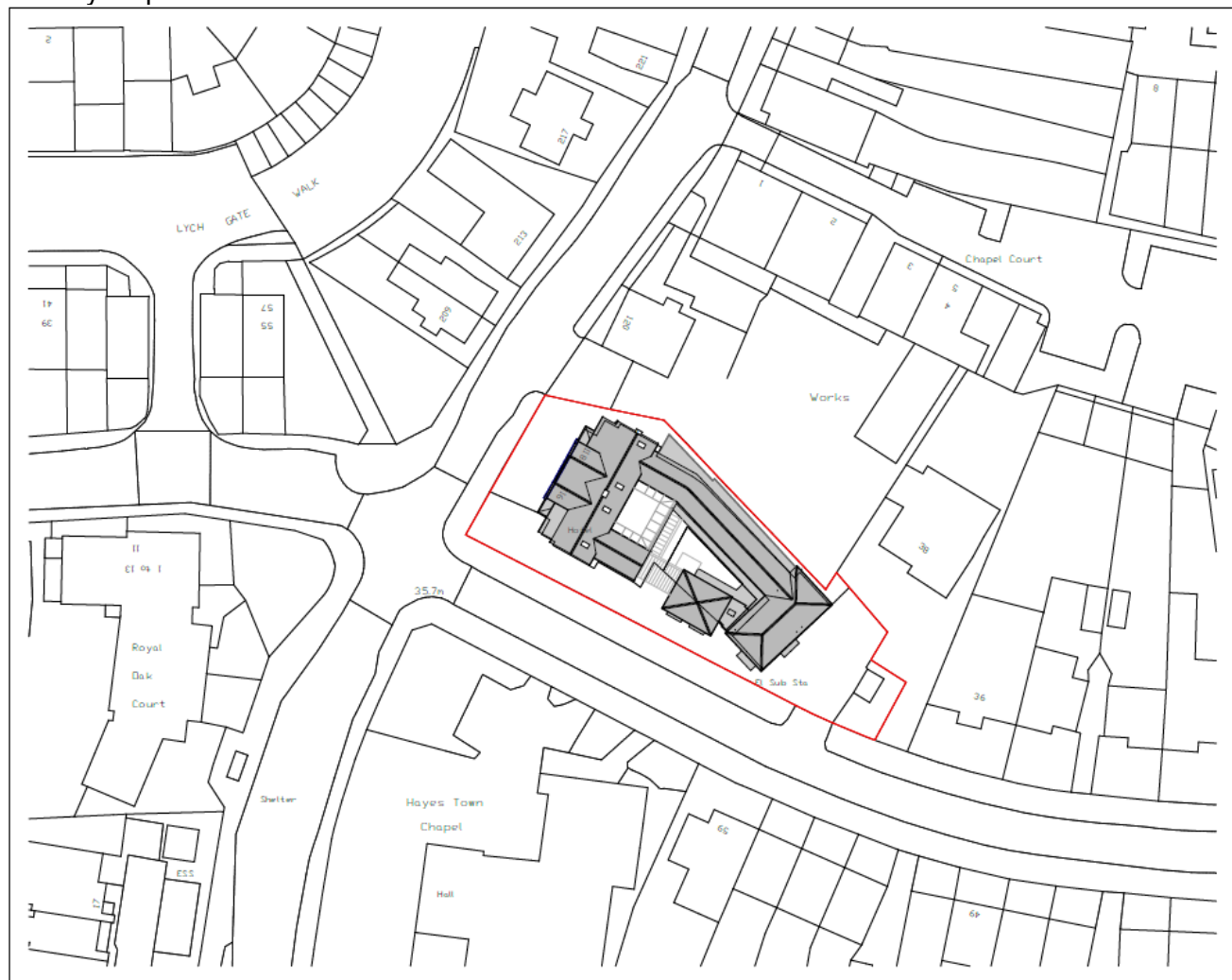


Draft fire statement form

Application information	
1. Site address line 1	Fountain House Hotel
Site address line 2	116-118 Church Road
Site address line 3	
Town	HAYES
County	
Site postcode (optional)	UB3 2LW
2. Description of proposed development including any change of use (as stated on the application form):	The development at Fountain House Hotel is a refurbishment of the existing hotel with an small extension of the annex building as a new two storey guest accommodation – 4 bedrooms. The annex has a basement containing storage area and management office. The building will contain 26 bedrooms in total on completion.
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience. Guide: no more than 200 words	Peter Robinson CFPA(EU) Dip. CFIFireE. MIFSM. ACIEA. Approved Fire Door Inspector. 32 years in the Fire and Rescue Service (FRS) including 10 years as an Enforcement Officer for both the FP Act 1971-now rescinded-and for the RR(FS)O 2005. Since retirement from the FRS I have my own fire safety consultancy business for over 10 years where I have completed over 2700 fire risk assessments from football stadiums to university campus buildings to underground bunkers and many high street large shopping chains, marinas throughout the British Isles and abroad. Working alongside Building Control and Fire Engineers to complete many vastly different types of projects. Lot of work within the health sector care homes etc and Acute Hospital fire safety advisor for 3 years.
4. State what, if any, consultation has been undertaken on issues relating to the fire safety of the development; and what account has been taken of this. Guide: no more than 200 words	The only consultation that has been undertaken to date is preliminary discussions with the Owner and Architect to fully understand the proposed plans. No site visit has been done.

