

**Report  
for  
Whitbread Group PLC**

**FIRE STATEMENT  
FOR  
NEW EXTENSION  
AT**

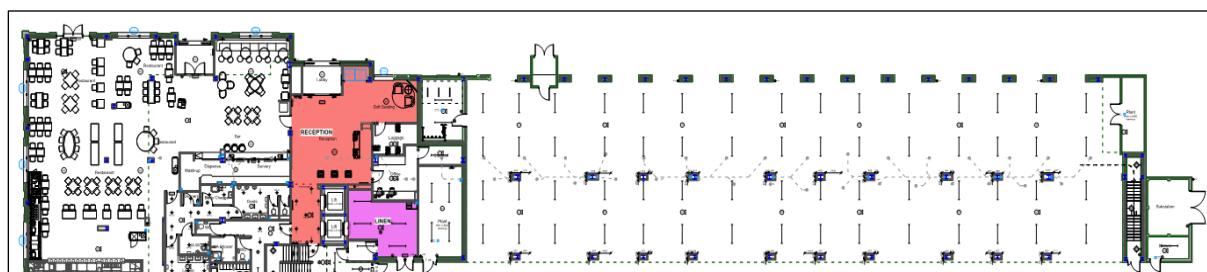
**PREMIER INN LONDON HAYES HEATHROW (HYDE PARK)  
HOTEL,  
MILLINGTON ROAD HAYES**

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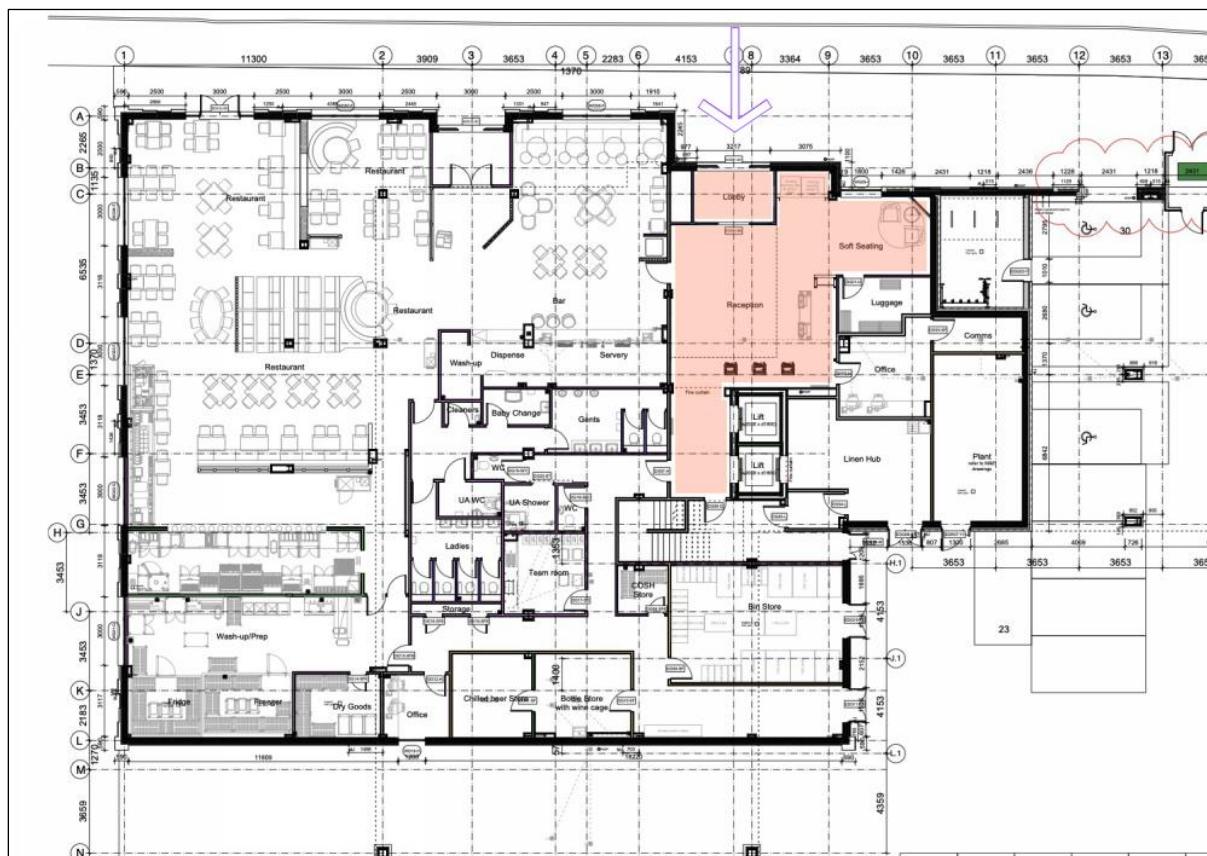
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# 1. INTRODUCTION

- 1.1 This fire statement has been prepared by C.S. Todd & Associates Ltd ("CSTA"), on behalf of Whitbread Group PLC ("Whitbread"), in support of an application for planning permission to convert the existing London Hayes Beefeater restaurant at the Premier Inn London Hayes Heathrow (Hyde Park) Hotel into a smaller restaurant and additional guest bedrooms. The works are confined to the envelope of the existing building, located at Millington Road, Hayes UB3 4AZ ("the Premises")
- 1.2 The Premises currently comprise a three-storey hotel (ground, first and second floor) with the existing Beefeater restaurant integral on the ground floor. A significant area of the ground floor forms an undercroft for parking. The building has a flat roof.



