Hayes Town Centre Estate

OUTLINE FIRE STRATEGY ADDENDUM

October 2025

Introba

510035.000

Issue	Description	Date	Prepared By	Signed Off
P01	Addendum to Outline Fire Strategy	29/10/2025	TDB	DC
P02	Updated Figure labels	03/11/2025	TDB	DC

Project Office:

Introba
150 Holborn
London EC1N 2NS
United Kingdom
+44(0)203 697 9300

Project Contact:

Dian Coetzee
Dian.coetzee@introba.com

Disclaimer

www.introba.com

1 Introduction

This addendum has been prepared to supplement the existing Outline Fire Strategy for the residential development previously designed in accordance with Approved Document B (ADB). This document has been produced for the applicant, London Borough of Hillingdon, in support of a Hybrid Planning Application submitted to the Hillingdon Council. The purpose of this document is to provide an update reflecting the changes proposed to the parameter plans, phasing and illustrative masterplan for the outline element of the site. Whilst this Fire Statement refer to the revised illustrative masterplan layout, it should be noted that this is purely indicative representing the "design intent" and a demonstration of how the regeneration of the Estate can come forward in accordance with the Parameter Plans.

This document should be read in conjunction with the additional documents such as the Planning Statement and Development Specification Addendum prepared by Lichfields and the DAS Addendum prepared by PRP.

Section 2 of the Outline Fire Strategy illustrates which legislation is being used for this development and should be referred to when reading this document. The scheme has been revised to comply with BS 9991:2024 where previously it was designed in accordance with ADB guidance. The below points highlight where the scheme has changed to comply with BS 9991:2024 but is further explained in Section 3:

- Cores reconfigured to suit BS 9991 guidance recommendations for means of escape and fire service access facilities.
- Evacuation lifts provided in each stair core with a dedicated evacuation lift lobby.
- Smoke control strategy extension from the stair to serve the evacuation lift lobbies.
- Travel distances and exit capacities for revised layouts in accordance with BS 9991 guidance. Where travel distances recommendations are exceeded in common corridors, CFD analysis has been proposed to justify strategy.

2 Changes to Phasing, Parameters and Illustrative Masterplan

2.1 Changes to Phase 2 (Previously Phase 5)

There has been a change in layout of Block L from the original design. The layout and orientation of the has changed. Block K has been removed and been replaced with Block L. Thus, instead of Block K it is now Block L. See figures below, it must be noted that Figure 1 is the original building layout and Figure 2 is the revised layout.

2.2 Changes to Phase 3 (Previously Phase 2/3)

There has been a change to the Phase, Blocks C, D, E and F were previously split as Phases 2 and 3 however are now all part of Phase 3. There has been a change in layout of all the Blocks (C, D, E and F) from the original design which was similar to phase 1. The layouts and orientations of the Blocks have changed. See figures below, it must be noted that Figure 1 is the original building layout and Figure 2 is the revised layout.

2.3 Changes to Phase 4

There has been a change in layout of Blocks G, H, J and K from the original design. The layouts and orientations of the Blocks have changed. Block I have been removed and replaced with Block J. Thus, instead of Blocks G, H, I and J it is now Blocks G, H, J and K. See figures below, it must be noted that Figure 1 is the original building layout and Figure 2 is the revised layout.

