



LANDMARK
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PROPERTY DEVELOPMENT - ARCHITECTURE - BUILDING REGULATIONS - STRUCTURAL DESIGN - INTERIORS

Landmark Group

25 YEADING LANE, HAYES, UB4 0EX

FIRE STATEMENT

Demolition of existing bungalow and the erection of 4 no. self-contained flats with refuse & bike storage & off-street parking.

Date: 18th December 2025

32B STATION ROAD, GERRARDS BUCKINGHAMSHIRE, CROSS, SL9 8EL

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1.0 SECTION 1: SITE ADDRESS

1.1 The fire statement is in relation to:

25 Yeading Lane, Hayes, UB4 0EX

2.0 SECTION 2: DESCRIPTION OF PROPOSED DEVELOPMENT

2.1 This Fire Strategy Statement is submitted on behalf of the applicant in respect of a planning application for 'Demolition of existing bungalow and the erection of 4 no. self-contained flats with refuse & bike storage & off-street parking' at 25 Yeading Lane.

3.0 SECTION 3: CONSULTANT DETAILS

Name: Diviya Varsani
Qualifications: The Institute of Fire Safety Managers (*AIFSM*),
Chartered Institute of Architectural Technologist
(*ACIAT*)

4.0 SECTION 4: CONSULTATIONS

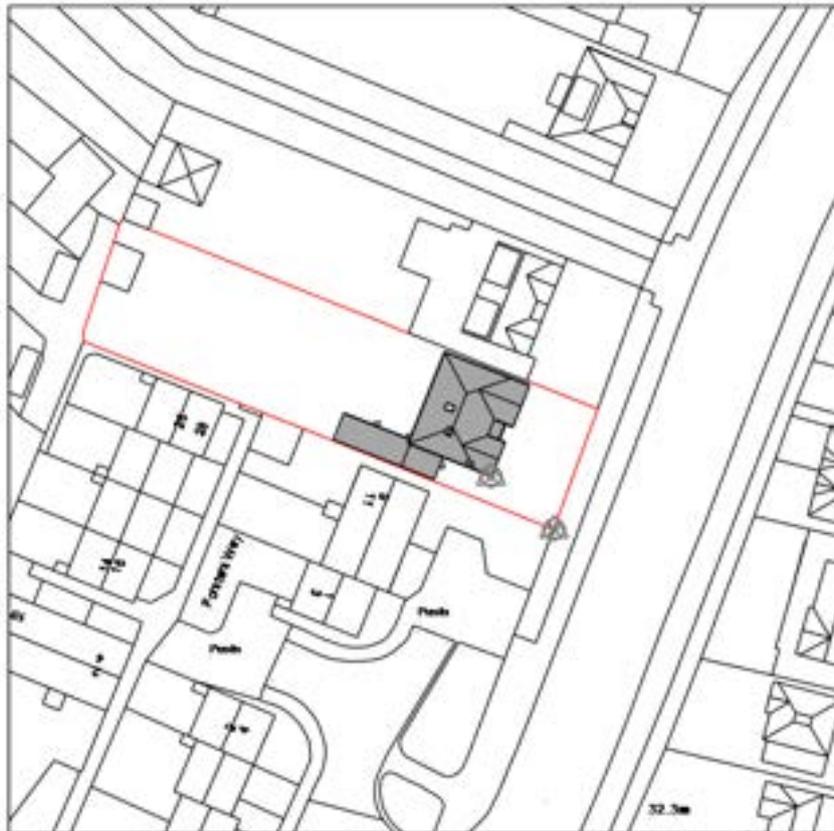
4.1 The proposal for this project comprises of 1 staircase for the use of a fire exits and communal entrance and exit for the building.

4.2 It is recommended to ensure the proposal follows the current building regulations guidelines set out in approved document B 2019 edition, incorporating 2020, 2022, and 2025 amendments



5.0 SECTION 5: SITE LAYOUT AND BUILDING SCHEDULE

5.1 Site Plan



5.2 The footprint of the site remains as existing.

6.0 SECTION 6: BUILDING SCHEDULE

6.1 site information

- The proposal comprises of 1 building - Block 1
- Block Height 8.5 metres high, 2 Storey (No basement)



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- Residential use
- Level 1, 2, Residential bedsit, cluster flats

6.2 Standards relating to fire safety/ approach applied

- Approved Document B (fire safety) volume 1: Dwellings. 2019 edition incorporating 2020, 2022 and 2025 amendments – for use in England.
- External Wall System, Brick Cavity Wall. the external wall system only contains materials achieving class A2-s3, d2 or better in accordance with BS EN 13501-1:2018 Fire classification of construction products and building elements. Part 1: Classification using data from reaction to test fires. British Standards Institution. (The classes of reaction to fire performance of A2, B, C, D and E are accompanied by additional classifications related to the production of smoke (s1, s2, s3), with s1 indicating the lowest production, and/or flaming droplets/particles (d0, d1, d2), with d0 indicating the lowest production. NOTE: When a classification includes s3, d2 this means that there is no limit set for smoke production and/or flaming droplets/particles.)