Existing ground floor – general layout



Existing ground floor – restaurant detail

- 1.3 The proposed development will comprise the stripping out of the existing restaurant and kitchen, and the subdivision of the area with new internal portioning to form a new restaurant, kitchen and nine new guest bedrooms. Aspects of the current kitchen area will be retained. It is anticipated that the new restaurant will be predominantly for hotel guest use.
- 1.4 Policy D12 of the London Plan requires development proposals to achieve the highest standards of fire safety, embedding these at the earliest possible stage.
- 1.5 The proposals in this document follow the headings outlined in Policy D12 of the London Plan, covering:
  - 1) the building's construction: method;
  - 2) the means of escape for all building users and the evacuation strategy;
  - 3) features which reduce the risk to life, such as fire detection and alarm systems, passive and active fire safety measures and associated management and maintenance plans;
  - 4) access and facilities for the fire and rescue service personnel;
  - 5) how provision will be made on site to enable fire appliances to gain access to the building; and
  - 6) ensuring that any potential future modifications to the building will consider, and not compromise, the base build fire safety/protection measures.
- 1.6 Policy D5 of the London Plan requires that, when passenger lifts are provided, at least one lift is designed as an evacuation lift. The existing building is provided with passenger lifts but not an evacuation lift. The scope of this project is limited to ground floor works in the existing restaurant area. Lift upgrades are outside the scope of this project and, hence, evacuation lifts will not be provided. Evacuation procedures from the upper floors of the building for guests with mobility limitations will remain unchanged and are not impacted by the proposals.
- 1.7 This fire statement is not to be considered a full fire strategy document, albeit it will be used to support the building regulations application in due course.
- 1.8 The submission of this fire statement constitutes neither a warranty of future results by C.S. Todd & Associates Ltd, nor an assurance against risk. The statement represents only the best judgement of the consultant involved in its preparation, and is based, in part, on information provided by others. No liability whatsoever is accepted for the accuracy of such information.

## 2. DESCRIPTION OF THE BUILDING

- 2.1 The new restaurant and guest bedrooms fall entirely within the footprint of the existing building, with work limited to the ground floor.
- 2.2 The two protected staircases in the building are unaffected by the proposals.
- 2.3 For fire safety purposes, the height of the top storey of the building is greater than 5 m but less than 11 m.
- 2.4 The distribution of bedrooms in the hotel is shown in the tables provided by Axiom Architects ("the Architects") copied below. The new restaurant will provide 105 covers.

EXISTING HOTEL		REFIT OF EXISTING BEDROOMS	
total existing bedrooms	150	total of existing bedrooms lost	0
storeys	4	bedrooms lost to form UA	0
UA bedrooms	15	bedrooms lost to form F&B / reception	0
3.1m & non model small bedrooms	30	UA from conversion of existing standard bedrooms	0
reception type	ID4	NEW F&B	
air conditioning	Yes	type	Solus 2.0
NEW BUILD BEDROOMS		size (bed module)	N/A
total new build bedrooms	9	target covers %	65%
in annexe	0	actual number of covers	105
in extension	0	actual number of covers as a % of total bedrooms	65%
in conversion of existing restaurant		PARKING	
storeys	1	existing spaces	75
total Prem +	9	proposed spaces	75
bedroom split:		TOTALS = NET EXISTING + ADDITIONAL	
UA	0	total bedrooms on completion	159
21.2m <sup>2</sup> Quad, Triple or Double	0	total UAs	16
21.2m <sup>2</sup> Twin	0	UA as a % of new total	10%
18.9m <sup>2</sup> Double (3.1m width)	0	total 3.1m wide & non model small bedrooms	35
Prem + UA	1	3.1m wide & non model small as a % of new total	22%
Prem + 21.2m <sup>2</sup>	3	21.2m <sup>2</sup> Twin as a % of new total	0%
Prem + 18.9m <sup>2</sup> (3.1m width)	5		

### **3. COMPETENCY**

- 3.1 The London Plan (Policy D12) recommends that the fire statement should be produced by someone who is third-party independent and suitably qualified. This should be a qualified engineer with relevant experience in fire safety, such as a Chartered Engineer registered with the Engineering Council by the Institution of Fire Engineers (IFE).
- 3.2 The consultant producing this fire statement is Stephen Robinson, who has an Honours degree in Fire Engineering, a Master's degree in Fire Safety Engineering and is a registered Chartered Engineer under licence by The Institution of Fire Engineers (CEng) and a Member of the Institution of Fire Engineers (MIFireE). Stephen has worked in the fire sector for 44 years.
- 3.3 All reports prepared by consultants within the CSTA practice are subject to comprehensive quality assurance checks by a director or suitably qualified consultant.

## 4. DESIGN APPROACH

- 4.1 The fire safety statement for the building adopts the guidance in Approved Document B to the Building Regulations 2010 (ADB)<sup>1</sup>.
- 4.2 The Building Regulations are functional and there is no obligation to follow the recommendations in ADB. However, no fire engineering design aspects are proposed for these premises.
- 4.3 Fire and rescue service access will be based on the provision of external access for fire appliances and firefighting by using normal circulation routes.
- 4.4 ADB does not require an automatic suppression system in a development of this height and use and automatic suppression will not be provided. It is, however, common practice for Whitbread to require kitchen range equipment to be protected by a suppression system.
- 4.5 Whitbread's generic requirements exceed some of the recommendations in ADB. For example, Whitbread requires cavity barriers in external walls at the junction with each wall separating guest bedrooms. However, it is not currently proposed to apply this requirement to the new ground floor bedrooms as this would require disproportionate intervention to the existing external walls.
- 4.6 From 1<sup>st</sup> December 2022, hotels with a floor level at least 18 m above ground floor level were classified as a "relevant building" under Regulation 7 of the Building Regulations. The classification prohibits the use of combustible materials in the construction of external walls, with minor specified exceptions. The hotel does not have a floor above 18 m and so is not classified as a "relevant building".
- 4.7 The Architects' GA plans, to which reference is made in the production of this fire statement, are listed in the table below. Copies of the proposed site plan, proposed ground floor plan and proposed elevations are included in Appendix A to this Fire Statement.

