Fire Statement in Line with London Plan Policies D12A, D12B and D5B

Rev 1.0

82-84 HIGH STREET, RUISLIP, LONDON HA4 7AB

Document Details

Document Title	**Fire Statement in Line with London Plan Policy D12A, D12B and D5B**
Project Name	82-84 High Street, Ruislip, London HA4 7AB
Status	Issued for comments and acceptance
Revision	1.0
Date	15.02.2026

Revision Schedule

Revision No.	Date	Author	Credentials	Comments
1.0	15.02.2026	Nadim Choudhary	CEng MEng FIMechE MIFireE MCIBSE IFE Membership: 00071097 Chartered Engineer: 579842	Issued for client review

Table of Contents

1 Project Overview 2
1.1 Scope 2
1.2 Project Description 2
1.3 London Plan 2
1.4 Building Regulations 2010 (as amended to date) 2
1.5 Guidance 2
2 Design approach 3
2.1 London Plan Policy D12A 3
2.2 London Plan Policy D12B 3
2.3 Means of Escape 3
2.4 Minimising Risk to Life 4
2.5 Materials 4
2.6 Fire Service Vehicle Access and Provisions 5
2.7 Future Alterations 5
2.8 London Plan Policy D5B 5
2.9 Summary 6

1 PROJECT OVERVIEW

1.1 SCOPE

1.1.1 Rockland Safety Services Ltd trading as Fire Safety Services have been instructed in the development of a Fire Statement in line with London Plan Policies D12A, D12B and D5B (this document) for the mixed-use development at 82-84 High Street, Ruislip, London HA4 7AB.

1.1.2 The primary objective of this report is to help provide a preliminary design that meets Policies D12A, D12B and D5B of the London Plan (see Section 1.3) which can then be further developed at detailed design stage to meet the functional requirements of the Building Regulations (see Section 1.4).

1.1.3 This report does not represent a fire strategy and should only be used in support of a planning application. It is expected that a formal fire strategy will be developed at detailed design stage as part of the Building Regulations application, which falls beyond the scope of this report.

1.1.4 This report and the overall design, including the fire strategy that will have to be developed at detailed design stage, will be subject to review and agreement with the Building Control Body.

1.1.5 This report is formulated based on information and experience available at the time of preparation. The drawings employed in developing this fire strategy report are presented in Table 1.

1.1.6 The design team should immediately inform Rockland Safety Services Ltd if the understanding of the project, or any assumptions within this report are not accurate.

1.2 PROJECT DESCRIPTION

1.2.1 The proposed site is at 82-84 High Street, Ruislip, London HA4 7AB. The project represents the material change of use of existing areas in order to create a mixed-use building. The finished building will include 5 storeys (LG, G+3). The lower ground and ground floors will represent a commercial unit independently accessed directly from the outside. All above ground floors will include residential units accessed via two independent residential staircases.

1.2.2 It is the understanding of Rockland Safety Services Ltd that the building includes a top occupied floor (third floor) less than 11m above the lowest adjoining ground immediately outside the building, when measured in accordance with Diagram D6 of ADB as presented in Figure 1. This is a fundamental assumption of this report which must be confirmed by the design team going forward.

1.3 LONDON PLAN

1.3.1 The London Plan 2021 represents the development strategy for the Greater London area which also introduces key fire safety considerations applicable to planning applications.

1.3.2 The London Plan includes the following definition of a major development, which follows Article 2(1) of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended to date):

- Development of dwellings where 10 or more dwellings are to be provided or the site area is 0.5 hectares or more; or
- Development of other uses, where the floor space is 1,000m^2 or more or the site area is 1 hectare or more.

1.3.3 Therefore, the proposed development does not classify as a major development in accordance with the London Plan 2021 and a Fire Statement (this report) has been developed.

1.4 BUILDING REGULATIONS 2010 (AS AMENDED TO DATE)

1.4.1 The primary objective of this report is to help provide a preliminary design that can be further developed at detail design stage to meet the functional requirements relating to fire safety, namely B1 to B5 of Schedule 1 of the Building Regulations as presented below:

- B1 – Means of Warning and Escape.
- B2 – Internal Fire Spread (Linings).
- B3 – Internal Fire Spread (Structure).
- B4 – External Fire Spread.
- B5 – Access and Facilities for the Fire Service.

