Fire Risk Assessments Limited
Saxon House - Stephenson Way
Crawley - West Sussex - RH10 1TN
T: 020 3668 0514
E: enquiries@firera.co.uk
W: www.firera.co.uk

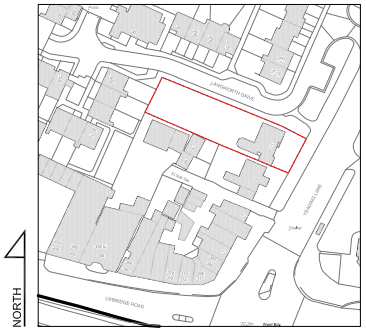
Fire statement form

Application information	
1. Site address line 1	11 Yeading Lane
Site address line 2	Hayes
Site address line 3	
Town	London
County	
Site postcode (optional)	UB4 0EL
2. Description of proposed development including any change of use (as stated on the application form):	Redevelopment of site to incorporate two residential blocks incorporating 9 individual residential units.
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience.	Anthony Jones Bsc Fire Safety Engineering. W07 Fire Risk Assessment in complex buildings. 20 + years within the fire safety and protection industry including carrying out fire risk assessments, type 1 – 4, fire strategies, evacuation plans, fire protection design and verifications.

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.	The statement has been compiled from the drawings and information provided by Juttla Architects. There has been no information provided on any consultation that has been undertaken on issues relating to the fire safety of the development.

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



LOCATION PLAN
SCALE 1:1250

Rev	Date	Description	Init.
-	-	-	-

MR RAYAT

Project Title
PROPOSED REDEVELOPMENT OF THE SITE
11 YEADING LANE, HAYES, UB4 0EL
Drawing Title
LOCATION PLAN

Drawing No.	Sheet Size	Scale
P101	A4	1:1250
Drawn by	Drawing Date	Approved by
BR	AUG 2023	NJ
Project No.	Drawing No.	Revision
1977	P101	-

Juttla Architects

PLANNING ISSUE

The principles, concepts and approach relating to fire safety that have been applied to the development
Where instructed to do so you must select one of the options in the relevant section of the Table at the end of this Form.

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). Your answers must be selected from the options in section 6cA) of the Table	d) location of use within block by storey	e) standards relating to fire safety/ approach applied. Your answers must be selected from the options in section 6eA) of the Table	f) balconies Your answer must be selected from the options in section 6fA) of the Table	g) external wall systems Your answer must be selected from the options in section 6gA) of the Table	h) approach to evacuation Your answer must be selected from the options in section 6hA) of the Table	i) automatic suppression Your answer must be selected from the options in section 6iA) of the Table	j) accessible housing provided Your answer must be selected from the options in section 6jA) of the Table
1 (Front)	• Approx 9m. • 3 • 3	Residential flats.	Residential flats.	Approved document B – vol 1.	None	Class A2-s1, d0 or better.	Stay put	None	None
2 (Rear)	• Approx 9m • 3 • 3	Residential flats.	Residential flats.	Approved document B – vol 1.	None	Class A2-s1, d0 or better.	Stay put	Yes – residential sprinklers.	None

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.

There are no technical complexities with the proposed drawings referenced for this statement.

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.

Due to the open plan design of unit 9 (no protected entrance hall) and access issues for the fire services for block 2 (rear) and as per the guidance within Approved Document B Vol a suppression system in accordance with either BS 9251 2014 (Sprinkler Systems for Residential and Domestic Occupancies – Code Of Practice) or BS 8458:2015 (Fixed fire protection systems. Residential and domestic watermist systems. Code of practice for design and installation) will be required to be installed within all flats within block 2, (units 7, 8 & 9). If a sprinkler system is installed this will have to be connected to a fire alarm system via a flow switch, watermist systems are stand alone.

Means of escape.
Block 1 – There is one means of escape from ground floor level via the main entrance /exit door terminating onto Yeading Lane.
From the upper floors there is one means of escape via the communal protected stairwell down to ground floor level.

Block 2
Block 1 – There is one means of escape from ground floor level via the main entrance /exit door terminating to the rear of block 1 with access to the pathway leading onto Yeading Lane.
From the upper floors there is one means of escape via the communal protected stairwell down to ground floor level.

The communal stairwells / escape routes are required to be constructed as a compartment offering a minimum of 60 minutes fire protection. Unit 7 opens directly into the escape route and requires the entrance door to be FD60s with overhead doors installed. All other units have communal access lobbies and therefore require the entrance doors to be FD30s with overhead door closers.
Maximum travel distances on escape routes are 4.5m for non-vented and 7.5m for vented escape routes. These should be minded and confirmed by the design team. All compartment doors are required to be FD30s with overhead door closers.

All internal doors within the flats, with exception to bathroom doors are required to be FD30.

Maximum travel distance from within each room within the apartments to a protected area is 9m from the furthest point of the room. This should be minded and confirmed by the design team.

Each flat is required to be constructed as a compartment offering 30mins fire protection to the flats adjacent, above, and below.

Smoke ventilation systems with detection and break glass points will be required to be installed within the communal stairwells / escape routes with the

A full fire strategy will be required to be carried out prior to the commencement of any construction work.

