

Planning Fire Statement

Premises Address	Dower House 393 High Street Harlington Hayes UB3 5DH	
Primary contact	David Moore, Morse Webb Architects	
Development Proposal	Proposed development of 17 new residential houses in the grounds of an existing building, Dower House.	

Prepared by	Andrea White MSc BSc(Hons) IEng FIFireE C.BuilE FCABE CFIOSH
Signature	
	<p>I confirm that I am a third-party, independent Fire Engineer and consider myself to be suitably qualified and competent to draft this Planning Fire Statement. I am a Fellow of the Institution of Fire Engineers as well as an Incorporated Engineer with the Engineering Council via the Institution of Fire Engineers and a Chartered Building Engineer via the Chartered Association of Building Engineers. I hold a Higher National Diploma and a Master's degree (with distinction) in Fire Safety Engineering and have more than 20 years' experience of fire safety work. I hold third party accreditation as a fire risk assessor via the IFE's Fire Risk Register.</p> <ul style="list-style-type: none"> • IFE Membership number: 00036697 • Engineering Council Membership number: 674682 • CABE Membership number: 66988263

Version	Total Pages	Date	Action
1	9	5 December 2023	For review by Design Team
1	9	11 December 2024	For submission to Planning

Introduction

This Planning Fire Statement has been produced in relation to the proposed development of 17 new residential houses in the grounds at the rear of an existing building, Dower House.

The site is on Harlington High Street and is approximately 160m by 40m in footprint. The existing building at the front of the site will be renovated and converted into 3 houses.

The proposed new residential houses will have a ground, first and second floor with no basements. Top occupied floors in each dwelling are at approximately 4.5m above ground level. These are residential houses and therefore are not relevant buildings, as per Regulation 7(2) of the Building Regulations. As such, a Gateway 1 Fire Statement template is not appended to this report.

Comments take into account the minimum fire safety standards as set out within Part B of the Building Regulations and current guidance found in Approved Document B, Volume 1, 2019 edition incorporating 2020 and 2022 amendments. The purpose group for the buildings is 1(b) – Residential (dwellings).

Relevant London Plan requirements have been considered as part of this Fire Statement and are set out at the end of this report.

Relevant Plans

The following documents and plans have been used in drafting this Planning Fire Statement, together with Google Earth images of the location:

Drawing Number	Description	Date	Revision
748 002	Existing Site Plan	October 2021	PL00
748 019	Proposed Site Plan	Preliminary	PR02
748 019	Proposed Site Plan	Planning	PL00
748 E-040	Proposed Elevations	-	PL00

Table 1: Plans for the proposed development used to write this Fire Statement

Access into and through the site will be via a new access route which leaves the public highway at the point shown in the Figure below where the black car is parked by the lamppost. This location is shown on the previous Figure in the bottom left corner of the site plan. There is a public hydrant in front of the existing block of flats in the right of the below image, just out of shot.



Figure 3: Google Earth image along Harlington High Street at the proposed point of the access road through the site

Below is an architect's drawings of the mews front elevation. These are 3-storey buildings with no basement.



Figure 4: Architect's drawing of the proposed mews elevation

Figure 5 below shows the ground floor layout plan of the proposed plots 3 to 9. Other dwellings all have a similar layout, with a protected stair layout. This will extend to the upper floors.