1.5 GUIDANCE

1.5.1 It is proposed to use Approved Document B Volume 1:2025 to develop this fire statement. This report is not exhaustive in nature. Therefore, where not specifically stated, all fire safety provisions should be in accordance with ADB, where appropriate, and the documents referenced therein.

1.5.2 On above ground floors, the building will be used as a block of flats; therefore, the purpose group selected within residential areas will be Flats [1(a)] as described in Table 0.1 of ADB. Within the commercial unit, the purpose group selected will be Shop and Commercial [4] as described in Table 0.1 of ADB.

Table 1 – Referenced drawings

Description	Drawings number	Revision	Date
Proposed Plans	3616/P/141	C	05/02/2026
Block Plan	3616/L/02	-	May 2024

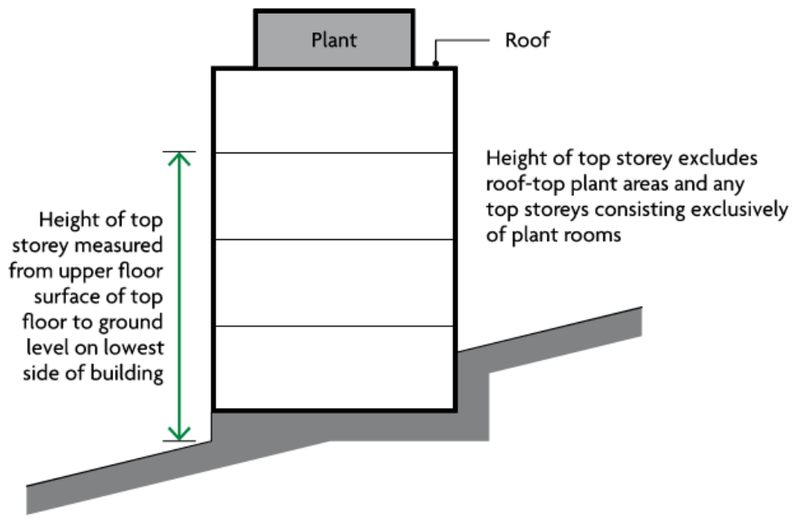


Figure 1 – Diagram D6 as extracted from ADB

2 DESIGN APPROACH

2.1 London Plan Policy D12A

2.1.1 The Fire Statement (this report) details how the following items have been considered at this preliminary design stage, in accordance with the **London Plan Policy D12A**:

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 for:

a) fire appliances to be positioned on (see Section 2.6).

b) for use as an evacuation assembly point (see Section 2.3).

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 features (see Section 2.4).

3) Are constructed in an appropriate way to minimise the risk of fire spread (see Section 2.5).

4) Provide suitable and convenient means of escape, and associated evacuation strategy for all building users (see Section 2.3).

5) Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in (see Section 2.3).

6) Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development (see Section 2.6).

2.2 London Plan Policy D12B

2.2.1 The Fire Statement (this report) details how the following items have been considered at this preliminary design stage, in accordance with the **London Plan Policy D12B**:

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.

The statement should detail how the development proposal will functions in terms of:

1) The building's construction: methods, products and materials used, including manufacturer's details (see Section 2.5).

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 (see Section 2.3).

3) Features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plan (see Section 2.4).

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 (see Section 2.6).

5) How provision will be made within the curtilage of the site to enable fire appliances to gain access to the building (see Section 2.6).

6) Ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures (see Section 2.7).

2.3 Means of Escape

D12A 1)b) Identify suitably positioned unobstructed outside space for use as an evacuation assembly point.

D12A 4) Provide suitable and convenient means of escape, and associated evacuation strategy for all building users.

D12A 5) Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in.

D12B 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.

2.3.1 All residential units should employ a 'defend-in-place strategy', whereby only the residential unit of fire origin should evacuate immediately upon activation of the fire detection and alarm system therein.

2.3.2 The commercial unit should employ a simultaneous evacuation separately, whereby all commercial unit areas should evacuate immediately upon activation of the fire alarm therein.

