



**Riverside Hotel Project
Trout Road
Yiewsley
West Drayton
UB7 7RT**

FIRE SAFETY STRATEGY

Client: Trinity Homeless Projects, Redford House, Redford Way, Uxbridge. Middlesex. UB8 1SZ

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Riverside Fire Safety Strategy V1/02012021



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1. Introduction

This report has been produced to meet the requirements of the London Plan Policy D12 Parts A & B - Fire Safety, and outlines the planning stage fire safety Strategy (FSS) for the Riverside Hotel site and change of use from a 30 room hotel to 41 self-contained studio apartments. This site will provide residential accommodation only with ancillary amenity space and allocated parking and cycle storage. This FSS has been developed in conjunction with the project stakeholders to satisfy the aims of the brief, which is to address the functional requirements of the Building Regulations and London Plan Policy D12.

Any figures/drawings/images included within this strategy are for illustrative purposes only and are intended to convey the key features and objectives of the fire strategy. Reference should be made to the detailed layout drawings submitted as part of the current planning application which are attached at the end of this report.

Riverside Hotel sits in a secluded location in West Drayton and backs onto the River Frays. The hotel consists of four blocks with ample car parking and gardens and amenity space and is in a fully gated site. The main house (Block 1) sits at the front of the site and dates back to the turn of the century. This was fully modernised in the early 1980's as had fallen into a derelict state with new roof and windows. The house is currently used as accommodation and provides nine bedrooms and shared kitchen and bathroom facilities – upon completion this will provide 8 self-contained studio apartments. Behind this sits a small single storey garage block which contains the on-site laundry facilities. At the rear of the site sits the old stable block (Block 2) and main hotel (Block 3) which were built in 1995 and were completed around 1998. The Stable block has 6 en-suite bedrooms on the ground floor and four en-suite bedrooms on the first floor all with their own external front entrance door. Upon completion the 8 bedrooms will be converted into 8 self-contained studio apartments. The Main Hotel (Block 3) currently has 11 bedrooms on the first floor which will be converted into 11 self-contained studio apartments. The ground floor is currently the bar, kitchens and dining area and will be converted to create 12 new self-contained studio apartments.

No new build construction will take place and this project consists of refurbishment and conversion of the three existing buildings retaining existing entry and exit points and external staircases and walkways.



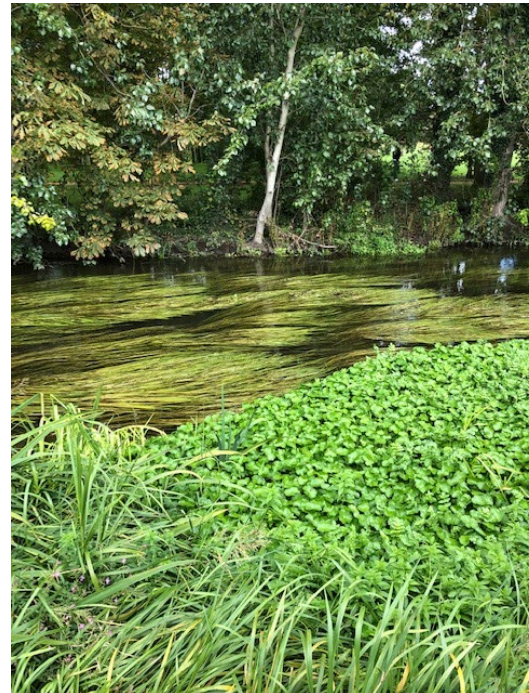
Main car park and front entrance gate



Stable block



Front House facing Trout Road



River Frays at rear of site



Main Hotel block



Garage & Laundry Block

2. Consultation

At the time of writing no consultation with the Building Control Authority has been undertaken. Equally no consultation with the London Fire Brigade has been carried out and consultation with the relevant authorities typically occurs following any planning permission. As such it is intended that discussions and formal consultation with the relevant authorities will be made following any planning permission and continue throughout all phases of the project. This document will therefore continue to evolve as the project develops. Nevertheless it is Emlea Property Services

view that the fire safety strategy outlined herein offers a suitable framework to ensure the project meets will the functional requirements of Part B1-B5 of the Building Regulations 2010 as set out below:

- B1 – Means of Escape & warning
- B2 – Internal fire spread (linings)
- B3 - internal fire spread (structure)
- B4 – External fire spread
- B5 – Access and facilities for fire fighting

Formal approval will be sought under the Building Regulations application to the London Borough of Hillingdon's Building Regulations team, at which point the London Fire Brigade will also be formally consulted as necessary.