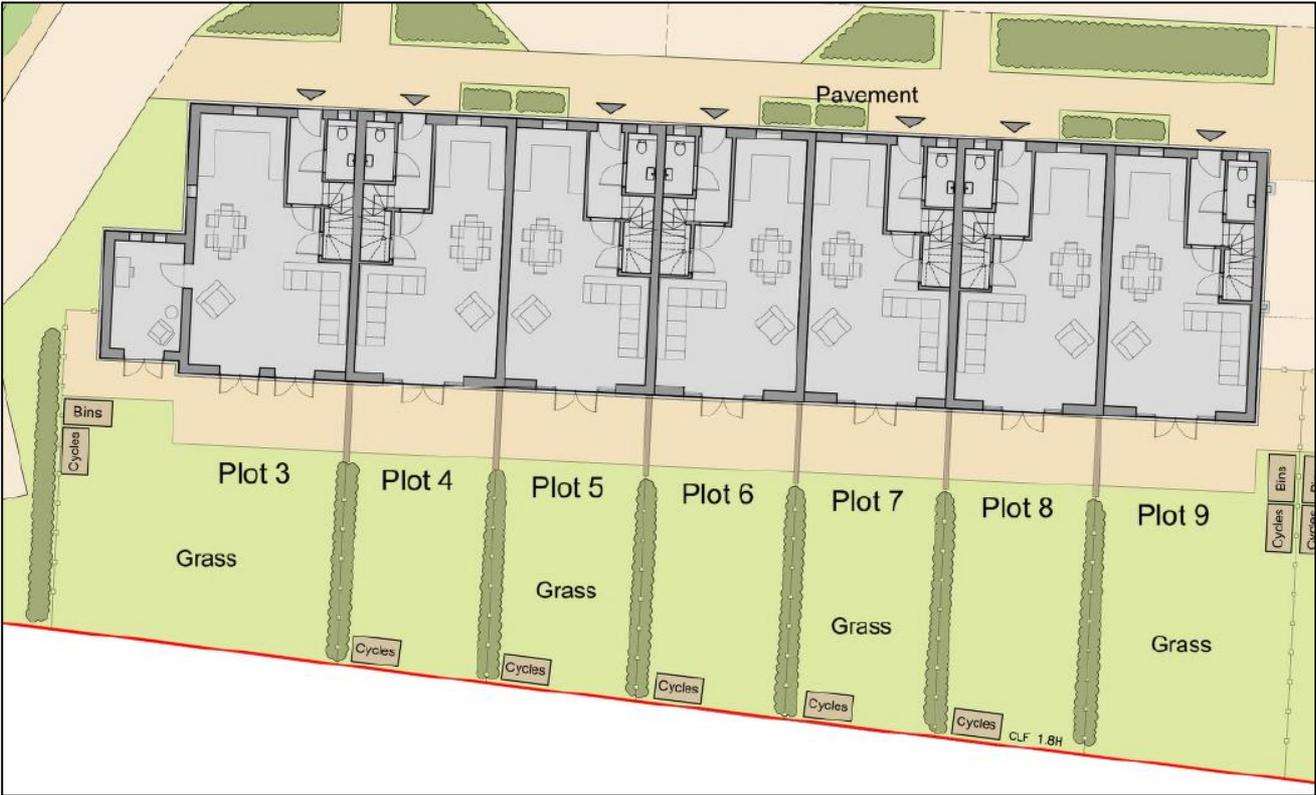


Figure 5: Ground Floor layout plan of the proposed Plots 3 to 9

Fire Strategy

The Fire Strategy will be developed in accordance with Approved Document B, Volume 1, 2019 edition incorporating 2020 and 2022 amendments. The use of the buildings is Residential (dwellings), which is Purpose Group 1(b).

Building Regulations approval will be sought and any deviations from Approved Document B will be discussed with Building Control to ensure that the functional requirements of Regulations B1 to B5 of the Building Regulations are met. Table 2 below provides a summary of the proposed fire safety provisions and routes to compliance:

Fire Safety Provision	Building Regulation	Detail or Route to Compliance
Evacuation strategy	B1: Means of warning and escape	The evacuation strategy for each individual house will be simultaneous evacuation. Compartmentation between adjoining properties will mean that adjacent houses do not need to evacuate.
Fire detection and alarm system	B1: Means of warning and escape	All dwellings will have a domestic fire detection and alarm system, minimum Grade D2 Category LD2 standard, in accordance with the relevant recommendations of BS 5839-6.
Means of escape	B1: Means of warning and escape	The means of escape within each dwelling will be designed in accordance with Approved Document B. Based on ground floor layout plans, the intention is to provide a protected stair layout at all floors.
Emergency lighting	B1: Means of warning and escape	Emergency lighting is not required – these are residential dwellinghouses and there are no internal communal areas.
Exit signage	B1: Means of warning and escape	Exit signage is not required.
Internal linings	B2: Internal fire spread (linings)	Wall and ceiling linings will be designed in accordance with Approved Document B.
Structural Fire Protection	B3: Internal fire spread (structure)	The loadbearing elements of structure will be constructed with the levels of fire resistance stipulated in Approved Document B.
Compartmentation	B3: Internal fire spread (structure)	Compartmentation, cavity barriers and fire stopping will be provided as per Approved Document B. Automatic water suppression is not proposed or required.
Combustibility of external walls and fire spread over roofs	B4: External fire spread	External walls of the building will be designed in accordance with Approved Document B. Unprotected areas in external walls and roof coverings will be in accordance with Approved Document B.