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<sup>1</sup> Approved Document B (Fire safety) Volume 2 – *Buildings other than dwellings*, 2019 edition incorporating 2020 and 2022 amendments

## PLANNING

Job title  
day  
month  
year

### Hayes (Hyde Park) Conversion

Job Number 6270

Sheet Number

1

Latest  
Revision

### Drawing description

No. Size Scale

Drawing Description	Ref	Scale	Sheet	Index	Notes	Comments	Approved
Location Plan	PL-001	A3	1:1250	/	A		A
Existing Site Plan	PL-002	A3	1:500	/	A		A
Existing Ground Floor Plan	PL-100	A3	1:200	/			/
Existing Floor Plans 1	PL-101	A3	1:300	/			/
Existing Floor Plans 2	PL-102	A3	1:300	/			/
Existing Roof Plan	PL-103	A3	1:300	/			/
Proposed Site Plan	PL-010	A3	1:500	/	A B		B
Proposed Ground Floor Plan	PL-110	A3	1:200	/	A B		B
Proposed First Floor Plan	PL-111	A3	1:200	/			/
Existing E elevations	PL-200	A3	1:200	/			/
Proposed E elevations 1	PL-210	A3	1:200	/	A B		B
Proposed E elevations 2	PL-211	A3	1:200	/	A		A

## **5. BUILDING CONSTRUCTION**

- 5.1 This is a conversion within the demise of the existing building and construction work is limited to internal partitioning and appropriate window adaptations to facilitate natural light to guest bedrooms.
- 5.2 The external walls are of existing construction. Where windows are adapted or modified, suitable cavity barriers will be provided if this involves installing new window frames.
- 5.3 External partitioning may comprise masonry and/or framed partitions.
- 5.4 Any modifications to structural elements will require maintenance of fire resistance, i.e. 60 minutes (REI as appropriate to the building element).

## 6. MEANS OF ESCAPE AND FIRE WARNING

### Fire Evacuation Strategy

6.1 The hotel will operate a two-stage alarm, allowing a 3-minute period for initial staff verification of an alarm arising from a single smoke detector, followed by a simultaneous evacuation.

### Assembly Points

6.2 Assembly points are available in the hotel car park and all four paved roads surrounding the hotel block.

### Escape Routes

6.3 The means of escape will meet the requirements of ADB with respect to travel distance (purpose group 2b), number, and width, of exits and capacity of protected stairs. These are summarised below:

Location	Travel distance - one direction	Travel distance - more than one direction
In bedrooms	9 m	18 m
In bedroom corridors	9 m	35 m
Elsewhere	18 m	35 m
Within Plant room	9 m	35 m
Total including allowance in plant room (not open air)	18 m	45 m
Open air plant	60 m	100 m

Maximum number of people	Minimum width
60	750 mm
110	850 mm
220	1,050 mm
More than 220	5 mm/person

6.4 New guest bedrooms will be served by a protected corridor formed from 30 minutes' fire-resisting walls and FD 30S fire doors. The corridor will be sub-divided by fire-resisting doors, to reduce the risk of smoke simultaneously obstructing both exits and to protect dead end sections.

6.5 The corridor will be a minimum of 1,200 mm width, and exit door openings from the corridor a minimum of 850 mm width.

6.6 The bedroom corridor in the new extension will be provided with a final exit at one end, and an alternative exit via reception at the other end. The reception area will be open to the restaurant and will form an accommodation space. However, it is considered reasonable for the alternative exit from the bedroom corridor to be via reception, on the basis that:

- the section of corridor leading to reception is relatively short, serving only four bedrooms;
- the distance between the bedroom corridor door and the final exit from reception is only approximately 4.5m;
- the fire door between the bedroom corridor and reception will be provided with a clear vision panel so any fire in the reception area will be obvious;
- fire exit signage will place emphasis on the final exit door from the corridor;
- the Category L1 fire detection and alarm system and 24/7 staff presence will ensure a rapid response to a fire alarm.

6.7 The restaurant area will be provided with access to two exits that are independent of exits serving the stairs. The main escape route will be via reception and the alternative route via a back-of-house corridor to a final exit. This alternative exit will also serve the kitchen. Doors leading to the exit routes will be a minimum width of 800 mm to account for one exit being discounted. An 850 mm exit is adequate for 110 people and the restaurant will have 105 covers. It is noted that the exit route from reception will exceed this width and, hence, will be adequate for any additional occupants leaving the new bedrooms.

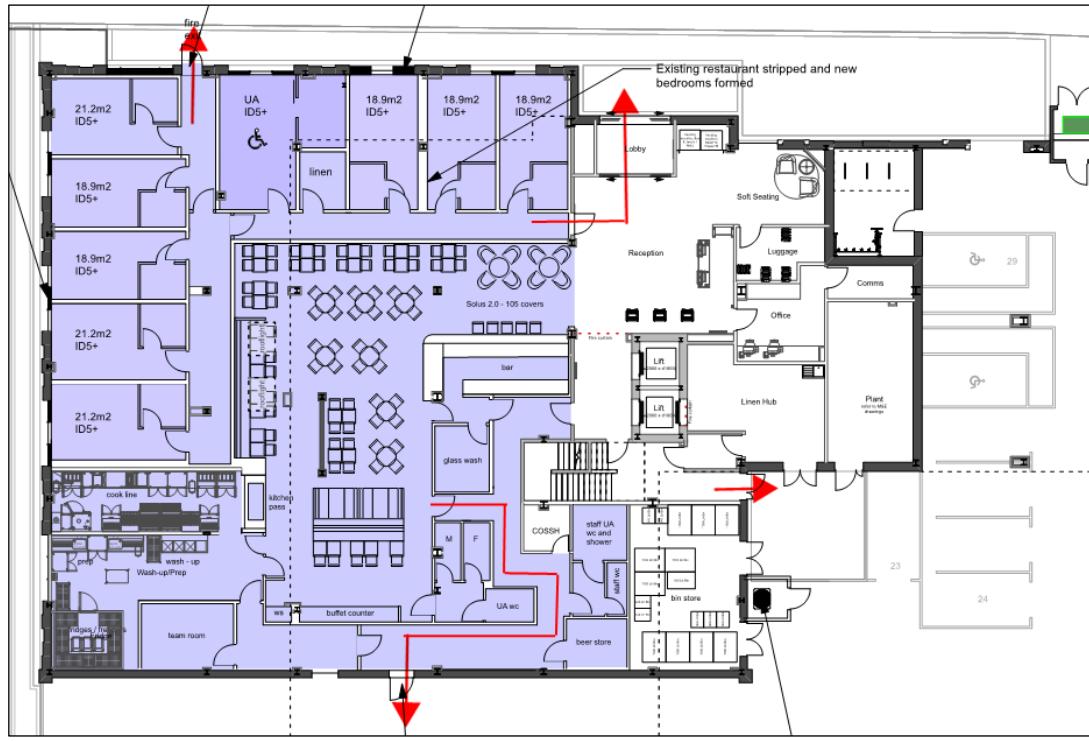
6.8 The means of escape routes from the existing hotel will remain broadly unchanged. However, to take account of the new open aspect between the restaurant and the reception area, an automatic fire and smoke curtain will be provided to protect the guest lifts.