2.3.3 All single level flats should include a protected entrance hallway in accordance with Diagram 3.2 of ADB. Maximum travel distances within protected entrance hallways should not exceed 9m from the furthest room door to the flat entrance door. Protected entrance halls should serve all habitable rooms in the flat and achieve 30 minutes fire resistance, including FD30 fire doors as separation from any other part of the same flat.

2.3.4 The duplex flat should be designed as a flat with a protected internal staircase in accordance with Approach 4 under Section 3.21 of ADB. All habitable rooms should be served by a protected internal staircase. Travel distances within the protected internal staircase landing should be limited to 9m as measured from the furthest room door to the flat entrance door. The protected internal staircase should be enclosed in 30 minutes fire resisting construction including FD30 fire doors and be maintained free of furniture or combustibles.

2.3.5 The communal areas will be designed as a small single stair building without communal corridors in accordance with Diagram 3.9.b) of ADB. It is noted that each of the two communal staircases will be designed as a small single stair building. In order to omit communal corridors, each residential unit should include a protected entrance hallway or a protected internal staircase, and there should not be more than 2 flats per storey connecting into each staircase. The single communal staircases should not connect to ancillary or commercial areas. The communal staircase serving all floors should each include an AOV at high level into the roof achieving 1.0m^2 free area. An AOV is not proposed at this stage for the secondary communal staircase which serves a single residential unit.

2.3.6 Where a communal staircase projects beyond, is recessed from or is in an internal angle of the adjoining external wall of the building, then the staircase should be protected at least up to 1,800mm as per Diagram 3.10 of ADB.

2.3.7 Each communal staircase should either be protected from the adjoining communal roof garden using fire resisting construction achieving 60 minutes with FD30S fire doors, including fire resisting glazing (kept fixed shut), of the communal roof garden should be maintained as fire sterile within 1.8m of the staircase.

2.3.8 The minimum clear width of each communal staircase should be 800mm. Any handrails and strings intruding into the clear width by a maximum of 100mm on each side may be ignored.

2.3.9 Escape doors should not be fitted with a lock, latch or bolt fastening. These should always be easily openable from the inside by occupants making their escape. Any security devices should release the door upon activation of the fire alarm.

2.3.10 The minimum clear exit width of any door will be 750mm in accordance with ADB. However, these are recommended to be increased to 850mm in support of disabled access.

2.3.11 Emergency escape signage in accordance with BS 5499-4 should be provided.

2.3.12 Emergency lighting in accordance with BS 5266-1 should be provided.

2.3.13 Maximum travel distances within the commercial unit should not exceed 18m where escape is possible in a single direction and 45m where escape is possible in multiple directions. The internal layout of the commercial unit should be subject to a fit-out fire strategy.

2.3.14 A fire Evacuation Plan to be developed as part of the Regulatory Reform (Fire Safety) Order 2005 detailing escape routes and the evacuation assembly point.

2.3.15 The evacuation assembly point is expected to be on High Street, without obstructing the Fire Service access route.

2.3.16 The exact location of the evacuation assembly point will be outlined in the fire risk assessment conducted by the building operator. Management policies and procedures to be developed by the building operator in accordance with their duties in terms of the Regulatory Reform (Fire Safety) Order 2005.

2.4 Minimising Risk to Life

D12A 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 features.

D12B 3) Features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plan.

2.4.1 Each residential unit should include a Grade D1 Category LD1 fire detection and alarm system designed, installed and maintained in accordance with BS 5839-6.

2.4.2 The communal residential parts of the building should be covered by a standalone Category L5 fire detection and alarm system designed, installed and maintained in accordance with BS 5839-1. The communal system should include smoke detection in each communal staircase and ancillary area. The fire alarm panel should be located near the main entrance of the residential staircase on the ground floor.

2.4.3 The commercial unit should include a Category L2 fire detection and alarm system designed, installed and maintained in accordance with BS 5839-1.

2.4.4 As the building is assumed to not include a floor in excess of 11m above ground, automatic fire suppression does not represent a minimum requirement in accordance with ADB. This is a fundamental assumption of this report which must be confirmed by the design team going forward.

2.4.5 The communal staircase serving all floors should include smoke ventilation provided by a 1.0m^2 AOV, sited at high level in the roof above the stair. An AOV is not proposed at this stage for the secondary communal staircase which serves a single residential unit.

