

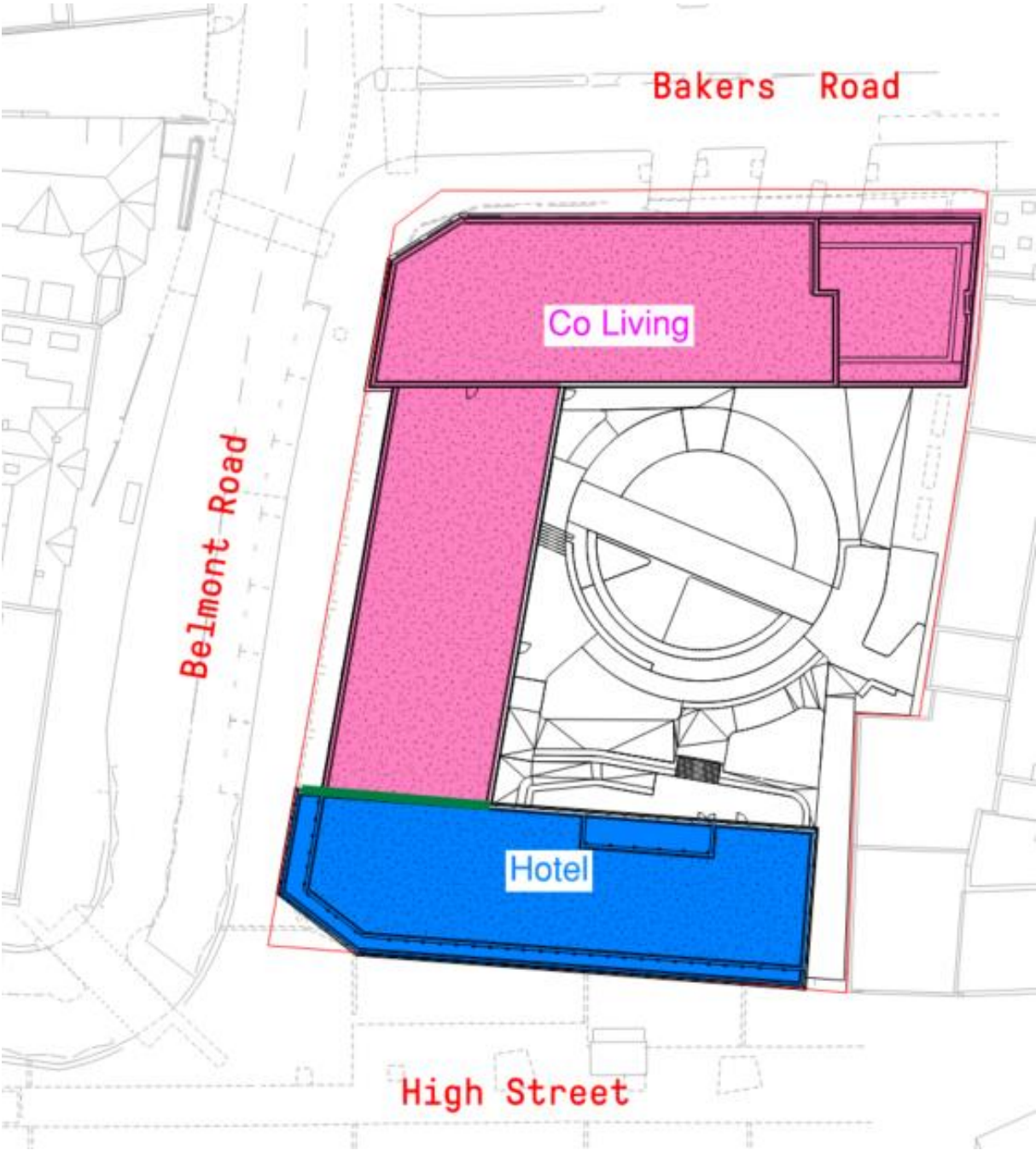
# Fire statement form

Application information	
1. Site address line 1 Site address line 2 Site address line 3 Town County Site postcode (optional)	148-154 High Street
	Uxbridge
	Greater London
	UB8 1JY
2. Description of proposed development including any change of use (as stated on the application form):	<p>The fire statement form has been prepared on behalf of DNA Uxbridge Limited (“the Applicant”) to support a full planning application seeking permission regarding the demolition of existing buildings to provide a mixed use development at 148-154 High Street, Uxbridge, UB8 1JY (“the Site”). The proposed development comprises Hotel (Class C1), Co-Living (Class Sui Generis) and replacement Commercial Floorspace (Class E).</p> <p>The planning application seeks full planning permission for: “Demolition of the existing buildings and comprehensive redevelopment of the site to provide a mixed use development comprising hotel (Class C1), co-Living (Class Sui Generis) and replacement commercial floorspace (Class E) alongside public realm improvements, including new pocket park, basement parking and associated infrastructure.”</p> <p>The proposal outlines a single C-shaped building with heights ranging from 7 to 9 storeys, including a basement, along with courtyard and footway enhancements. The south-western section facing High Street is designated for retail use at ground and mezzanine levels, with a 162-bed hotel occupying up to the eighth floor.</p> <p>The north-western wing, facing Belmont Road, features the hotel entrance, retail spaces, ancillary facilities, and communal areas for co-living at ground and mezzanine levels, with co-living apartments spanning up to the seventh floor.</p> <p>The north-eastern side facing Bakers Road houses co-living communal areas and ancillary spaces at ground level, with co-living apartments extending up to the ninth floor.</p> <p>The basement area is allocated for a limited number of parking spaces, plant rooms, co-living amenity spaces like a gym and cinema, and cycle storage.</p> <p>The Hotel is excluded from this fire statement since it does not fall under the relevant buildings outlined in planning gateway one. Top storey height of the co living building is 32.64m.</p>
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience.	