3. Exclusions

The FSS does not:

- Set out to specifically address insurance requirements, risks to business continuity or property protection.
- Address fire precautions during the construction works for which the risk and hazard from fire are often greater. It is recommended that the guidance issued by the Health & Safety Executive (HSE) be consulted accordingly.
- Represent a design or specification; it is a series of principle recommendations that others may consider and relate to the design and building as appropriate.
- Constitute a fire safety management strategy.
- Satisfy the duties of the 'responsible person' to carry out a fire safety risk assessment under the Regulatory (Fire Safety) Order. Note that the responsible person for this building has yet to be identified.

4. Future Fire Safety Management

The FSS is not a fire safety management document and the eventual management strategy for the site will need to be developed and should incorporate the key recommendations of this document. In developing the FSS it has been assumed that a robust level of fire safety management will be adopted once the site is occupied.

5. The Regulatory Reform (Fire Safety) Order 2005

Upon occupation of the building the 'responsible person' as defined in the Regulatory Reform (Fire Safety) Order 2005 (FSO) is required by law to undertake a fire risk assessment. This FSS will not satisfy this obligation but instead may be used as a basis for the risk assessment.

This FSS has been produced for the Riverside Hotel Project and the information contained within this report is for use solely in relation to this project and should not be used in relation to any other

project. Emlea Property Services does not accept responsibility for the use of the FSS for any other purpose or by other parties without their express written agreement.

6. Key Stakeholders

Role	Organisation
Client	Trinity Homeless Projects
Insurer	TBC
Architects/Planners	Tower Associates – Harefield Oil Terminal Harvil Road, Harefield. Middlesex. UB9 6JL
Project Manager/Fire Safety Adviser	Emlea Property Services
Building Control Authority	London Borough of Hillingdon
Fire Authority	London Fire Brigade (Hillingdon)

7. Key Design Risks

This property consists of refurbishing the three existing hotel blocks with new partitioning to the ground floor of the main hotel (Block 3) and some light structural changes to the front house (Block 1) so no major risks in relation to fire safety have been identified at this stage. The reason for this view is as follows:

- All three buildings are low level and only two storeys in height
- Blocks 2 & 3 were constructed in the late 1990's so have been constructed to modern construction standards and design.
- Block 1 is a turn of the century Victorian house of solid wall construction so is also a solid well-built existing structure.
- Most studio apartments will have their own dedicated external entrance/exit doors so do not need to pass through any enclosed means of escape.
- The four first floor studio apartments to Block 2 are serviced by external steel walkways and two external staircases, creating very short travel distance to the ground floor. One staircase is of concrete construction and one of steel construction.
- The eleven First floor studio apartments to Block 3 (main hotel) all have dedicated entrance/exit doors and external steel walkways serviced by two staircases giving multiple exit points to the ground floor.
- A pedestrian footbridge is being constructed to the right hand side of the site over the River Frays giving flood and fire evacuation to a point of safety well clear of the entire site.
- Three double gates provide multiple entry points to the site off Trout Road for Fire Appliances should any incidents occur.
- All buildings are already covered by three alarm systems which will be fully upgraded providing excellent early warning in case of fire.
- Remote 24/7 call centre monitoring of the fire alarm systems will provide swift response times should an alarm activation occur.
- A high level of external emergency lighting is already provided and will be fully upgraded providing good visibility in case of a fire evacuation.

8. Project Outline & Site Plan

Planning permission was submitted to the London Borough of Hillingdon on the 16th October 2020 to create a sustainable hostel complex to suit Trinity's goal to provide a stepping-stone to support people back into work and accommodation that is more permanent. Fully self-contained studio rooms for able bodied clients are to be created to allow for independent living space for those supported by Trinity's services and provide move on accommodation from shared houses back into a sustainable tenancy in the private rented sector. The google maps image and site plan shows the layout and positioning of the three existing blocks which will remain unchanged in terms of site footprint.



Block 1: The former dwelling house currently consists of nine hotel rooms with shared bathrooms and a separate lounge, kitchen and utility space. The proposal is to turn this into eight studio apartments with en-suite shower-rooms and mini kitchenettes. Rooms will open into an internal protected means of escape with very short travel distances to the front exit door.

Block 2: The old stable block currently has six hotel rooms with en-suites on the ground floor. On the first floor there are four existing en-suite hotel rooms. We propose to keep the rooms as existing with minimal internal alterations for this application. The addition of mini kitchenettes within the existing 10 en-suite rooms will create a further 10 self-contained studio apartments. All rooms have their own entrance/exit door direct to the outside with no enclosed means of escape.

Block 3: This is the main two storey hotel building that currently houses the bar and function rooms on the ground floor and eleven en-suite hotel rooms on the first floor. Once converted this will consist of twelve ground floor self-contained studio apartments and eleven existing en-suite rooms on the first floor with the addition of mini kitchenettes to create a further eleven studio apartments. All apartments will have their own entrance/exit door direct to the outside with no enclosed means of escape.