6.9 Means of escape stairs and capacity are unaffected by the proposals. The main stair retains lobby protection with the provision of the fire and smoke curtain.

6.10 Escape routes will have a minimum clear headroom of 2 m.

6.11 The marked plan extract below illustrates the escape routes from the new ground floor restaurant and guest bedrooms with green arrows.

6.12 Escape routes are via level access.



## Emergency Escape Lighting

- 6.13 The refitted area will be provided with comprehensive coverage of emergency escape lighting. The emergency escape lighting will comply with the recommendations of BS 5266-1<sup>2</sup> and the requirements of BS EN 1838<sup>3</sup> and BS 5266-8<sup>4</sup>.
- 6.14 The emergency escape lighting system will comprise a mixture of self-contained, non-maintained and maintained luminaires with integrated battery packs and inverter units.
- 6.15 All emergency luminaires will have a standby operation of three hours, with their associated charger units able to suitably recharge within 24 hours. Testing facilities will be key switches, located adjacent to local distribution boards, for tests to large areas such as Main Reception, bedroom corridors and staircases. For tests to isolated areas such as offices, linen rooms and WCs, test facilities will be installed within the local lighting switch plate
- 6.16 Provision will be made for all final exits, corridor fire doors and direction changes to fire exit routes to have illuminated directional exit signage.
- 6.17 Emergency escape lighting will be designed to a minimum of 1 Lux on all escape routes, with 10% of the general illumination level over all distribution boards, switchboards and plant items.

<sup>2</sup> BS 5266-1: 2016. *Emergency lighting - Code of practice for the emergency lighting of premises*

<sup>3</sup> BS EN 1838: 2013. *Lighting applications – Emergency lighting*.

<sup>4</sup> BS 5266-8: 2004 (BS EN 50172: 2004). *Emergency escape lighting systems.*

### **Fire Exit Signs**

6.18 Escape routes will be provided with suitable 'FIRE EXIT' signs in compliance with the following standards:

- a) BS 5499-4: 2013. *Safety signs. Code of practice for escape route signing.*
- b) BS ISO 3864-1: 2011. Graphical symbols. Safety colours and safety signs. Design principles for safety signs and safety markings.
- c) BS EN ISO 7010: 2020 + A6:2023. Graphical symbols. Safety colours and safety signs. Registered safety signs.
- d) BS 5499-10: 2014+A1:2023. Guidance for the selection and use of safety signs and fire safety notices.

### **Means of Warning of Fire**

6.19 The refurbished area will be provided with a comprehensive fire detection and alarm system, which will meet the recommendations for a Category L1 system, as defined in BS 5839-1<sup>5</sup>. The fire detection and alarm system will be an analogue, addressable type.

6.20 The hotel will continue to operate a simultaneous evacuation strategy with a three minute investigation period for an alarm arising from a single smoke detector. The appointed fire alarm contractor will develop a proposal setting out how the fire alarm system will be adapted.

### **Surface Linings**

6.21 In order to control the spread of flame across surfaces, all finishes to walls and ceilings will meet the performance classification recommended in Table 10 of ADB. Therefore, the classification of the surfaces of walls and ceilings within the buildings will comply with the following:

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<sup>5</sup> BS 5839-1: 2017. *Fire detection and fire alarm systems for buildings. Code of practice for design, installation, commissioning and maintenance of systems in non-domestic premises.*

Classification of linings		
Location	National class	European class
Small rooms of area not more than 30m <sup>2</sup> :	3	D-s3, d2
Other rooms:	1	C-s3, d2
Other circulation spaces:	0	B-s3, d2

### Additional Provisions

6.22 Electrically operated, hold-open devices provided on fire-resisting doors, e.g. within the bedroom corridor areas, will be interfaced to the fire detection and alarm system.

6.23 Doors on escape routes that are fitted with electronic locks will be interfaced with the fire detection and alarm system to deactivate the door locking system on fire alarm activation, or in the event of a power failure.

6.24 Sliding doors on the hotel escape route at reception will, similarly, be interfaced with the fire detection and alarm system to open the doors on fire alarm activation, or in the event of a power failure. Any such doors on escape routes will be provided with a manual door release unit (green 'break glass' call point), positioned by the door on the approach side and wired directly in series with the power supply to the locks.

6.25 More generally, electronic door locks on escape routes will comply with the recommendations of BS 7273-4<sup>6</sup>.

6.26 An active fire barrier (fire/smoke curtain) will be included in the design to protect the ground floor lifts and will be interfaced to the fire detection and alarm system. Active barriers are typically only operated by a local detector and must be provided with a test switch adjacent to each barrier. In this scheme, the preferred option is for active barriers to operate on any confirmed fire alarm.

6.27 Fire curtains are required to be designed according to the requirements of BS 8524-1<sup>7</sup> and specified, installed, and commissioned to BS 8524-2<sup>8</sup>. The appointed contractor will be required to provide a design specification, based on the content of Tables 1-3 of BS EN 8524-2, suitable for the location and size of the curtain. This will be required to include, but not be limited to, the following criteria:

- provision of a minimum of 60 minutes' integrity;
- smoke containment performance of not less than 3m<sup>3</sup>/m/h;
- that C1 reliability criterion is met;

<sup>6</sup> BS 7273-4: 2015+A1:2015. *Code of practice for the operation of fire protection measures. Actuation of release mechanisms for doors.*

<sup>7</sup> BS 8524-1: 2013. *Active fire curtain barrier assemblies. Specification.*

<sup>8</sup> BS 8524-2: 2013. *Active fire curtain barrier assemblies. Code of practice for application, installation and maintenance.*

- that both a mains and secondary power supply will be provided if a gravity fail safe is not provided;
- that an installation checklist and certificate, and a commissioning certificate, will be provided by the appointed contractor, in line with the examples provided in the appendices to BS 8524-2.