2.4.6 The compartmentation strategy proposed in the building is summarised in Table 2.

2.4.7 In order to ensure that fire does not spread within the building via cavities, cavity barriers should be provided and in accordance with Diagram 8.1 of ADB.

2.4.8 Any external walls sited within 1m or less from relevant boundaries are to be provided with fire-rated construction achieving 60 minutes fire resistance from both sides throughout. Any glazing in such areas should be fire resisting to 60 minutes (integrity and insulation), kept fixed shut.

2.4.9 The only permitted unprotected openings within otherwise fully fire-rated walls are openings that conform to Diagram 11.5 of ADB.

2.4.10 A detailed BR187 assessment will be required at detailed design stage, noting the very close site boundaries.

2.4.11 The building will be appropriately managed going forward in accordance with the Regulatory Reform (Fire Safety) Order 2005. On-going fire risk assessment will be undertaken within the building.

Table 2 – Compartmentation strategy

Location	Minimum resistance	Method of exposure	Fire doors
Elements of structure	60R	Exposed faces	N/A
External fire resisting walls (<1m from a boundary)	60REI	Both sides	N/A
External fire resisting walls (>1m from a boundary)	60RE, 15I	From inside	N/A
Compartment floors (all floors)	60REI	From underside	N/A
Protected shafts (communal residential staircases)	60REI	Both sides	FD30S
Protected shafts (basement commercial staircase)	60REI	Both sides	FD30S
Protected shafts (service risers)	60REI	Both sides	FD30S
Compartment walls (residential units)	60REI	Both sides	FD30S
Compartment walls (ancillary areas)	60REI	Both sides	FD60S
Compartment walls (commercial unit)	60REI	Both sides	N/A
Protected entrance hallways (inside single storey flats)	30REI	Both sides	FD30
Protected internal staircase (inside the duplex flat)	30REI	Both sides	FD30
Cavity barriers	30E, 15I	Both sides	FD30
Note: For fire doors, "S" refers to the ability to resist the passage of smoke.			

2.5 Materials

D12A 3) Are constructed in an appropriate way to minimise the risk of fire spread.

D12B 1) The building's construction: methods, products and materials used, including manufacturer's details.

2.5.1 Wall and ceiling linings should achieve the performance in Table 6.1 of ADB V2.

2.5.2 Each communal staircase should include flights, landings and generally only materials achieving Class A2-s3, d2 or better.

2.5.3 Only fire resisting letter boxes achieving 30 minutes and constructed of materials achieving Class A2-s3, d2 or better are permitted in the main entrance lobby at ground floor level.

2.5.4 The building is expected to be formed of traditional materials i.e. steel or reinforced-concrete structure. 60 minutes structural fire resistance should be provided to all elements of structure.

2.5.5 The building proposed is not classified as a relevant building under Regulation 7(4). However, in order to indicate compliance with functional requirement B4, it is proposed as good practice to comply with the requirements of Regulation 7(2) as far as practicable. Therefore, it is proposed that external wall materials, including specified attachments (e.g., balconies, etc.) achieve Class A1 or A2-s1, d0 or better in accordance with BS EN 13501-1. Some exceptions apply as listed in Regulation 7(3).

2.5.6 The roof should achieve BROOF(t4) due to the proximity of site boundaries.

2.5.7 Green roofs (if applicable) should be designed in accordance with 'Fire Performance of Green Roofs and Walls', published by the Department for Communities and Local Government.

2.6 Fire Service Vehicle Access and Provisions

D12A 1)a) Identify suitably positioned unobstructed outside space for fire appliances to be positioned on.

D12A 6) Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

D12B 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.

D12B 5) How provision will be made within the curtilage of the site to enable fire appliances to gain access to the building.

2.6.1 Pump appliance access is expected to be provided via High Road at the East as well as the rear road and car park area at the West, which represent existing public roads as presented in Figure 2. This results in the pump appliance parking within 45m along a route suitable for laying hose from all points on all floors in the building. Therefore, a dry rising main is not currently proposed.

2.6.2 The typical access route specifications for a pump appliance should be in accordance with Table 3 with values extracted from Guidance Note 29 (GN29) issued by London Fire Brigade. As the pump appliance access route is via existing public roads, these are expected to meet GN 29.