Block 4: The existing laundry block which also contains two garages for storage will remain unchanged and just undergo a basic refurbishment. No sleeping accommodation is provided in this block.

Pedestrian Footbridge

To allow for fire and flood emergency pedestrian evacuation, permission has been submitted to install a pedestrian footbridge at the rear of the hotel to the far right hand side of the site over the Frays River. The bridge will be a short 11m span and 1.5m wide allowing for wheelchair access if required. Full gated access will be installed with lighting to prevent unauthorised access to the site by non-residents.

9. Package of Fire Protection measures

The following items will not be provided due to the low rise nature of the development and almost no internal protected means of escape due to most apartments opening direct to the outside:

- Domestic Sprinkler system
- Smoke control & clearance system
- Firefighting stairs
- Signage – only to internal MOE to front house (Block 1)
- Emergency power supplies
- Hose reels

9.1 Fire Detection & Alarm System (AFD)

All three blocks will be fitted with a mixed system under BS 5839-6 2013 with a Grade A LD1 Fire Alarm with multipoint heads within each apartment, which in case of a full fire situation will sound

and alert all occupiers within the relevant block. A single point grade D system of mains powered single point smoke detectors will be fitted within each apartment to provide individual warning to the occupier of that apartment. This will provide the highest possible protection whilst minimising false alarms and unnecessary evacuations.

9.2 Residential Evacuation Strategy

All apartments across all three residential blocks will operate a full evacuation policy and not a 'defend in place' strategy. Most apartments evacuate direct to outside so will be directed away from the blocks to the right hand side of the site and over the pedestrian footbridge to a congregation point on the island behind the hotel.

Each apartment is of an open plan living design with any kitchenette sited away from the exit doors so any occupier will have a clear line of sight and unobstructed pathway to the point of exit. No apartment exceeds 39m² of floor area so travel distances within any apartment are small with average sizes under 25m².

The presence of centralised security or concierge as part of the site management has yet to be determined, although coaching and support staff will be attending site every day as part of the clients supported accommodation package.

9.3 Internal Means of Escape

Only the front house (Block 1) which houses eight Apartments has some internal corridors as a protected means of escape. All ground floor apartments have secondary access via an external door or MOE window so only the three first floor apartments rely on the internal corridors and staircase as a means of escape. The longest travel distance from apartment 6 (first floor rear) being 7.8m to the front exit door which is openable without the use of a key.

9.4 Means of Escape for the Disabled

Although this site is aimed at able bodied client's three apartments in the Front House (Block 3) have level access double French doors to allow a direct exit from the house. All apartments from the rear stable block (Block 2) and the main hotel (Block 3) have direct access to external hard standing and a pathway to a safe space away from any potential fire source.

The pedestrian footbridge which provides access to the Fire Evacuation point in the Island has access ramps on both sides and is fully wheelchair accessible

9.5 Doors & Escape Corridors

All existing apartment exterior exit doors will be fitted with thumb turn fire exit digi-locks so the site will be keyless and no occupier will need a key to exit any apartment in all three blocks.

In the front house (Block 1) the internal doors to each apartment will be a minimum FD30S with digilocks with fire exit thumb turn locks. All doors will be self-closing and fitted with combined intumescent and brush type cold smoke seals.

9.6 External Fire Spread

No external cladding is fitted or being installed and all three blocks are of traditional brick or render finish so no potential external surface spread of flame. No external alterations will be made to the main building structures or roof finishes so all will remain as existing conventional construction.

All external staircases are of robust steel construction and the second staircase to the first floor of the stable block is of solid concrete construction so all materials providing first floor access are constructed of non-combustible materials.

9.7 Internal Fire Spread – Structure and Linings

As all buildings are existing structures internal walls/partitions achieve a minimum 30 minutes fire separation as the walls in the front house (Block 1) are of solid brick construction. The stable block and main hotel (Block 2 & 3) were built and completed in 1998 so all internal partitions comply with the 1995 Building Regulations so will achieve a minimum 30 minutes fire resistance.

The floors to the main hotel and stable block are of concrete block beam construction so will achieve a minimum one hour fire separation to the first floor units of which there are only 15 apartments in total across the two blocks. The floor to the front house is of very solid timber construction.

Once planning permission is granted a full Building Regulations application will be submitted for the creation of the new apartments to the ground floor of the main hotel and for the structural alterations and new layout to the front house. All materials will be specified and approved by Building Control to comply with current fire safety and compartmentation requirements.

10. Fire Services Access & Facilities

This site was converted and has operated as a hotel for over 20 years and with three double gated entrances to the front the left and right gates were designed for LFB fire service access (see image below). The left hand main gate leads into the main car park and gives clear access for any fire tender vehicle for all three residential blocks (hatched area).