## 7. INTERNAL FIRE SPREAD

7.1 For the purpose of Table B4 in Appendix A of ADB, the height of the highest occupied level of the hotel is more than 5 m but less than 11 m when measured in accordance with Diagram D5 of ADB. Therefore, the elements of structure will be specified to provide not less than 60 minutes' fire resistance. Fire resistance means the level of performance of the element of structure, when tested in accordance with the requirements of BS 476 Parts 20-24<sup>9</sup>, or EN equivalent, as specified for a particular element in Tables B3 and B4 of ADB. It is noted that there are no specific works proposed involving elements of structure.

7.2 All floors will be specified as compartment floors. There are no floor area or volumetric limitations for fire compartments in a hotel. It is noted that there are no specific works involved to compartment floors.

7.3 All service shafts penetrating a compartment floor will be constructed as protected shafts with the appropriate fire resistance, as specified in Tables B3 and B4 of ADB.

7.4 Bathroom service enclosures will be sealed at compartment floor level so will not be classified as protected shafts. They will be separated from bedroom corridors by partitions providing 30 minutes' fire resistance (REI) from both sides. Access hatches located in corridors will provide 30 minutes' fire resistance from both sides and be provided with smoke seals.

7.5 Enclosures to stores, plant rooms, refuse areas, service cupboards that are not protected shafts, and team rooms will provide 30 minutes' fire resistance with FD 30S fire-resisting doors.

7.6 Where air handling ducts pass through fire-separating elements, such as compartment walls or the enclosures to protected escape routes, then the integrity of those elements will be maintained, using one, or a combination, of the following four methods:

- Method 1: thermally actuated fire dampers;
- Method 2: fire-resisting enclosures;
- Method 3: protection using fire-resisting ductwork;
- Method 4: automatically actuated fire and smoke dampers triggered by smoke detectors.

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<sup>9</sup> BS 476-20:1987. *Fire tests on building materials and structures. Method for determination of the fire resistance of elements of construction (general principles)*

BS 476-21: 1987. *Fire tests on building materials and structures. Methods for determination of the fire resistance of loadbearing elements of construction*

BS 476-22: 1987. *Fire tests on building materials and structures. Methods for determination of the fire resistance of non-loadbearing elements of construction*

BS 476-23: 1987. *Fire tests on building materials and structures. Methods for determination of the contribution of components to the fire resistance of a structure*

BS 476-24: 1987. *Fire tests on building materials and structures. Method for determination of the fire resistance of ventilation ducts*

7.7 Method 1 will not be used for extract ductwork passing through the enclosures of protected escape routes, because large volumes of smoke can pass thermal devices without triggering them.

7.8 Where Method 3 is used and ductwork penetrates the enclosure of a protected escape route, it will have fire resistance for both integrity and insulation.

7.9 Whitbread requires all kitchen extract ductwork internally within the building to be fire rated. The ductwork is to be rated to 120 minutes in both stability and integrity. The system to be utilised is a Firemac Duct System ref FM 120 (Type B) which will be installed fully in line with Firemac guidance notes. In this case, it is noted that the intention is to retain and reuse the existing kitchen fume extraction system.

7.10 Fire dampers will meet both of the following conditions:

- conform to BS EN 15650<sup>10</sup>;
- have a minimum E classification of 60 minutes, or to match the integrity rating of the fire-resisting elements, whichever is higher.

7.11 Fire and smoke dampers will meet both of the following conditions:

- conform to BS EN 15650;
- have a minimum ES classification of 60 minutes, or to match the integrity rating of the fire resisting elements, whichever is higher.

7.12 Dampers are not suitable for protecting ducting used for smoke extraction, or for fume extraction from kitchens. In these cases, Method 2 (fire-resisting enclosure) or Method 3 (fire-resisting ductwork), as specified in ADB, should be used.

7.13 All openings around pipes and services passing through a fire-resisting wall or floor will be adequately protected by sealing or fire stopping, so that the fire resistance of the element is not impaired. Openings for pipes through a fire-separating element may be dealt with by proprietary sealing, restricted pipe diameter or a sleeve. Fire stopping work will be completed by a third-party registered contractor using Hilti products, unless otherwise agreed by Whitbread.

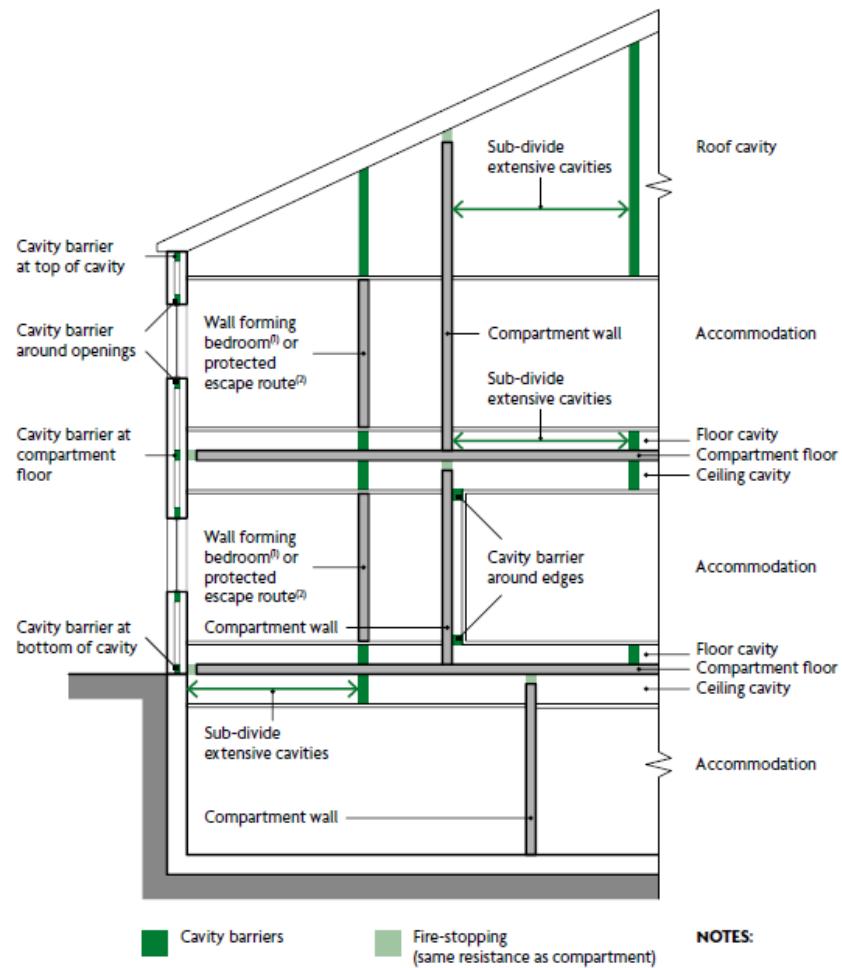
7.14 Cavity barriers will be provided at all the following locations, to the extent that the project impacts on these locations (see also Diagram 9.1 from ADB below):