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:



© Crown copyright and database rights 2020 OS 100035409
Reproduction in whole or in part is prohibited
without the permission of Ordnance Survey.



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 basements • number of storeys including basements	c) proposed use (one per line)	d) location of use within block by floor level	e) standard s relating to fire safety/ approach applied	f) balconies	g) external wall systems	h) approach to evacuation	i) automatic suppression	j) accessible housing provided
1	2 storeys and the new block has a basement the remaining hotel does not have a basement.	Hotel	Throughout premises and annexe	ADB 2 and governme nt guides sleeping accommod ation	Outside access to rooms first floor of existing building and open air staircase to new annexe block.	N/A	Simultaneous evacuation throughout.	None at this time kitchen possibly for the future to be discussed.	N/A

7. Explain any **specific technical complexities** in terms of fire safety (for example green walls) and/or **departures from information in building schedule above** N/A
[guide: no more than 500 words]

8. Explain how any **issues which might affect the fire safety of the development** have been addressed.

Means of escape to check the routes access travel distances and the access to the protected routes and their discharge points to an ultimate place of safety.

Compartmentation issues for the new block and the changes to the existing building.

Sprinklers will not be provided; not required for compliance with Building Regulations

Structural fire resistance: 60 min;

This building does not exceed the 18m height, however it is recommended that all external walls and specified attachment to achieve at least class A2-s1,d0.

9. Explain how any **policies relating to fire safety** in relevant **local development documents** have been taken into account.

The London Plan 2021 was taken into account as follows:

A. In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:

1) identify suitably positioned unobstructed outside space:

a) for fire appliances to be positioned on:

Good access to three sides of the building plot area.

b) appropriate for use as an evacuation assembly point:

This is to be finalized in a fire safety management plan, however, there is good road access to the development that can allow the occupants to gather nearby in case of a fire.

2) are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures.

Fire alarm system to be a category L2 grade A system to BS5839-1:2017. Full passive fire resistance -fire doors corridor doors and construction to at least 30 FR.

3) are constructed in an appropriate way to minimise the risk of fire spread.

The building is designed to a high degree of compartmentation between floors to avoid internal fire spread, and will be provided with external wall components which achieve at least class A2-s1,d0 to minimize external fire spread.

4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users.

The building will employ a simultaneous evacuation strategy.

5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in

6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

Suitable access for the firefighting vehicles is currently available to three sides.

B. All major development proposals should be submitted with a Fire Statement, which is an independent fire strategy, produced by a third party, suitably qualified assessor. This fire statement details how the development proposal will function in terms of:

1) the building's construction: methods, products and materials used, including manufacturers' details.

i. The structural fire resistance should be 60 min. The floors should be designed as compartment floors with 60 min fire resistance. The corridors are to achieve 30 min fire resistance. The room entrance doors and the stair doors will be FD30S doors.

ii. External walls and all specified attachments to be made of materials which achieve at least class A2-s1,d0; the details of materials to be provided by the Design team.

2) the means of escape for all building users: suitably designed stair cores, escape for building users who are disabled or require level access, and associated evacuation strategy approach.

The stair cores are suitably designed for a simultaneous evacuation.

- 3) features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans
A minimum of L2 fire alarm system will be provided. Fire separation between communal and escape corridors/staircase enclosures will be provided on all floors throughout the premises.
- 4) access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these.
The building O&M manual will have details related to the operation and maintenance of these systems.
- 5) how provision will be made within the curtilage of the site to enable fire appliances to gain access to the building.
The development has good road access throughout.
- 6) ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures.
Any future modifications to the scheme will be subject to Building Regulations approval and should consider the base build fire strategy.

Emergency road vehicle access and water supplies for firefighting purposes

10. **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]
 - The proposed guidance document regarding fire service access is Approved Document B vol. 2, 2019.
 - The building does not have a top storey height more than 18m, therefore it is not required to have a firefighting shaft.
 - Fire service access is required for a pumping appliance to within 18m of the dry fire main inlet point. The inlet point is proposed to be at the main entrance of the building.

11. **Emergency road vehicle access** - can emergency road vehicles access the site entrances indicated on the site plan?

Access for fire service vehicles will be available to three sides during any construction phase and thereafter.

[guide: no more than 200 words]

Is the emergency vehicle tracking route to the siting points for appliances clear and unobstructed?

The roads surrounding the premises an proposed construction will be available at all times and will nit be obstructed by construction work vehicles.

12. **Siting of fire appliances**

As above section 11

[guide: no more than 200 words]

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

[guide: no more than 200 words]

Fire hydrant survey has not been undertaken yet. The nearest one appears to be at a maximum of 100m to be confirmed by site visit.

Nature of water supply: hydrant – public.

Does the proposed development rely on existing hydrants and if so are they currently usable / operable?

To be confirmed

14. **Fire service site plan**

Fire service site plan:

Please see below