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With the exception of all of the following:

- cavity trays when used between two leaves of masonry;
- any part of a roof that part is connected to an external wall (excluding any part of a roof pitched at an angle of more than 70 degrees to the horizontal if that part of the roof adjoins a space within the building to which persons have access, but not access only for the purpose of carrying out repairs or maintenance, if the part is connected to an external wall)
- door frames and doors;
- electrical installations;
- insulation and water proofing materials used below ground level;
- intumescent and fire stopping materials
- membranes;
- seals, gaskets, fixings, sealants and backer rods;
- thermal break materials; or
- window frames and glass

6.3 Residential safety information – Level 1 and 2

The approach to evacuation will be stay put (See 11.1 under Glossary) as there will be sprinklers and will turn on progressively depending on the location of the fire/smoke.

6.4 Accessible housing

The Ground Floor Flat 1 is M4(3) compliant for Wheel Chair users



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Flat 2, 3 & 4 are M4(2) Category 2: Accessible and adaptable dwellings, optional accessible housing standard as per Approved Document M volume 1 of the Building Regulations 2000. M4(2) is an optional accessible housing standard and will only be checked against at building regulations application stage when required by a local plan policy, and conditioned at planning consent stage.

7.0 SECTION 7: SITE PLAN AND EMERGENCY ROAD VEHICLE ACCESS

7.1 Emergency Vehicle tracking and coverage



7.2 The fire engines can access the development from the main Yeading Lane road with good coverage

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8.0 SECTION 8: SITING OF FIRE APPLIANCES

8.1 There is suitable access and location of equipment for firefighting appliances as indicated in section 8.2 into the scheme in compliance with Building Regulations. More detail will be discussed and agreed upon with Building Control to satisfy all the appropriate standards.

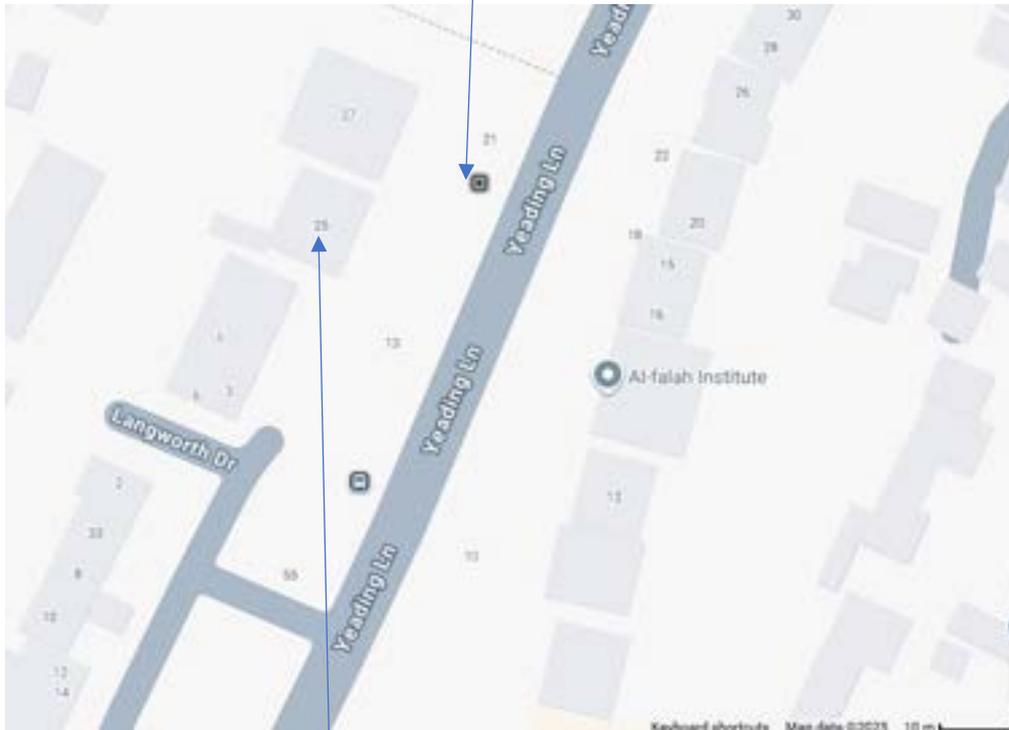


8.2 Siting appliances for firefighting, fire fighters access points and assembly points



9.0 SECTION 9: WATER SUPPLY

Fire Hydrant Location



25 Yeading Lane – Development property

9.1 As there is a public fire hydrant available for water supply located within 90 metres away from the site.



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10.0 SECTION 10: DATE AND SIGNATURE

Date: 18 December 2025

Signature: 

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