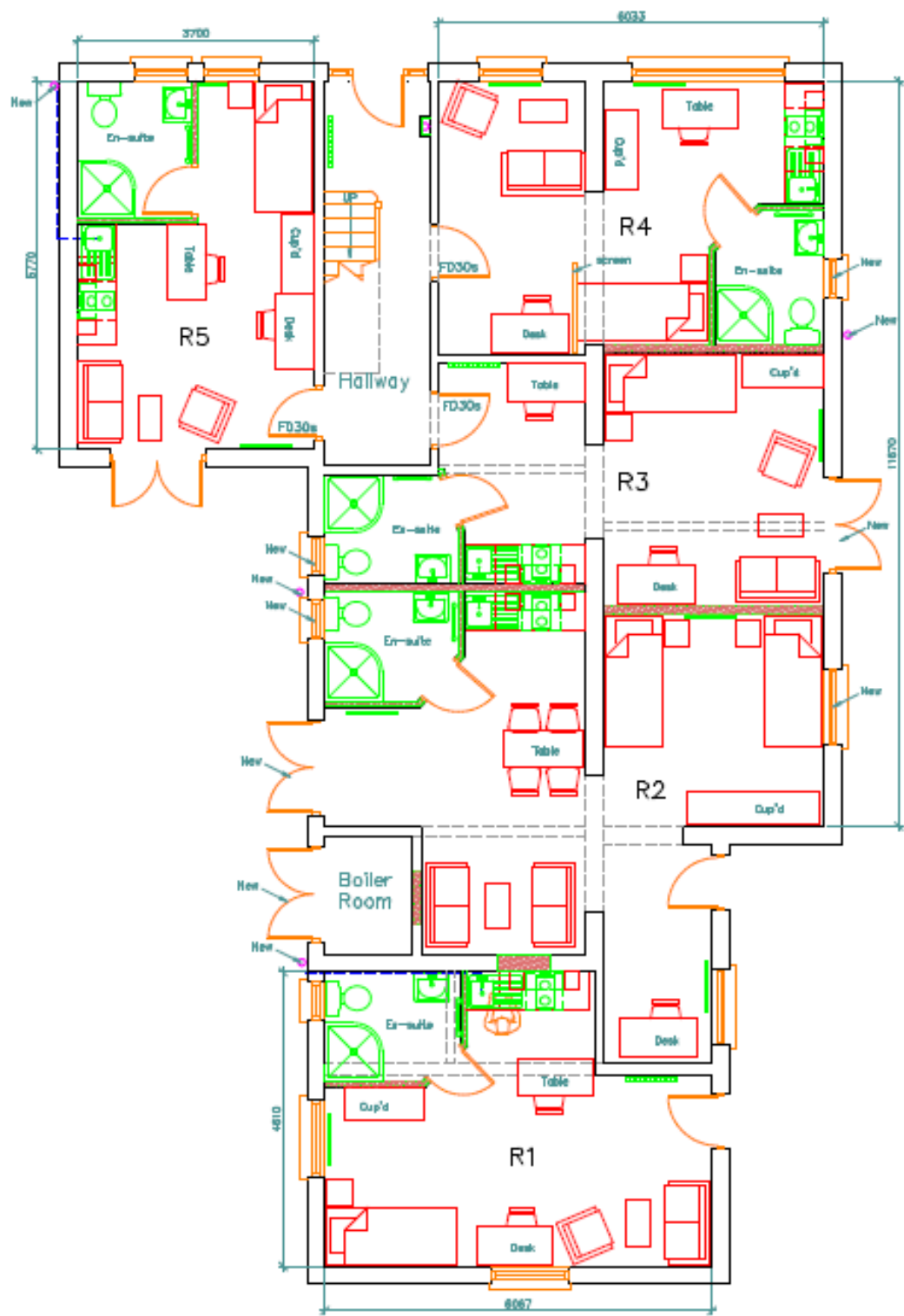
The far right gate opens to a light tarmac road which leads directly down to the River Frays and has been historically used by Fire tenders to pump water from the River when needed. This entrance gives any fire tender an unlimited supply of water should it be necessary so for low rise accommodation this has excellent fire tender access and facilities.