<p>Report written by Basheer Youssef, Technical Director of Jensen Hughes, England Basheer Youssef has 14 years’ international experience of fire engineering at the highest levels. He is a member of the Institution of Fire Engineers (MIFireE). As a Technical Director, he possesses wide-ranging experiences in many aspects of fire safety, detection and protection systems and present realistic solutions in line with current national or international regulations and standards such as BS, NFPA and UAE fire code. Basheer has experience with both UK codes and guidance, e.g. Approved Document B, BS 9999, BS 9991, HTM 05-02, PD 7974, BS 5839 part 1 &amp; 6, BS EN 12845, BS 9251and also overseas and international codes, e.g. NFPA and UAE Code. Basheer has developed fire engineering solutions using both standard and advanced techniques such as Computational Fluid Dynamics for residential corridors and warehouses. Basheer is working on a number of projects across the UK and internationally. These include new buildings and refurbishing or reconfiguring existing buildings. Basheer has worked on a range of different buildings including office, warehouses, self-storage, mixed use, leisure, residential, education and healthcare buildings, offices, education buildings, residential, hotel and historic buildings.</p> <p>Report approved by Nick Harvey, Managing Director of Jensen Hughes, England. Nick Harvey is a Chartered Engineer through the Institution of Fire Engineers. Nick has over 19 years of experience in developing building Fire Strategies. He has extensive experience in fire strategies for residential buildings ranging from Private residential, Private Rented Sector, co-living, and Student Residential buildings. He has extensive experience in developing fire engineering solutions including fire and smoke and evacuation modelling for all range of building types, including extensively in residential buildings. As part of Jensen Hughes, Nick can draw from the experience of other fire engineers in the UK and around the world, which will ensure the quality and the robustness of the fire strategy developed for the project. Nick is a Chartered Engineer through the Institution of Fire Engineers. Qualifications are BEng (Hons) CEng MIFireE. Membership number 33950.</p>

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.	<p>Initial fire strategy review has been undertaken for this development by Jensen Hughes to identify the key fire strategy issues and ongoing input has been provided to assist the design team as they incorporate the fire strategy requirements into their specialist design.</p> <p>The plans have been updated to reflect ongoing input, this will continue to be developed as the scheme progresses and discussion with approving authorities and the local fire and rescue services are undertaken.</p> <p>Consultation with the approving authorities has not been undertaken to date.</p>
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5. Site layout plan with block numbering as per building schedule referred to in 6.