- at the edges of cavities, including around openings (such as windows, doors and exit/entry points for services), relevant to the extent that windows are adapted;
- at the junction between an external cavity wall and every compartment floor and compartment wall - outside of the scope of the project;
- where a partition protecting an escape route is not full height, or has a void under it;
- in divided corridors, cavity barriers may be needed to prevent alternative escape routes being affected by fire and/or smoke.

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<sup>10</sup> BS EN 15650: 2010. Ventilation for buildings. Fire dampers.

See para 9.2



**NOTES:**

1. See paragraph 9.7.

2. See paragraph 9.5.

**Diagram 9.1 Provisions for cavity barriers**

**7.15** Cavity barriers will be used to sub-divide any extensive cavities exceeding the dimensions set out in Table 9.1 of ADB. Some exceptions are permitted to these dimensions in specified circumstances.

**Table 9.1 Maximum dimensions of cavities in buildings other than dwellings (purpose groups 2 to 7)**

Location of cavity	Class of surface/product exposed in cavity (excluding the surface of any pipe, cable or conduit, or any insulation to any pipe)	Maximum dimension in any direction (m)
Between roof and a ceiling	Any	20
Any other cavity	Class C-s3, d2 or better	20
	Worse than Class C-s3, d2	10

7.16 Whitbread requires additional cavity barriers to be installed in external wall cavities at the junction of the enclosing wall of each guest bedroom with the external wall. This is regardless of whether the wall separating bedrooms is designated as fire-resisting. However, in this case, external walls are existing and retrofitting cavity barriers coincident with the new ground floor bedrooms walls is unlikely to be practicable.

## **8. SMOKE VENTILATION**

- 8.1 No means for smoke ventilation are provided, nor are any required within the scope of the proposed works, or the building more generally.

## **9. EMERGENCY POWER SUPPLIES**

- 9.1 There is no requirement for a standby electrical generator at the premises.
- 9.2 The secondary power supply for emergency escape lighting and the fire detection and alarm systems will be provided by integral batteries.

## 10. EXTERNAL FIRE SPREAD

10.1 The reaction to fire performance of external surfaces (i.e. outermost external material) of external walls is prescribed in Table 12.1 of ADB (below). For a hotel of less than 11 m in height and more than 1 m from the relevant boundary, no provision is made in ADB. The existing external surfaces of the building walls are not affected by the scope of the project.

**Table 12.1 Reaction to fire performance of external surface of walls**

Building type	Building height	Less than 1000mm from the relevant boundary	1000mm or more from the relevant boundary
'Relevant buildings' as defined in regulation 7(4) (see paragraph 12.15)		Class A2-s1, d0 <sup>(1)</sup> or better	Class A2-s1, d0 <sup>(1)</sup> or better
All 'residential' purpose groups (purpose groups 1 and 2)	More than 11m 11m or less	Class A2-s1, d0 <sup>(2)</sup> or better Class B-s3, d2 <sup>(2)</sup> or better	Class A2-s1, d0 <sup>(2)</sup> or better No provisions
Assembly and recreation	More than 18m 18m or less	Class B-s3, d2 <sup>(2)</sup> or better Class B-s3, d2 <sup>(2)</sup> or better	From ground level to 18m: class C-s3, d2 <sup>(3)</sup> or better From 18m in height and above: class B-s3, d2 <sup>(2)</sup> or better Up to 10m above ground level: class C-s3, d2 <sup>(3)</sup> or better Up to 10m above a roof or any part of the building to which the public have access: class C-s3, d2 <sup>(3)</sup> or better <sup>(4)</sup> From 10m in height and above: no minimum performance
Any other building	More than 18m 18m or less	Class B-s3, d2 <sup>(2)</sup> or better Class B-s3, d2 <sup>(2)</sup> or better	From ground level to 18m: class C-s3, d2 <sup>(3)</sup> or better From 18m in height and above: class B-s3, d2 <sup>(2)</sup> or better No provisions

**NOTES:**

In all cases all the following provisions apply.

- Regulation 7(1A) prohibits the use of relevant metal composite materials in the external walls, and specified attachments, of all buildings of any height (see paragraphs 12.12 and 12.13).
- The advice in paragraph 12.4 should always be followed.

In addition to the provisions within this table, buildings with a storey 18m or more above ground level should also meet the provisions of paragraph 12.6.

In addition to the provisions within this table, buildings with a storey 11m or more above ground level should also meet the provisions of paragraph 12.7.

- The restrictions for these buildings apply to all the materials used in the external wall and specified attachments (see paragraphs 12.14 to 12.17 for further guidance).
- Profiled or flat steel sheet at least 0.5 mm thick with an organic coating of no more than 0.2mm thickness is also acceptable.
- Timber cladding at least 9mm thick is also acceptable.
- 10m is measured from the top surface of the roof.