Figure 1 - Original Illustrative Masterplan Layouts

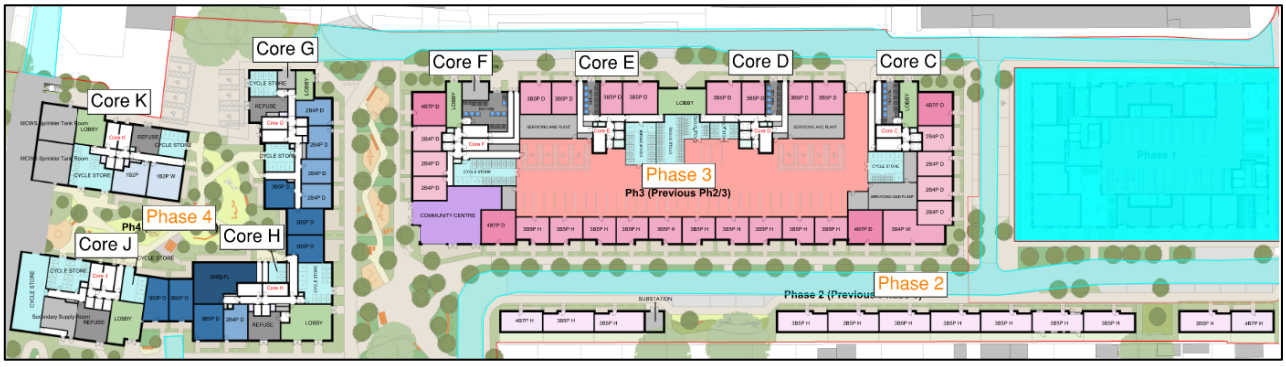

Figure 2 – Revised Illustrative Masterplan Layout

3 Adoption of BS 9991:2024

3.1.1 Building height and core strategy

- Phase 3 (Buildings C, D, E and F, 18–30 m): Provided with two independent stairs. Each stair forms part of a protected route with associated smoke control and fire-fighting facilities.
- Phase 4 (Buildings G, H, J and K, 18–50 m): Provided with two independent stairs, configured to satisfy BS 9991:2024 escape, lobby protection. Each stair forms part of a protected route with associated smoke control and fire-fighting facilities.

3.1.2 Evacuation lifts and lobbies

- Evacuation lift provided to each stair core to support mobility impaired evacuation.
- Evacuation lift lobbies to be separately protected from accommodation and from the stair with fire-resisting construction and smoke control.
- Smoke control strategy to be extended from the stair into the evacuation lift lobbies, to protect the lift lobbies from smoke ingress as per BS 9991:2024.
- Evacuation lifts will be designed and installed in accordance with EN 81-72.

3.1.3 Means of escape & travel

- Clear wayfinding in line with BS 9991:2024.
- Travel distances and exit capacities to be designed against BS 9991:2024 criteria for the revised layouts and any extended corridors to be justified using CFD analysis and smoke control
- Temporary waiting spaces within evacuation lift lobbies.

3.1.4 Ancillary spaces

Ancillary spaces such as cycle stores, refuse rooms, and plant areas are to be designed in line with BS 9991:2024 Table 16 (recreated in the table below), which provides defined maximum travel distances based on the availability of alternative escape routes. These limits ensure occupants can reach a place of relative safety within acceptable distances, considering the potential for smoke spread in smaller ancillary enclosures.

Ancillary Area	**Maximum part of travel distance within the room or area (m)**		**Total maximum travel distance to the nearest storey exit (m)**	
	Escape in one direction only	*Escape in more than one direction (≥45° apart)*	*Escape in one direction only*	*Escape in more than one direction (≥45° apart)*
Engineering services installation rooms	9	18	18	45[1]
Boiler rooms	9	18	18	45[1]
Fuel storage areas	9	18	18	45[1]
Transformer, battery and switchgear rooms	9	18	18	45[1]
Refuse stores	9	18	18	45[1]

Communal lounges and common amenity areas	18	45[1]	18	45[1]
Covered car parks	18	45[1]	18	45[1]
Bicycle stores	9	45[2]	18	45[2]
Commercial and institutional kitchens	9	18	18	45[1]
Staff rooms (e.g. offices)	18	45[1]	18	45[1]
External and rooftop plant / weather-protected plant	60	200	60	200

Table 1 - Ancillary Travel Distances

[1]May include up to 18 m with escape in one direction only.

[2]May include up to 9 m with escape in one direction only.

4 Conclusion

This report outlines the changes to the development for the Hayes Twon Centre Estate Outline Proposals and how these changes effect the Outline Fire Strategy for the building. The Outline Fire Strategy should be read in conjunction with this document.

The designs of the residential cores, such as travel distances and exit capacities etc. are generally compliant within the common areas in accordance with BS 9991:2024. Where travel distances are greater than the recommendations of BS 9991 guidance, the smoke venting will be validated using CFD at a later design stage.

Evacuation lifts with dedicated evacuation lift lobbies will be provided in each stair core. These lift lobbies will contain a temporary waiting space for occupants with mobility issues.

The smoke control strategy for the building will be in line with guidance of BS 9991 and prevent smoke ingress into the lift lobbies.