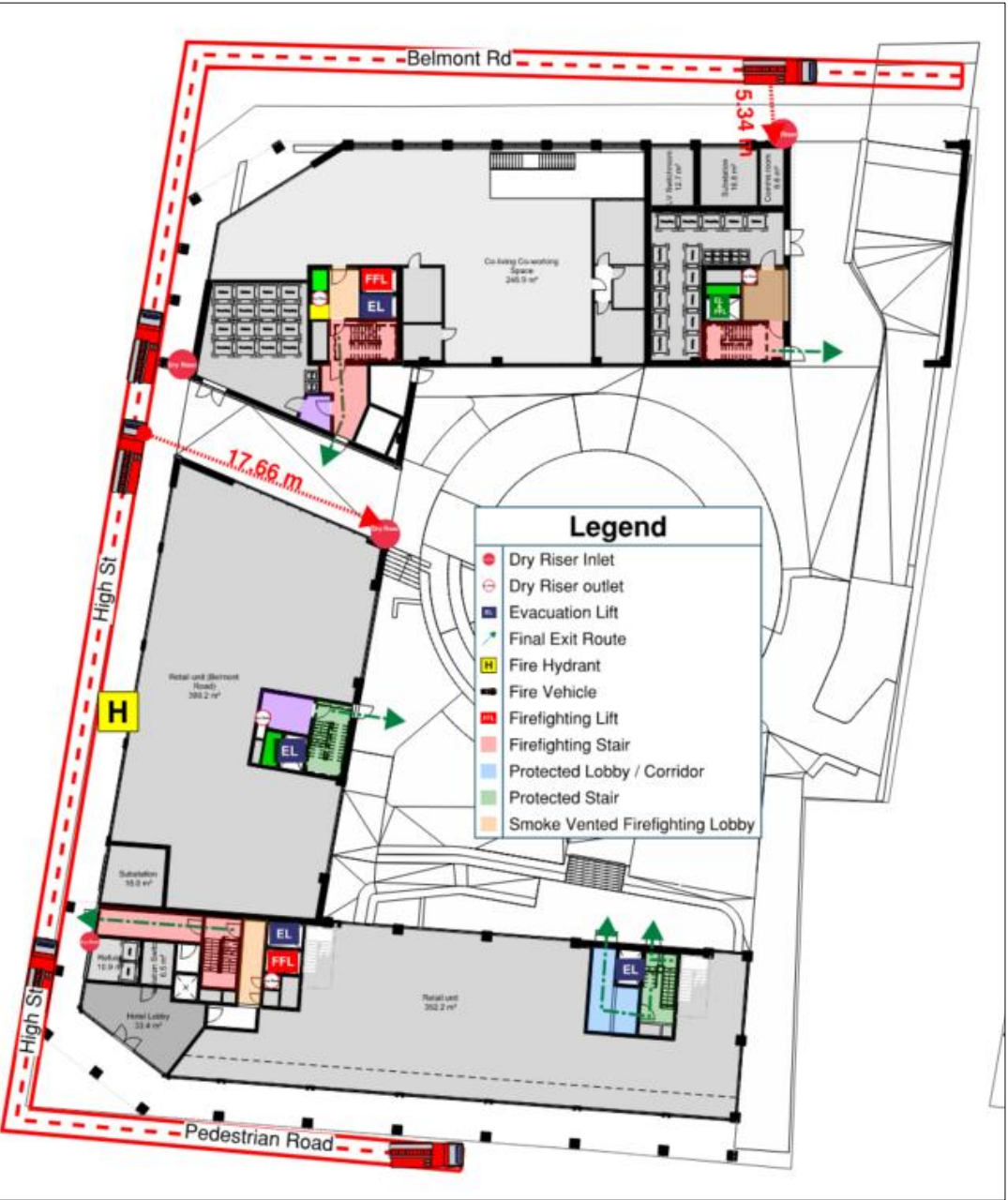
Site layout plan is:  
inserted in the form



