

## 48-154 HIGH STREET, UXBRIDGE RESPONSE TO LONDON FIRE BRIGADE COMMENTS

HL9152/BY/Issue 1  
09/01/2025

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### INTRODUCTION

We are writing to acknowledge the comments provided by the London Fire Brigade regarding the Fire statement for 148-154 HIGH STREET UXBRIDGE UB8 1JY.

We would like to address the points raised in the LFB's feedback.

### RESPONSE TO COMMENTS

#### Amenity spaces at height

1. Noted, and this will be addressed during Stage 3 and 4.

#### Inclusive design and evacuation lifts

2. Noted, and this scheme will be designed based on BS 9991:2024 during Stage 3 and 4. The firefighting stairs will be adjoined by a fire sterile firefighting lobby at each level and protected escape stairs serving upper levels will be adjoined by a protected lift lobby. These lobbies will be provided with a means of smoke venting, designed in line with BS 9991 requirements. Corridors approaching the lift lobbies will be provided with a means of smoke venting as well to minimize smoke spread into lift lobbies. All service risers are accessed from the corridors.
3. Same as in point 2
4. Noted, and this will be addressed during Stage 3 and 4. Also, this will be part of the management plan that will be developed by the building management.

#### Proposed horizontal means of escape design

5. Noted, and this will be addressed during Stage 3 and 4.
6. Same as in point 5

#### Proposed vertical means of escape design

7. The bin store will be separated from the final exit of one of the firefighting stairs by a smoke-vented lobby. The remaining stairs will not have any ground-floor connections for access, except through the lift lobby.

#### Access and facilities for the fire and rescue service

8. It is mentioned in 9.2.2 of HL9152/R1 Issue 2.
9. Noted, and this will be addressed during Stage 3 and 4.
10. Same as in point 9
11. Same as in point 9

#### Basement

12. Noted, and this will be addressed during Stage 3 and 4.
13. Same as in point 12

**Cycle Storage Areas**

- 14. Noted, and this will be addressed during Stage 3 and 4.
- 15. Same as in point 14

**Areas of special fire risk**

- 16. Noted, and this will be addressed during Stage 3 and 4.

**Photovoltaic panels**

- 17. Noted, and this will be addressed during Stage 3 and 4.