Fire statement form

Application information	
1. Site address line 1	Avondale Drive Estate
Site address line 2	Avondale Drive
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):	Phase 1B • Demolition of all existing buildings / structures and site clearance. • Construction of residential development
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience. Guide: no more than 200 words	**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. **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.
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 caried 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

AVD-PRP-ZZ-ZZ-DR-A-20060

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 E	Ground + 9 storeys. No Below Ground. 27m to FFL.	residential flats, maisonettes, studios	Level 00-09	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	M4(2) & M4(3)

Block F	Ground + 8 storeys. No Below Ground. 25m to FFL.	residential flats, maisonettes, studios	Level 00-08	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes-residential sprinklers, full	M4(2) & M4(3)
Block E	Ground + 9 storeys. No Below Ground 27m to FFL	car parking	Level 00	BS9991	no balconies	class A2-s1, d0 or better	simultaneous	yes-commercial sprinklers, full	N/A non resi
Block F	Ground + 8 storeys. No Below Ground 25m to FFL	car parking	Level 00	BS9991	no balconies	class A2-s1, d0 or better	simultaneous	yes-commercial sprinklers, full	N/A non resi

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

- Where the residential cores contain travel distances within the common corridors that are extended beyond the recommendations of BS 9991, at a later stage of design, a Computational Fluid Dynamics (CFD) assessment will be required to validate the smoke venting strategy for these buildings in accordance with the guidance from the Smoke Control Association: (SCA) Guidance on Smoke Control to Common Escape Routes in Apartment Buildings (July 2020).

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

- Residential apartments will adopt a stay put procedure in that only the particular apartment that has a fire in it is immediately evacuated. The Fire Service will carry out evacuation of the other apartments if necessary.
- The ancillary accommodation, car park, storage and plant facilities on site will be considered completely independent of the residential elements. These areas will adopt independent simultaneous evacuation procedures.
- The residential common corridors at the upper levels will be provided with smoke ventilation in accordance with BS 9991 to provide tenable conditions for means of escape and firefighting operations.
- Each Block will be provided with a suitable lift for evacuation purposes associated with each staircase, as well as a protected lift lobby to provide a safe waiting space for disabled persons if they choose to escape using the lift.
- All blocks exceed 18 m in height and will be provided with a firefighting shaft.
- All blocks exceed 18 m above ground level and thus an evacuation alert system will be provided in accordance with BS 8629.
- Flats entered on the same level as the flat will be provided with an upgraded LD1 fire alarm and detection system in accordance with BS 5839 Part 6 plus a sprinkler system, in order to extend the travel distance from the flat door to any point in the flat to 20 m.
- Floors will be designed as compartment floors and will achieve fire resistance equal to that of the structure.
- Risers will be enclosed in fire resistant construction equal to that of the structure.
- All apartments will be enclosed in 60 minutes fire resistance with E 30S doors.
- Residential sprinklers will be provided in accordance with BS 9251.
- All blocks are over 11 m in height, and so all materials within the external wall should achieve European Classification in A2-s1, d0 or Class A1 in accordance with Regulation 7(2).
- Dry riser inlets will be located on the façade of each block and be within 18 m of the fire service appliance parking location.
- All parts of the floor plates will be covered within 45 m when measured along a suitable route for laying a hose from a dry riser outlet in a protected stair or within 60 m of a dry riser outlet in the firefighting shaft.
- Fire hydrants will be provided within 90 m of the dry riser inlets for each block where existing hydrants are not sufficient.
- Each life safety system will be provided with a secondary power supply which will activate in the event of failure of the main supply.

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.

- Avondale Drive will provide fire service access to the blocks as well as a suitable reversing point between the buildings. This is shown on the fire access strategy as referenced in Section 14.
- As the residential accommodations will adopt a stay put policy there is no defined assembly point for residential occupants.
- All blocks exceed 18m in height and therefore will be provided with a firefighting shaft in accordance with BS 9991.
- One lift within all blocks will be designed as a dedicated firefighting lift, however for redundancy purposes, all lifts will be designed as dual-purpose, i.e., firefighting and evacuation.
- Fire hydrants will be provided within 90 m of the dry riser inlets for each block where existing hydrants are not sufficient. It is the responsibility of the local Fire Authority to confirm that existing hydrants are operable. The developer will seek to liaise with the local Fire Authority and water undertaker to confirm supply of the existing hydrants provided.

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 blocks.

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 90m of the dry riser inlet locations where existing hydrants are not sufficient. The pressure and flow in the water main will need to be assessed by the water provider. It is the responsibility of the local Fire Authority to confirm that existing hydrants are operable. 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	18/12/2025