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.

The author of this statement was not issued with any relevant local development documents to be taken into account within this statement regarding fire safety issues.

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?

The fire service plan is required to include the guidance within section 14, this should be followed, confirmed and incorporated by the design team.
The fire service will access the premises from the main entrances / exits on Yeading Lane for block 1 and to side leading to the rear for block 2.

Local authority hydrants are presumed available on Kilburn High Road and within the 90m requirement for block 1 this should be confirmed for block 2.

11. Emergency road vehicle access

Specify emergency road vehicle access to the site entrances indicated on the site plan.

Access to both blocks will be from Yeading Lane.

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

Yes

12. Siting of fire appliances

Block 1 - A fire alarm system in accordance with BS5839-6 category LD2 is required to be installed within each unit with smoke detection to be installed in the entrance halls. Heat alarm to be installed in kitchens.
Block 2 - A fire alarm system in accordance with BS5839-6 category LD1 is required to be installed within each unit with smoke detection to be installed in the entrance halls and every habitable room. Heat alarm to be installed in kitchens.
The smoke and/or heat alarms should be mains-operated and conform to BS 5839-6:2019+A1:2020, Fire detection and fire alarm devices for dwelling houses, Part 2 specification for heat alarms, respectively.
The Smoke alarm unit is to be fitted a minimum of 300mm away from light fittings and walls, as well as the sensor within in ceiling-mounted devices being between 25mm and 600mm below the ceiling (25mm – 150mm in the case of heat detectors or heat alarms).
Alarms must be connected to a separately fused mains electricity supply with a transformer (if needed) and where more than one unit is fitted within a dwelling they must be interconnected. The installation must comply with the current IEE regulations.

If sprinkler systems are installed within flats these must be connected to the fire alarm system via a flow switch. Watermist systems are standalone.

A full fire strategy will be required to be carried out prior to the commencement of any construction works.

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

There was no information provided on the suitability of the water supply for scale of the development this should be confirmed by the design team.

Nature of water supply:

Hydrant- public

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

yes
no
don’t know

14. Fire service site plan
Fire service site plan is:

The nearest Fire Station is Hillingdon Fire Station, 3-4 Uxbridge Rd, Uxbridge UB10 0PH. Assuming the simple example that an initial response would be from that fire station, then fire vehicles will be able to approach the premises via Yeading Lane.

Fire personnel can access the premises from the main entrances on Yeading Lane.

The vehicles can park on Yeading Lane.

The existing road route to the building is unchanged by this building project.

No height, width or speed limiting road features are known to the immediate approach roads to Yeading Lane. These should be minded and considered by the design team and detailed as applicable in subsequent fire strategy reports.

Parking and any turning facility will be planned for within LFB Guidance Note 29 (October 2019 edition). Vehicle tracking plan to be provided as part of subsequent fire strategy reports.

Pump appliance access should be provided to within 18m of each fire main inlet connection point on the face of the building and be visible from the appliance in accordance with BS 9990.
Fire appliances should not be required to reverse more than 20m in accordance with Approved Document B.

Fire hydrants should be identified within 90m distance from the entrance to the premises.

Reference to the National Guidance on the Provision of Water for Firefighting (3rd Edition 2007) should be made in subsequent fire strategy reports. The pressure and flow in the existing water main are sufficient for expected Fire Service operations is to be confirmed.

*A full fire strategy for the premises will be required to be carried out detailing all relevant information. This should be completed on acceptance from planning and prior to any construction works taking place.

Fire statement completed by	
15. Signature	  Fire Risk Assessments Limited Saxon House - Stephenson Way Crawley - West Sussex - RH10 1TN **T:** 020 3668 0514 **E:** enquiries@firera.co.uk **W:** www.firera.co.uk
16. Date	29.08.24

Table for completion of Box 6.

6cA. proposed use		
Choose one of the following per line in Box 6		
residential flats, maisonettes, studios	hotel	hospital
residential houses	shop	school
residential bedsits, cluster flats	restaurant, café, hot food take-away, drinking establishment	community use, childcare (not school)
supported accommodation	office, research and development	prison, detention centre
student accommodation	industrial, storage or distribution	car parking
serviced apartments	care home	service area
other residential accommodation	health care	flexible use
6eA. standards relating to fire safety/ approach applied (including to external wall systems)		
Choose one of the following		
approved document B vol 1	BS9999	HTM0502
BS9991	fire engineered approach	BS7974
approved document B vol 2	BB100	
6fA. balconies		
Choose one of the following		
no balconies	class A2- s1, d0 or better	worse than class A2-s1,d0
6gA. external wall systems		
Choose one of the following		
class A2-s1, d0 or better	worse than class A2-s1,d0	
6hA. approach to evacuation		

Choose one of the following		
simultaneous	staged	progressive horizontal
phased	**stay put**	delayed
6iA. automatic suppression		
Choose one of the following		
yes- residential sprinklers, full	yes- commercial sprinklers, full	yes- other
yes- residential sprinklers, partial	yes- commercial sprinklers, partial	No – not required
6jA. accessible housing provided		
Choose one of the following		
none	M4(2) & M4(3)	N/A non resi
M4(2)	M4(3)	