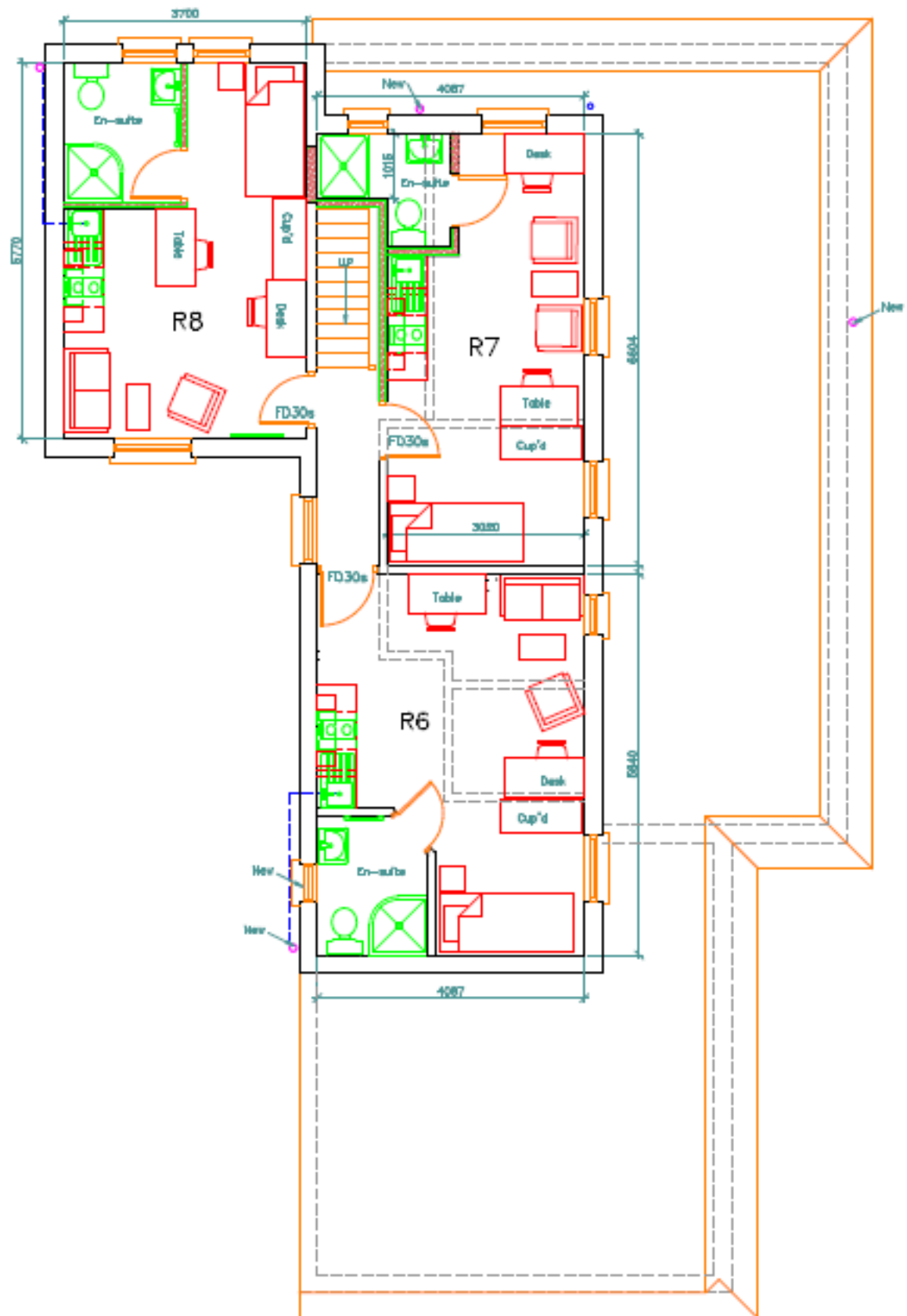
Site showing three gated entry points from Trout Road and Hatched area for main LFB vehicular access.