Fire mains	B5: Access and facilities for the fire service	The vehicle access road will meet the specification set out in Approved Document B. This will provide access for a pumping appliance to within 45m of all points inside each dwelling. There is a suitable turning facility proposed along the vehicle access road.
Firefighting shafts	B5: Access and facilities for the fire service	Firefighting shafts are not applicable to these dwellings.
Hydrants	B5: Access and facilities for the fire service	There is a public hydrant outside an existing block of flats adjacent to the junction of the new access road and the High Street. The access road is approximately 130m in length. Compartments (ie individual dwellings) will not be greater than 280m ² in area and therefore no additional hydrants are required.

Table 2: Summary of fire safety provisions and routes to compliance

London Plan Fire Safety Criteria

D12(B)1 The statement should detail how the development proposal will function in terms of the building's construction methods, products and materials used, including manufacturers' details.

Internal and external wall and floor construction details have not yet been provided but will comply with Approved Document B.

D12(B)2 The statement should detail the means of escape for all building users: suitably designed stair cores, escape for building users who are disabled or require level access, and associated evacuation strategy approach.

The evacuation strategy for each dwelling will be simultaneous evacuation. Compartmentation between adjoining properties will mean that adjacent houses do not need to evacuate.

Both horizontal and vertical means of escape will comply with Approved Document B. Each house will be provided with a protected stair layout.

D12(B)3 The statement should detail features which will reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans.

A domestic fire alarm system will be installed in each dwelling, minimum Grade D2 Category LD2 standard, in accordance with the relevant recommendations of BS 5839-6.

Emergency lighting is not required.

Aspects relating to passive and active systems will be fully considered as part of the Building Regulations Approval process which will be undertaken.

Passive fire safety measures will include compartmentation, appropriate internal linings to walls and ceilings and structural fire protection. These will be provided in accordance with Approved Document B.

Regarding active systems, smoke control is not required in any of the dwellings. Automatic water suppression is also not required.

D12(B)4 The statement should detail access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these.

The evacuation strategy for each individual dwelling will be simultaneous evacuation.

Emergency vehicles can park on the vehicle access road, immediately outside the front of each house. The vehicle access road will meet the specification set out in Approved Document B.

There is a public hydrant in front of an existing block of flats adjacent to the junction of the new access road and the High Street. The access road is approximately 130m in length. Compartments (ie individual dwellings) will not be greater than 280m² in area and therefore no additional hydrants are required.

Smoke control is not required in any of the dwellings. Automatic water suppression is also not required.

D12(B)5 The statement should detail how provision will be made within the curtilage of the site to enable fire appliances to gain access to the building.

Emergency vehicles can park on the vehicle access road, immediately outside the front of each house. The vehicle access road will meet the specification set out in Approved Document B. This will provide access for a pumping appliance to within 45m of all points inside each dwelling. There is a suitable turning facility proposed along the vehicle access road.

D12(B)6 The statement should detail how it will be ensured that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures.

As required under Regulation 38 of the Building Regulations, all relevant fire safety information should be given to the client at building handover and retained, including this document.

The Regulatory Reform (Fire Safety) Order, 2005, is not applicable to individual domestic dwellings.

Any future material alterations to the dwellings are likely to require Building Regulations approval.

D5(B)5 The development proposal should be designed to incorporate safe and dignified emergency evacuation of all building users. In all developments where lifts are installed, as a minimum at least one lift per core (or more subject to capacity assessments) should be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building.

No lifts are proposed in these dwellings.

Limitations

Observations are based on the information and plans provided and Google Earth images. No site visit was undertaken.

This Planning Fire Statement covers the relevant aspects of London Plan policies D12(B) and D5(B)5 but does not detail all the requirements within Part B of the Building Regulations. It is assumed that the project will also be subject to Building Regulations approval at a later date