2.6.3 The pump appliance should not have to reverse more than 20m without a suitable turning point. It is noted that High Road at the East does not include a dead-end condition in proximity to the building. However, the rear road and car park area at the West is expected to include a turning point.

2.6.4 Security provisions should enable the fire appliance to gain access to the building in a fire scenario

2.6.5 A site survey and/or consultation with the London Fire Brigade should be carried out to confirm whether an existing operational public hydrant is located within 90m of the building entrances. If no existing hydrant is available, a new private hydrant in accordance with BS 9990 should be provided.

2.6.6 The building should be provided with special wayfinding signage in accordance with Sections 15.13 to 15.16 of ADB in support of firefighting operations, even if the building exceeds 11m in height.

2.6.7 The building should be provided with a secure information box in accordance with Sections 15.18 to 15.21 of ADB in support of firefighting operations, even if the building exceeds 11m in height.

Table 3 – Typical fire service vehicle access route specification

Appliance type	Min. width between kerbs (m)	Min. width of gateways (m)	Min. turning circle between kerbs (m)	Min. turning circle between walls (m)	Min. clearance height (m)	Min. carrying capacity (tonnes)
Pump	3.7	3.1	16.8	19.2	3.7	14.0
High reach	3.7	3.1	26.0	29.0	4.0	17

Note: Fire appliances are not standardised. Consultation with the local fire service will be required to ascertain their exact requirements.

Figure 2 - Fire service access route

2.7 Future Alterations

Ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures.

2.7.1 The building will be appropriately managed going forward in accordance with the Regulatory Reform (Fire Safety) Order 2005. On-going fire risk assessment will be undertaken within the building.

2.7.2 Existing fire safety information will be maintained and shared with all relevant stakeholders in accordance with Regulation 38.

2.8 London Plan Policy D5B

2.8.1 The Fire Statement (this report) details how the following item has been considered at this preliminary design stage, in accordance with the **London Plan Policy D5B**:

Development proposals should achieve the highest standards of accessible and inclusive design. They should:

5) Be designed to incorporate safe and dignified emergency evacuation for all building users. In all developments where lifts are installed, as a minimum at least one lift per core (or more subject to capacity assessments) should be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building.

2.8.2 It is noted that above and below ground floor levels do not include lift access. Therefore, refuge areas and evacuation lifts are not proposed at this stage.

2.8.3 From the ground floor, level escape should be provided directly to the outside and ultimately up to a designated muster point without having to use any steps. Suitable ramps should be provided in support of disabled occupants. Therefore, refuge areas are not required at ground floor level.