Appendix - Proposed Floorplans

Block 1 – 8 Studio Apartments



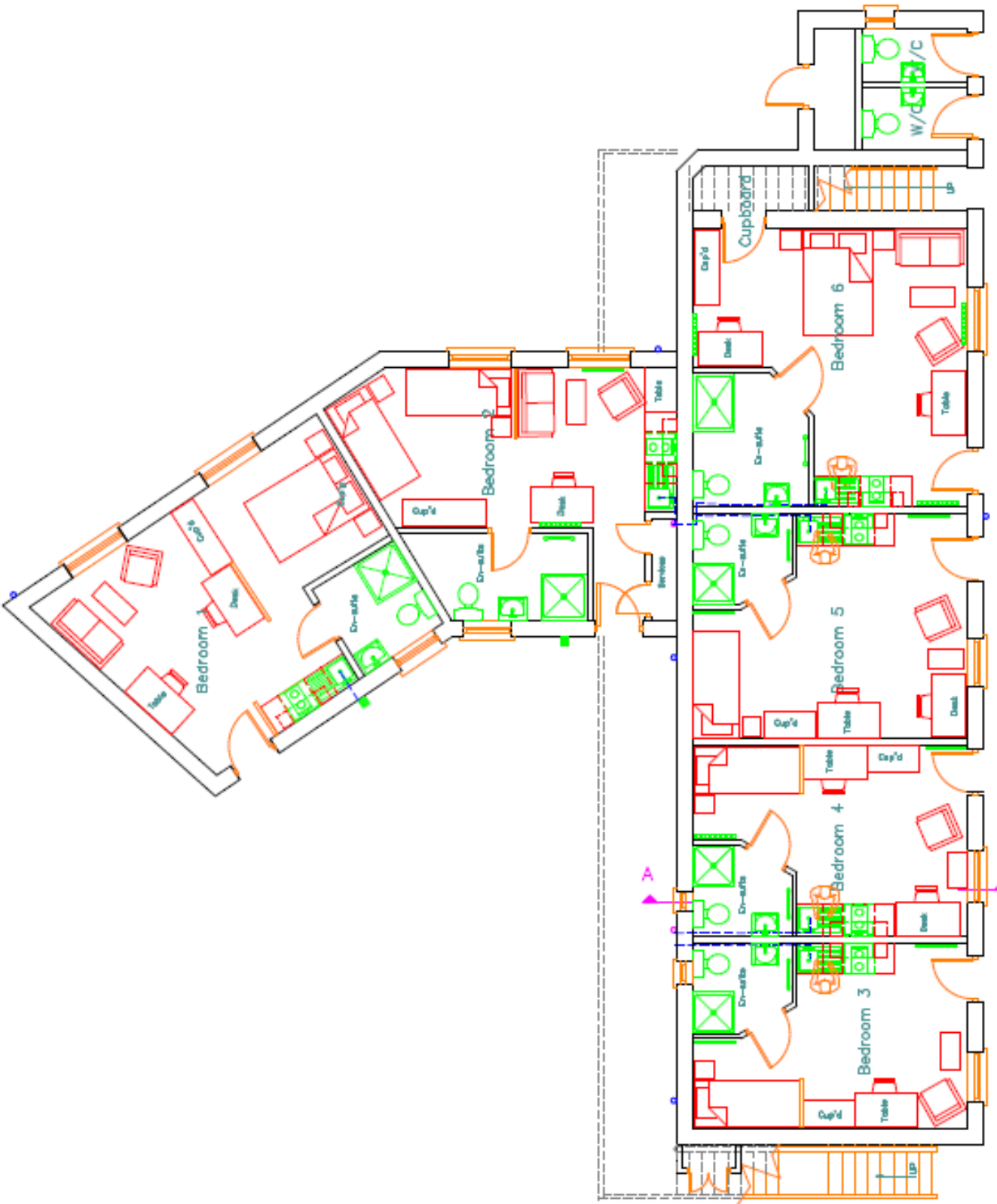
GROUND FLOOR LAYOUT