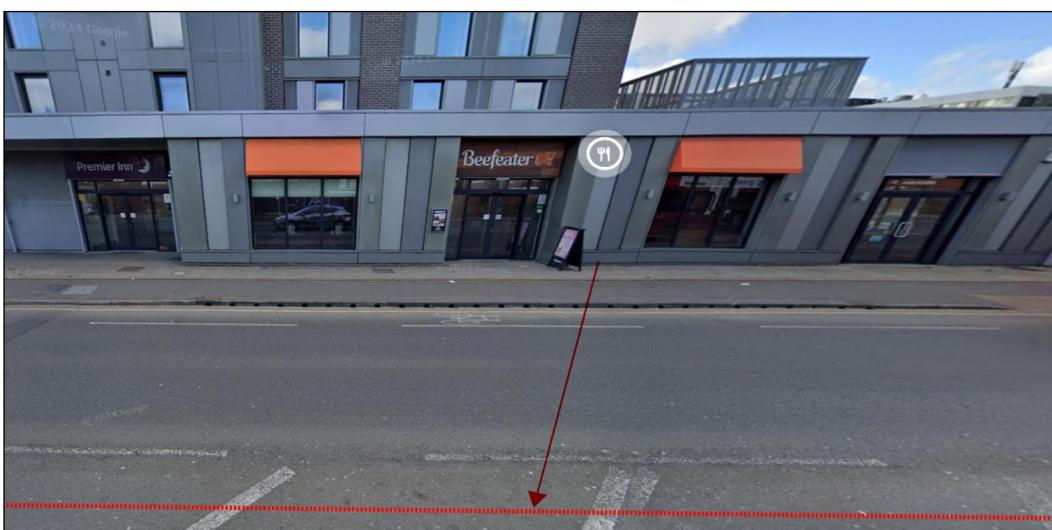
10.2 The hotel does not have a floor over 18 m above ground and is not classified as a "relevant building" under Section 7(4) of the Building Regulations.

10.3 To prevent fire spread to an adjacent building by thermal radiation, it is necessary to consider the permitted extent of unprotected parts of an external wall and window and other openings in relation to the relevant boundary. The method used for assessing the external fire spread risk to adjacent buildings is the calculated method provided in the Building Research Establishment document BR 187. For a hotel, the lower cited heat output of 84kW/m<sup>2</sup> is applicable for calculating separation distances.

10.4 The distance to notional boundaries around the building and the extent of unprotected openings are unchanged by the proposals and are to the centre of the adjacent roads to the front, back and side of the building as illustrated in the google street map images below. In each case the distance is not less than 8 m.



**Notional boundaries - side (left), back (right)**



**Notional boundary (front)**

10.5 The hotel has compartment floors, so it is only necessary to consider external fire spread from one floor. Considering an enclosing rectangle of 3 m in height, BR187 permits a 100% unprotected elevation for all elevation widths, as shown in the extract below (100% column figures in brackets).

**Table A: Enclosing rectangle 3 m high**

Width	Distance from relevant boundary for unprotected percentage not exceeding								
	20%	30%	40%	50%	60%	70%	80%	90%	100%
Minimum boundary distance (m)	Figures in brackets for residential, office and assembly uses								
3.0	1.0 (1.0)	1.5 (1.0)	2.0 (1.0)	2.0 (1.5)	2.0 (1.5)	2.5 (1.5)	2.5 (2.0)	3.0 (2.0)	3.0 (2.0)
6.0	1.5 (1.0)	2.0 (1.0)	2.5 (1.5)	3.0 (1.5)	3.0 (2.0)	3.5 (2.0)	3.5 (2.5)	4.0 (2.5)	4.0 (3.0)
9.0	1.5 (1.0)	2.5 (1.0)	3.0 (1.5)	3.5 (2.0)	3.5 (2.5)	4.0 (2.5)	4.5 (3.0)	4.5 (3.0)	5.0 (3.5)
12.0	1.5 (1.0)	2.5 (1.0)	3.0 (1.5)	3.5 (2.0)	4.0 (2.5)	4.5 (3.0)	5.0 (3.0)	5.5 (3.5)	5.5 (3.5)
15.0	2.0 (1.0)	2.5 (1.5)	3.5 (2.0)	4.0 (2.0)	4.5 (2.5)	5.0 (3.0)	5.5 (3.5)	6.0 (3.5)	6.0 (4.0)
18.0	2.0 (1.0)	2.5 (1.5)	3.5 (2.0)	4.0 (2.5)	5.0 (2.5)	5.5 (3.0)	6.0 (3.5)	6.5 (4.0)	6.5 (4.0)
21.0	2.0 (1.0)	3.0 (1.5)	3.5 (2.0)	4.5 (2.5)	5.0 (3.0)	5.5 (3.0)	6.0 (3.5)	6.5 (4.0)	7.0 (4.5)
24.0	2.0 (1.0)	3.0 (1.5)	3.5 (2.0)	4.5 (2.5)	5.0 (3.0)	6.0 (3.0)	6.5 (3.5)	7.0 (4.0)	7.5 (4.5)
27.0	2.0 (1.0)	3.0 (1.5)	3.5 (2.0)	4.5 (2.5)	5.5 (3.0)	6.0 (3.5)	6.5 (3.5)	7.0 (4.0)	7.5 (4.5)
30.0	2.0 (1.0)	3.0 (1.5)	4.0 (2.0)	4.5 (2.5)	5.5 (3.0)	6.0 (3.5)	7.0 (4.0)	7.5 (4.0)	8.0 (4.5)
40.0	2.0 (1.0)	3.0 (1.5)	4.0 (2.0)	5.0 (2.5)	5.5 (3.0)	6.5 (3.5)	7.0 (4.0)	8.0 (4.5)	8.5 (5.0)
50.0	2.0 (1.0)	3.0 (1.5)	4.0 (2.0)	5.0 (2.5)	6.0 (3.0)	6.5 (3.5)	7.5 (4.0)	8.5 (4.5)	9.0 (5.0)
60.0	2.0 (1.0)	3.0 (1.5)	4.0 (2.0)	5.0 (2.5)	6.0 (3.0)	7.0 (3.5)	7.5 (4.0)	8.5 (4.5)	9.5 (5.0)
80.0	2.0 (1.0)	3.0 (1.5)	4.0 (2.0)	5.0 (2.5)	6.0 (3.0)	7.0 (3.5)	8.0 (4.0)	8.5 (4.5)	9.5 (5.0)
100.0	2.0 (1.0)	3.0 (1.5)	4.0 (2.0)	5.0 (2.5)	6.0 (3.0)	7.0 (3.5)	8.0 (4.0)	9.0 (4.5)	10.0 (5.0)
120.0	2.0 (1.0)	3.0 (1.5)	4.0 (2.0)	5.0 (2.5)	6.0 (3.0)	7.0 (3.5)	8.0 (4.0)	9.0 (4.5)	10.0 (5.0)
130.0	2.0 (1.0)	3.0 (1.5)	4.0 (2.0)	5.0 (2.5)	6.0 (3.0)	7.0 (3.5)	8.0 (4.0)	9.0 (4.5)	10.0 (5.0)