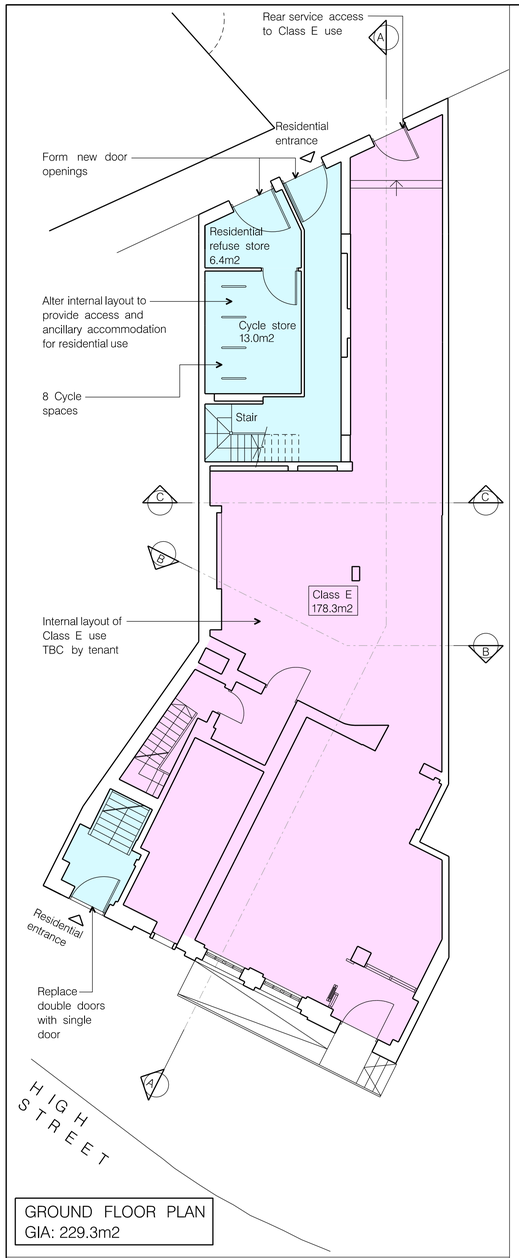
2.9 SUMMARY

2.9.1 This Fire Statement has been prepared to solely to support a planning application by addressing London Plan Policies D12A, D12B and D5, which requires development proposals to achieve the highest standards of fire safety, embedding these at the earliest possible stage.

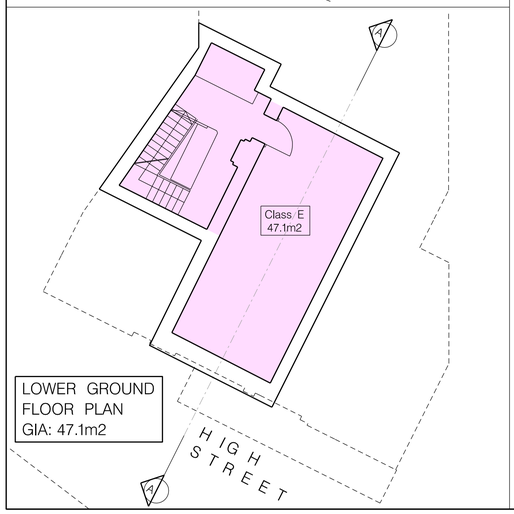
2.9.2 This Fire Statement has evidenced the provisions made for the safety of occupants as well as the provision of suitable access and equipment for firefighting considering London Plan fire safety policy requirements and the justification for these measures. It does not prove compliance or provide performance calculations and must not be relied upon for detailed design, construction, procurement or management purposes.

2.9.3 This report does not represent a fire strategy and should only be used in support of a planning application. It must not be submitted to or relied upon by any Building Control Body or the Fire Authority for Building Regulations approval, statutory consultation, Regulation 38 information or any equivalent regulatory process. Any such use is unauthorised, and we accept no responsibility or liability for uses of this document beyond its planning purpose.

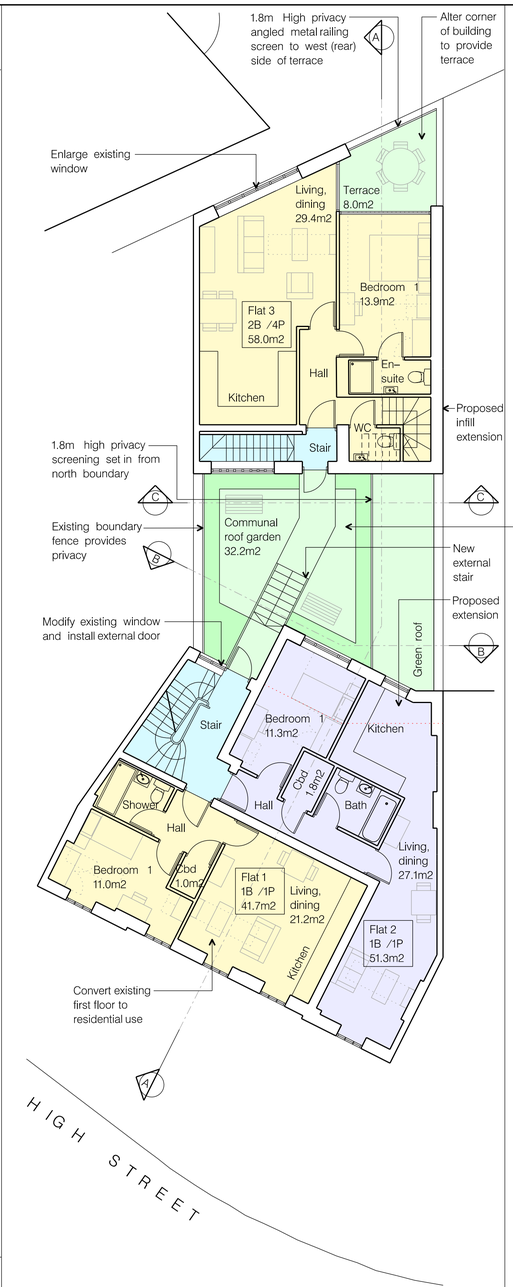
2.9.4 A formal fire strategy suitable for Building Regulations (including coordinated drawings, specifications, calculations and engagement with relevant authorities) will have to be developed at detailed design stage and will be subject to review and agreement with the Building Control Body.