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
Co-Living House	32.64 m  Basement + Ground Floor with mezzanine level + 9 floors above	Studios	1 <sup>st</sup> Floor to 9 <sup>th</sup> Floor	BS9991	no balconies	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	M4(2) & M4(3)
		Ancillary areas	Basement levels + Ground Floor	BS9991	no balconies	class A2-s1, d0 or better	simultaneous	yes- residential sprinklers, full	N/A non resi
		Commercial Space (Use Class E)	Ground Floor	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
7. Specific technical complexities <p>The building contains three stair cores – one stair core at north corner part, one stair core at northeastern part of the building and one stair core at southern part of the co-living building. North stair serve basement level and all upper levels. Northeastern stair serve all level above the ground and southern stair serve basement level and upper levels to 7<sup>th</sup> floor. Each level has access at least to two separate escape stairs.</p> <p>The building has a top floor height of more than 18m. The building exceeds 900 sqm on the Levels 01 – 07. Upper levels 08 – 09 are below 900 sqm. Therefore, two firefighting shafts will be provided.</p> <p>It will be ensured that sufficient hose cover will be achieved to all areas within 60m of the fire main outlet at each floor level in line with the recommendations of building regulation guidance.</p> <p>All stair cores will be equipped with an evacuation lift, alongside a firefighting lift or a dual-purpose lift (for both evacuation and firefighting purposes). The lifts will be accessed through a designated smoke-vented lobby.</p> <p>No green walls are proposed as part of the development. All external walls will be designed in line with Regulation 7 of the Building Regulations and no combustible materials will be proposed within the external wall construction.</p> <p>The development includes both residential and non-residential areas. All areas will be sprinklered throughout in line current sprinkler code guidance, i.e. BS:9251 (2021) or BS EN 12845.</p>									
8. Issues which might affect the fire safety of the development <p>The fire strategy will be developed to ensure that the requirements of the Building Regulations are met. The fire strategy will draw on guidance from BS9999 for the Commercial units and for the residential areas including ancillary accommodation will follow BS 9991.</p> <p>The internal layout of the commercial units will not be known at this stage and the fit-out fire strategy will be developed by each tenant as part of their own Building Regulations submission. However, the shell and core fire strategy including the distribution of exits is being developed to ensure that each commercial unit can be occupied based on a typical floor space factor of 2m²/person.</p> <p>Smoke shaft's locations will meet the requirements stated in BS 9991 guidance.</p>									
9. Local development document policies relating to fire safety N/A									
Emergency road vehicle access and water supplies for firefighting purposes									
10. Fire service site plan									

<p>The building has a top floor height of more than 18m. The building exceeds 900 sqm on the Levels 01 – 07. Upper levels 08 – 09 are below 900 sqm. Therefore, two firefighting shafts will be provided.</p> <p>Both firefighting cores will include the following:</p> <ul style="list-style-type: none"><li>• A firefighting lift and evacuation lift in one and a dual-purpose lift (for both evacuation and firefighting purposes) in the other, including backup power supply located within 7.5m of the door to the stair on all floors.</li><li>• Firefighting stair at least 1.1m wide.</li><li>• 2 hours fire resisting enclosure around the stair and the firefighting lift.</li><li>• A dry riser will be provided to the building.</li><li>• 1m<sup>2</sup> automatically opening vent at the head of the stairs.</li></ul> <p>It is proposed that one firefighting shaft will be extended to serve the basement levels in order to improve conditions for firefighting, although not needed to comply with standard Building Regulations guidance. A smoke-vented lobby will be incorporated between the ancillary accommodation and the stair using the smoke control measures provided to the upper floors above.</p> <p>The escape stair will also be equipped with a dry riser to meet the 60m rule for hose coverage in the basement.</p> <p>Standard guidance within Approved Document B Volume 1 was updated and recommends wayfinding signage be provided for the fire service in residential buildings exceeding a height of 11m. Wayfinding signage will be provided to assist the fire service in line with current guidance.</p> <p>An Evacuation Alert System (EAS) will be provided for use by the fire and rescue service. This will be designed to BS 8629.</p> <p>Vehicle access is provided within 45m hose cover of all points within the commercial units (Use E class). This is compliant with Building Regulations guidance.</p>
<p><b>11. Emergency road vehicle access</b></p> <p><b>12.</b></p> <p>The fire service access route will be through Belmont Road and Bakers Road, which allow access to the site.</p> <p>Is the emergency vehicle tracking route within the site to the siting points for appliances clear and unobstructed?</p> <p>yes</p>
<p><b>13. Siting of fire appliances</b></p> <p>Fire Vehicle access will be provided within 18m of the wet fire main inlet and will be visible from the fire appliance parking position. This is compliant with the parameters set out in Building Regulations guidance.</p>
<p><b>14. Suitability of water supply for the scale of development proposed</b></p> <p>There is an existing fire hydrant within 100m of each of the fire main inlets.</p> <p>A maintenance regime for all active fire safety measures will be developed in due course.</p> <p>Nature of water supply: hydrant- public</p> <p>Does the proposed development rely on existing hydrants and if so, are they currently usable / operable?</p> <p>don't know</p>

15. Fire service site plan  
Fire service site plan is:  
inserted in the form



Fire statement completed by

16. Signature

Basheer Youssef

17. Date

27/03/2024