**BR 187 Extract – Table A**

- 10.6 The roof covering is unchanged by the proposed works.
- 10.7 There are currently no proposals for a green roof.
- 10.8 There are currently no additional proposals for photovoltaic cells.

## 11. ACCESS AND FACILITIES FOR THE FIRE AND RESCUE SERVICE

11.1 The hotel does not have a floor greater than 18 m above fire and rescue service access level and is not provided with a firefighting shaft, firefighting lift or dry rising main.

11.2 In accordance with ADB, firefighting access requirements are unchanged; these are met by perimeter access for fire appliances and normal building circulation routes for firefighters.

11.3 For buildings not fitted with fire mains, Table 15.1 of ADB (below) requires 15% access to the building perimeter for a pumping appliance. It can be seen from the aerial photograph below that this is significantly exceeded at the Premises, with access available to 100% of the building elevations.

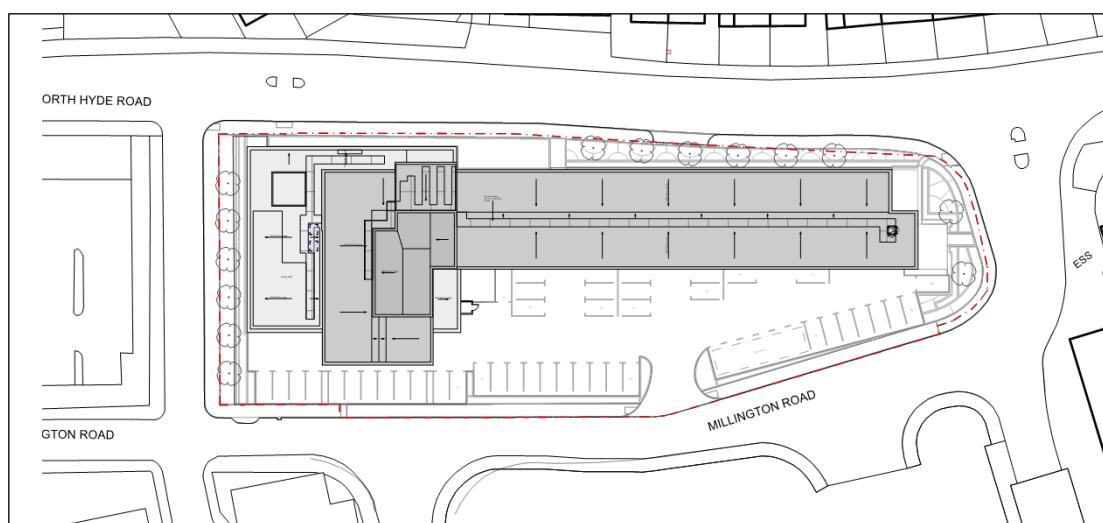
**Table 15.1 Fire and rescue service vehicle access to buildings not fitted with fire mains**

Total floor area <sup>(1)</sup> of building (m <sup>2</sup> )	Height of floor of top storey above ground (m) <sup>(2)</sup>	Provide vehicle access to:	Type of appliance
Up to 2000	Up to 11 Over 11	See paragraph 15.1 15% of perimeter	Pump High reach
2000–8000	Up to 11 Over 11	15% of perimeter 50% of perimeter	Pump High reach
8000–16,000	Up to 11 Over 11	50% of perimeter 50% of perimeter	Pump High reach
16,000–24,000	Up to 11 Over 11	75% of perimeter 75% of perimeter	Pump High reach
Over 24,000	Up to 11 Over 11	100% of perimeter 100% of perimeter	Pump High reach

**NOTES:**

1. The sum of the area of all storeys in the building (excluding basements).

2. For storage buildings (purpose group 7(a)), measure height to mean roof level (see Appendix D).



**Plan extract showing fire appliance access is available to all building elevations**

11.4 ADB recommends that every elevation to which vehicle access is provided should have a door, a minimum of 750 mm wide, to give access into the building. The

maximum distance between doors, or between a door and the end of the elevation, should be limited to 60 m. This recommendation is met to the extent that the 15% elevation access requirement is considered and is not changed by the proposals.

- 11.5 An existing fire hydrant is located opposite the site on North Hyde Road.



**Fire Hydrant – North Hyde Road (Google Maps)**

## **12. AUTOMATIC WATER FIRE SUPPRESSION SYSTEM**

- 12.1 An automatic water suppression system will not be required in the building to comply with building regulations.

### 13. STATEMENT OF COMPLIANCE

In my opinion, this fire statement demonstrates that the fire safety provisions of the proposed development are commensurate with the requirements of London Plan Policy D12 and Policy D5 and provide the basis for meeting the functional requirements of the Building Regulations.

Signed:

A handwritten signature in black ink, appearing to read "S. Robinson".

S. ROBINSON BEng, MSc, CEng, MIFireE

Date: 31<sup>st</sup> July 2024

## **APPENDIX A – ARCHITECTS’ GA PLANS**

**(For greater resolution and full plans see Plans in PDF Format)**

**These plans may be subject to further amendment and detail when the Architects’ fire strategy plans are prepared for the Building Regulations application.**

