

Fire statement form

Application information	
1. Site address line 1	Hayes Town Centre Estate
Site address line 2	Austin Road
Site address line 3	
Town	Hayes
County	London Borough of Hillingdon
Site postcode (optional)	
2. Description of proposed development including any change of use (as stated on the application form):	<ul style="list-style-type: none"> • Demolition of all existing buildings / structures and site clearance. • Construction of residential development comprising of dwelling houses for Phase 2 of the Hayes Town Centre development.
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience. Guide: no more than 200 words	<p>Dian Coetzee – Associate Fire Engineer Dian Coetzee is an Associate Fire Engineer and interim registrant for incorporate engineer with the Engineering Council and a Member of the Institution of Fire Engineers (AIFireE) with detailed knowledge of Approved Document B (ADB) and BS9991 and a good understanding and experience of mixed-use residential developments including early stage and construction design stages. He has worked on many similar schemes in the past, incorporating elements such as smoke control and firefighting facilities into designs, as well as experience working on buildings of various heights.</p> <p>Simon Burch – Director Fire Engineer Simon is a Director Fire Engineer at Introba registered with the Engineering Council and a Member of the Institution of Fire Engineers (MiFireE) with a wealth of experience on a variety of high-rise residential developments for major housing clients across London and the South East. He is the lead author of fire strategies and responsible for all stages of the fire engineering design from the initial client contact through the tendering phase, across construction and the ongoing management and maintenance of fire safety systems and passive fire protection.</p>
4. State what, if any, consultation has been undertaken on issues relating to the fire safety of the development; and what	Internal consultation has been completed between the design team. External consultation will be carried out as the design progresses.

account has been taken of this.

Guide: no more than 200 words

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:
 provided as a separate plan

HTC-PRP-ZZ-ZZ-DR-A-20058

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		
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
Block L (Dwelling Houses)	Ground + 2 Storeys. No Below Ground. 6m to FFL.	residential houses	Level 00-02	BS9991	no balconies	worse than class A2-s1, d0	stay put	none	M4(2) & M4(3)

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

- All habitable rooms should have either an emergency escape window or access to a protected internal stair. 3 Storey houses will need a protected internal stair.
- There are no other specific technical complexities associated with these houses.

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

- During a fire, only the dwelling house affected will evacuate.
- The dwelling houses will be provided with a fire alarm and detection system in accordance with BS 5839 Part 6.
- Dwelling houses should be provided with 30 mins protected staircases providing access to every habitable room, or an escape window.
- The dwelling houses are less than 11 m in height, therefore it is not required to be provided with sprinklers.
- The dwelling houses are less than 11 m in height, therefore all materials within the external wall should achieve European Classification in B-s3, d2 where less than 1000 mm from the relevant boundary.
- Hydrants will be provided within 90 m of the dwelling houses entrances.

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

The London Plan dated March 2021 has been taken into account when developing the fire strategy. A Policy D12 statement will be included within the fire strategy to identify the measures included and to satisfy the additional requirements within this guidance.

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

- Fire Service access has been provided to provide access for fire personnel and a water supply to within reasonable distance of the building entrances in accordance with BS 9991.
- The surrounding roads (Austin Road) will provide fire service access to the dwelling houses. This is shown on the fire access strategy as referenced in Section 14.
- Fire hydrants will be provided within 90 m of the dwelling house entrances. These are shown on the fire access strategy as referenced in Section 14.

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

As per the drawing referenced in Section 14, the surrounding roads will be suitable for the fire service to access all dwelling houses.

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

The vehicle access route is being designed to meet the requirements for a pump appliance as described in London Fire Brigade – Guidance Note 29.

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

Guide: no more than 200 words

Fire Hydrants will be provided within 90 m of the dwelling house entrances where existing hydrants are not sufficient. The pressure and flow in the water main will need to be assessed by the water provider. The developer will seek to liaise with the local Fire Authority and water undertaker to confirm supply of the existing hydrants provided.

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

14. Fire service site plan

Fire service site plan is:
provided as a separate plan

- Emergency Vehicle Access Diagram

Fire statement completed by

15. Signature



16. Date

09/02/2026