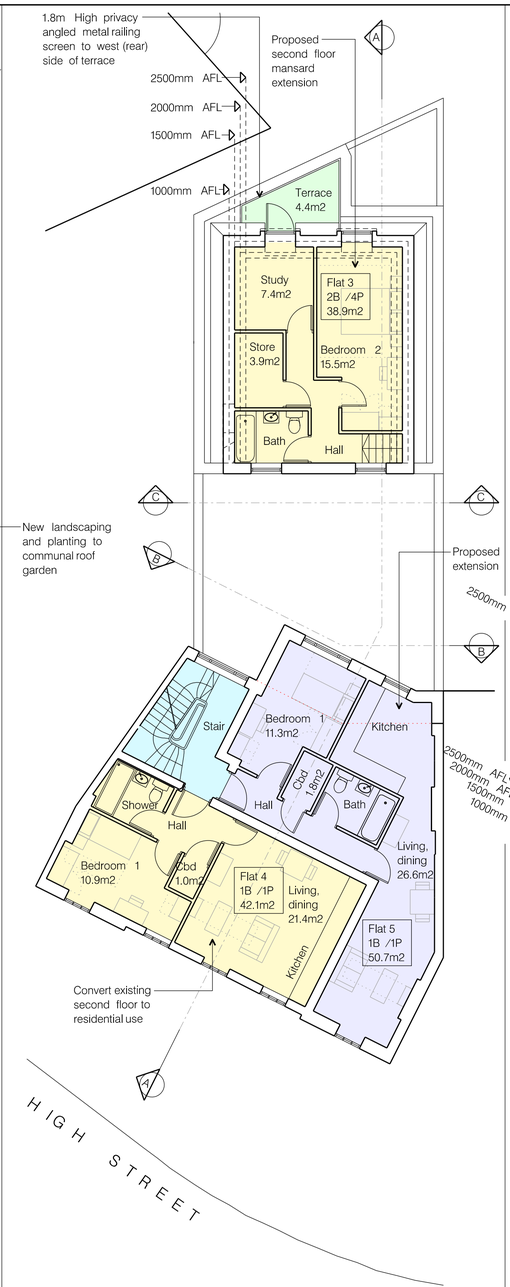
GROUND FLOOR PLAN
GIA: 229.3m2



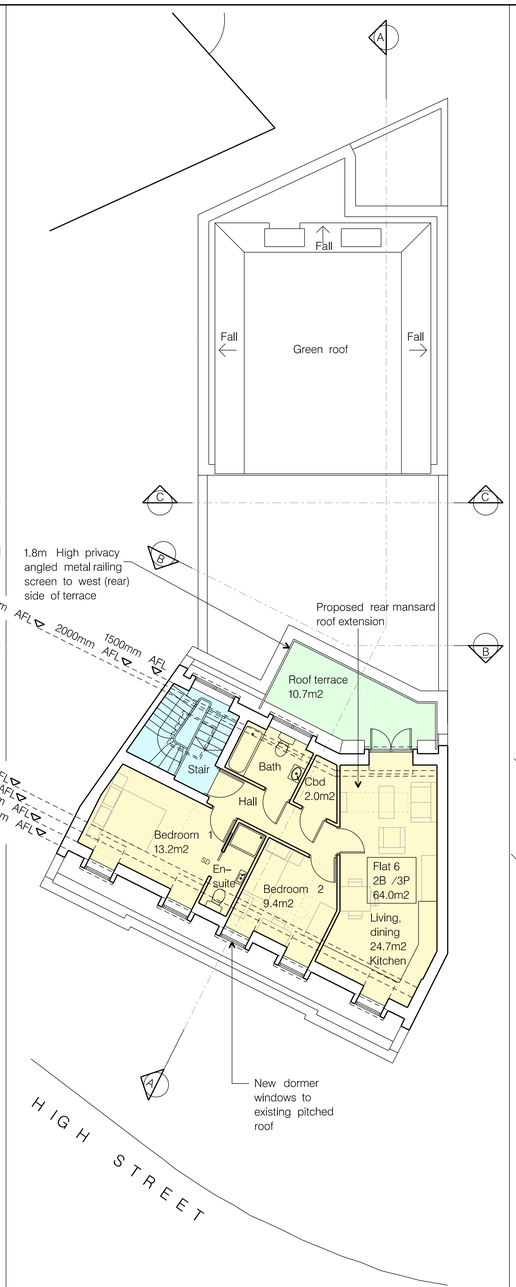
LOWER GROUND FLOOR PLAN
GIA: 47.1m2



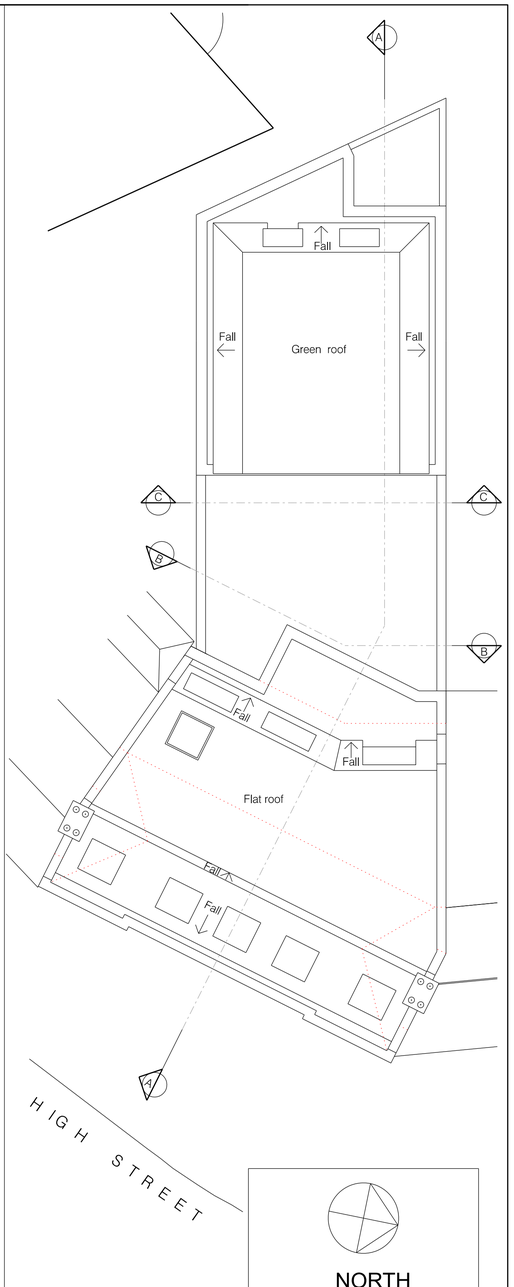
FIRST FLOOR PLAN
GIA: 172.4m2



SECOND FLOOR PLAN
GIA: 146.8m2



THIRD FLOOR PLAN
GIA: 73.1m2



ROOF PLAN

NORTH

SCALE
0 1.0 2.0 3.0 4.0 5.0
0 2 4 6 8 10 12 14 16 18 20ft

REV.	DESCRIPTION	DATE
C	Ground floor revised	05/02/26
B	General update	19/01/26
A	General update	26/11/25

PROJECT
82 – 84 HIGH STREET
RUISLIP
HA4 7AB

DRAWING TITLE
PROPOSED
FLOOR AND ROOF PLANS

SCALE 1:100 @ A1
1:200 @ A3
DATE NOVEMBER 2025

DRAWING No. 3616 /P /141
REV. C

90 BOROUGH HIGH STREET
LONDON SE1 1LL
Tel: 020 7407 3700 Fax: 020 7407 3800
e-mail: proun@proun.co.uk
PROUN
ARCHITECTS DESIGNERS PLANNERS