmingham, UK
- Calgary International, Calgary, Canada
- Auckland International, Auckland, New Zealand
- Doha Metro, Doha, UAE

Retail Centres:

- Caspian Waterfront Centre, Baku, Azerbaijan
- Westfield Newmarket, Auckland, New Zealand
- Heart Centre, Walton-On-Thames, UK

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