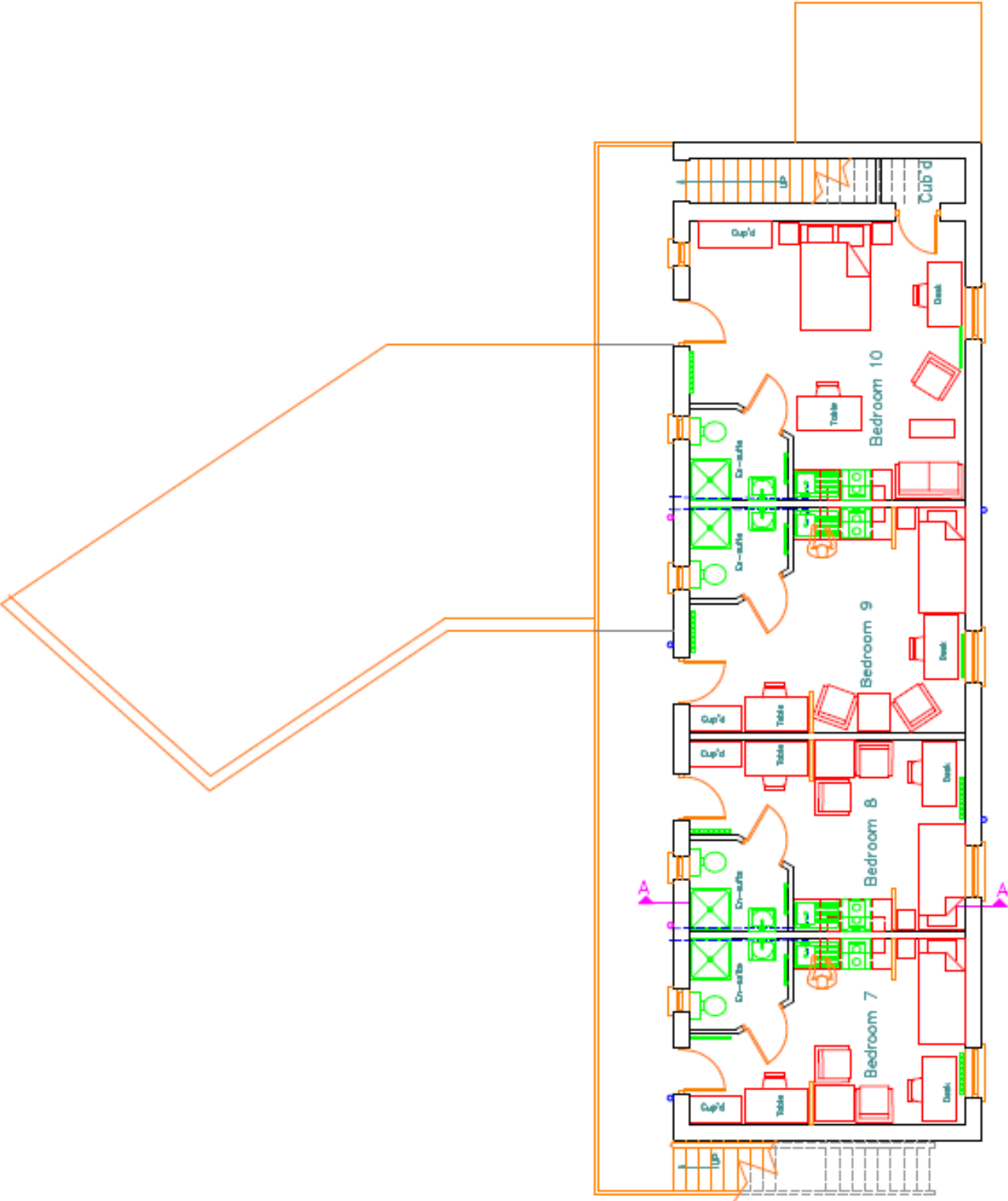
FIRST FLOOR LAYOUT

Block 2 - 10 Studio Apartments

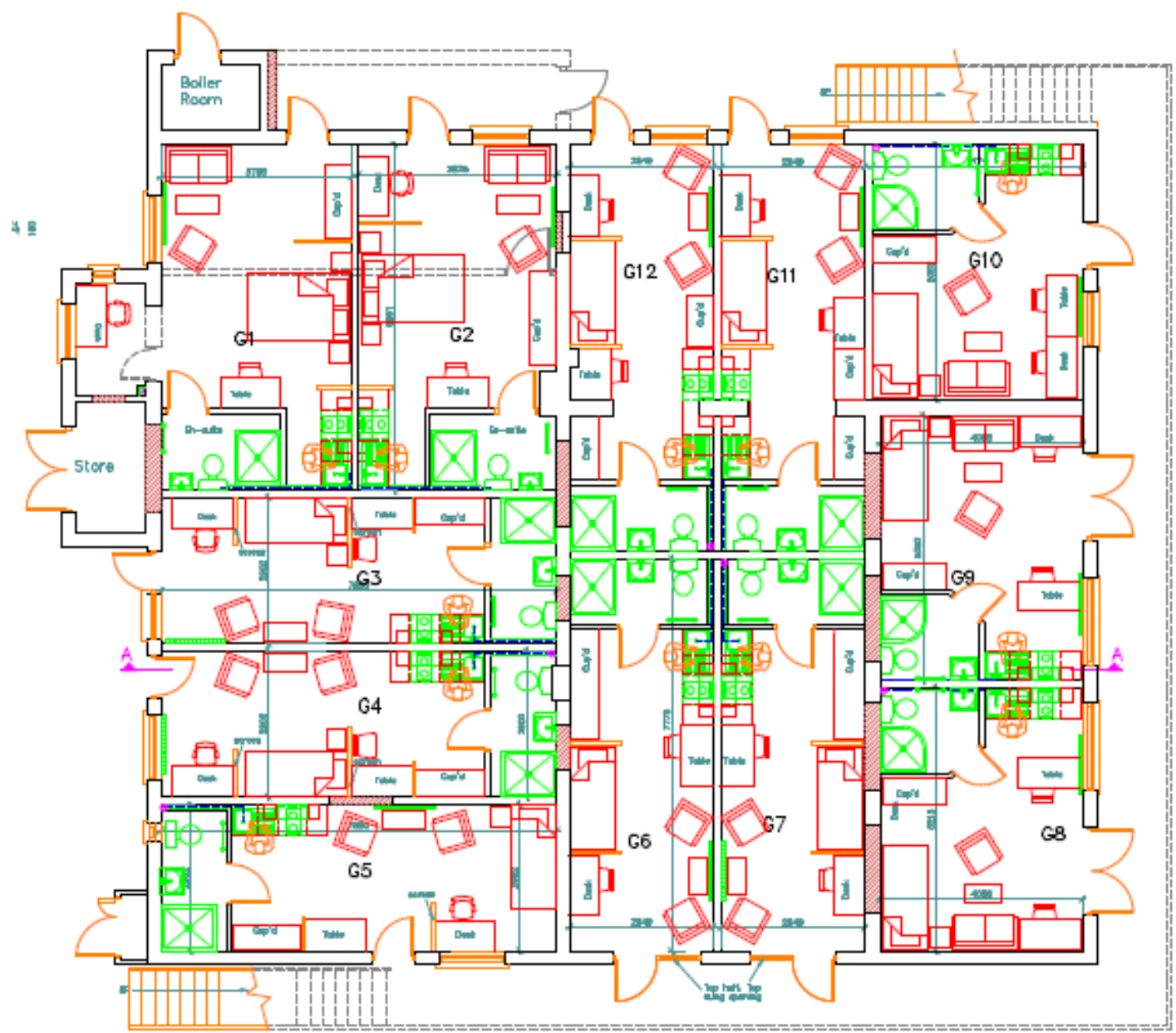
Ground floor



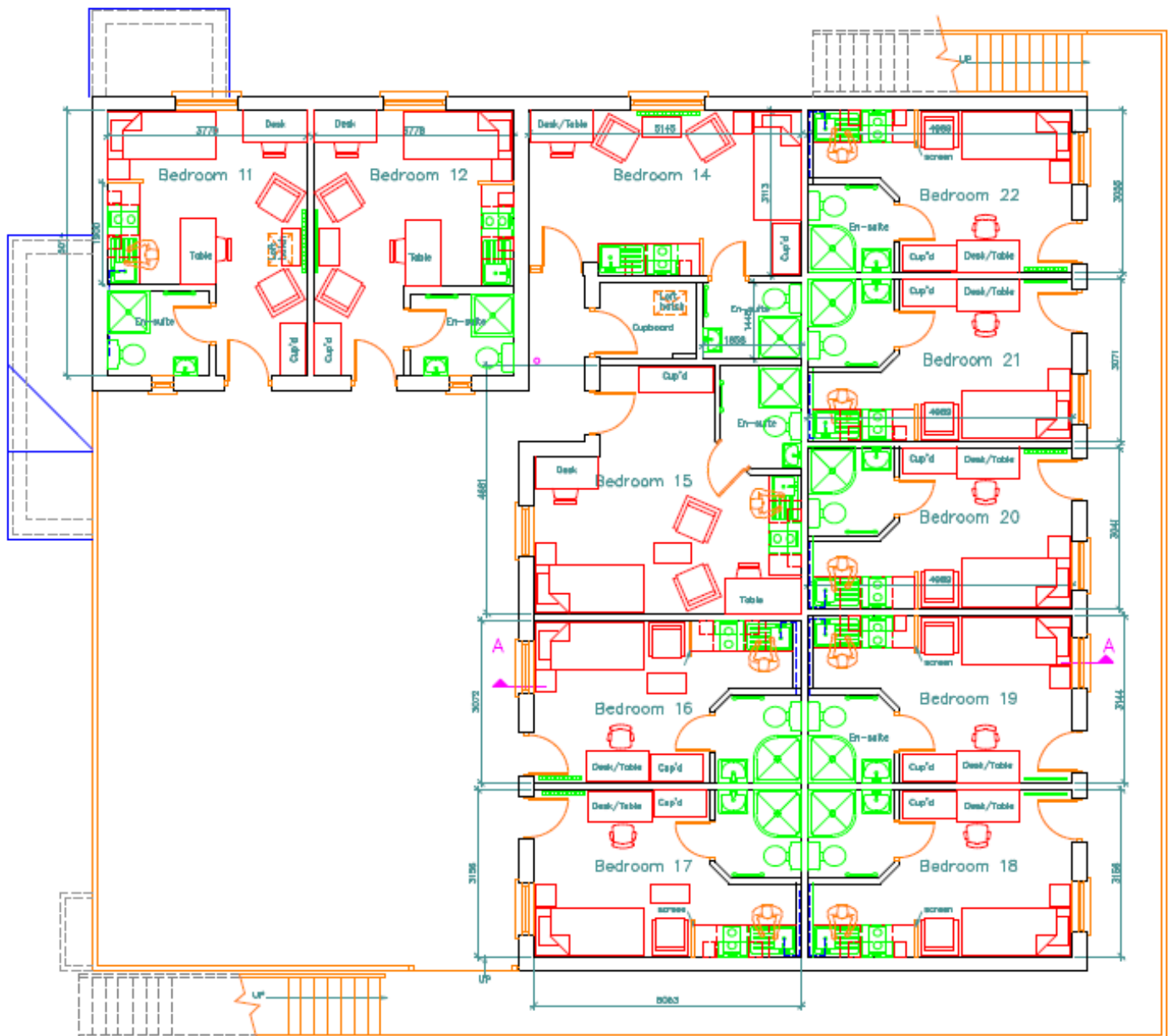
First Floor



Block 3 – 23 Studio Apartments



GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT