Report
for
Whitbread Group PLC

FIRE STATEMENT

FOR

PREMIER INN LONDON UXBRIDGE EXTENSION

AT

RIVERSIDE WAY, UXBRIDGE
REV 1

C. S. TODD
& ASSOCIATES LTD

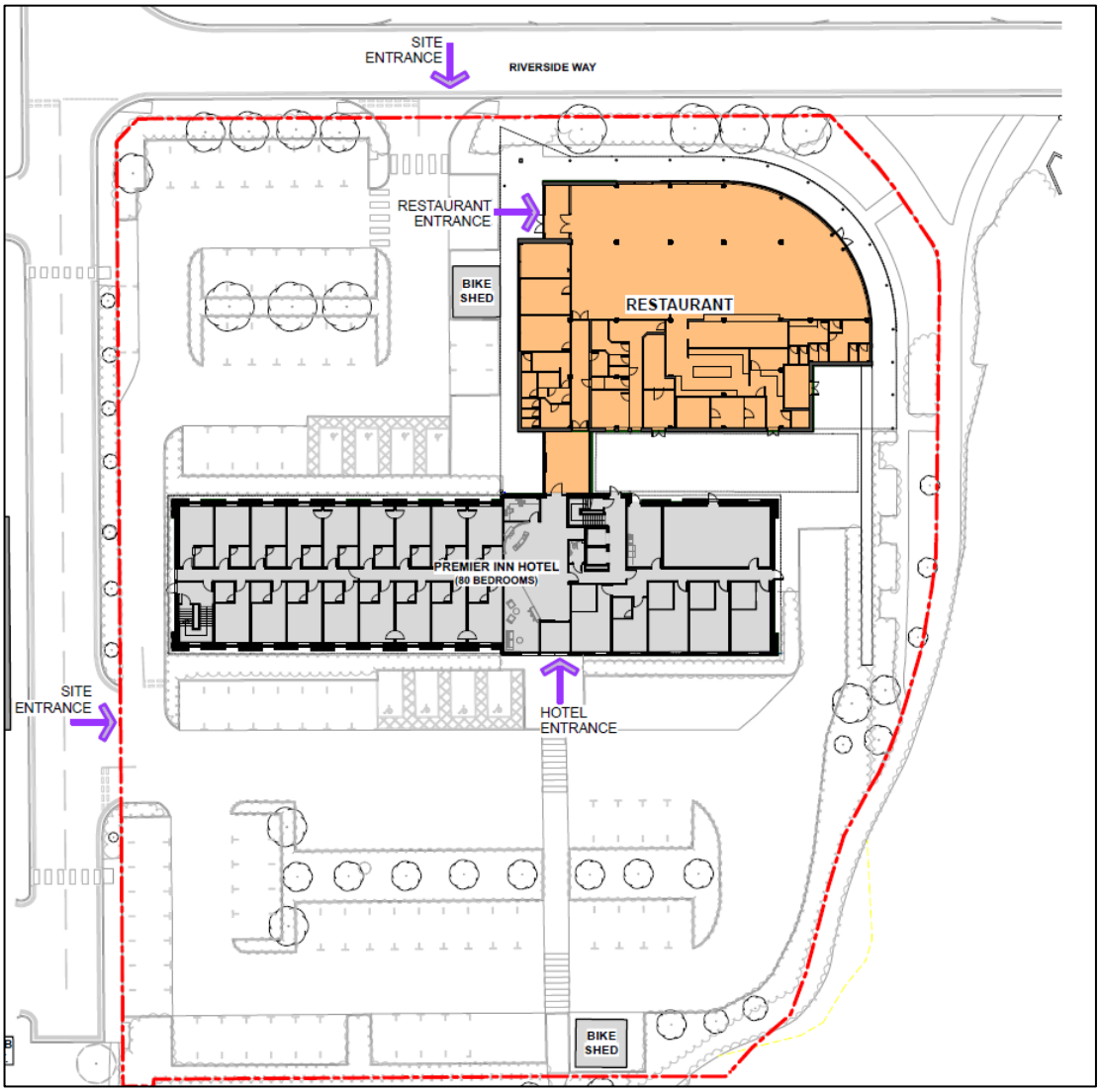
January 2026
Revised February 2026

CONTENTS

1. INTRODUCTION

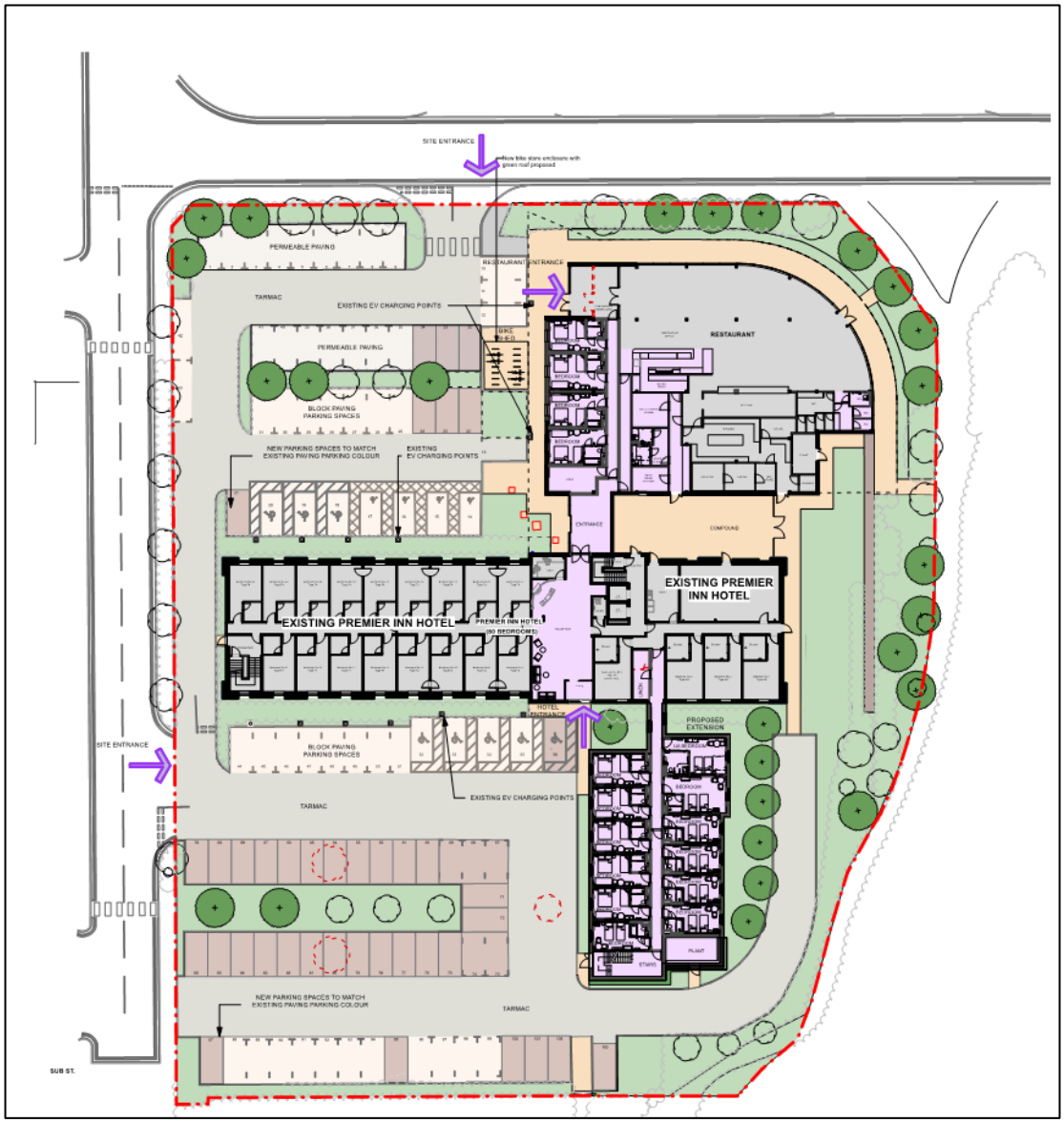
1.1 This fire statement has been prepared by C.S. Todd & Associates Ltd ("CSTA"), on behalf of Whitbread Group PLC ("Whitbread"), in support of an application for planning permission for a three-storey extension to the existing Premier Inn London Uxbridge located at 500 Riverside Way, Uxbridge UB8 2YF (hereafter referred to as "the Premises"). The original version of this report was issued in January 2026. This revision contains updated site, ground floor and roof plans. The changes are not material to the fire statement.

1.2 The Premises currently comprise a three-storey hotel (ground, first and second floors) with a link-detached, single storey Beefeater restaurant. Both buildings have flat roofs.



Existing hotel and restaurant arrangements

1.3 The proposed development consists of a new three-storey extension, comprising the ground floor and two upper floors, situated to the south of the existing building. This extension will be connected to the current structure by a corridor on each level and will provide additional guest bedrooms. The existing restaurant building will be retained but reconfigured to accommodate a smaller restaurant area alongside four guest bedrooms.



Proposed hotel and restaurant arrangements

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, and include:

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;
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 in a new building, at least one lift is designed as an evacuation lift. In this case, the existing hotel building is provided with passenger lifts but not an evacuation lift. The new extension will not be provided with lifts.

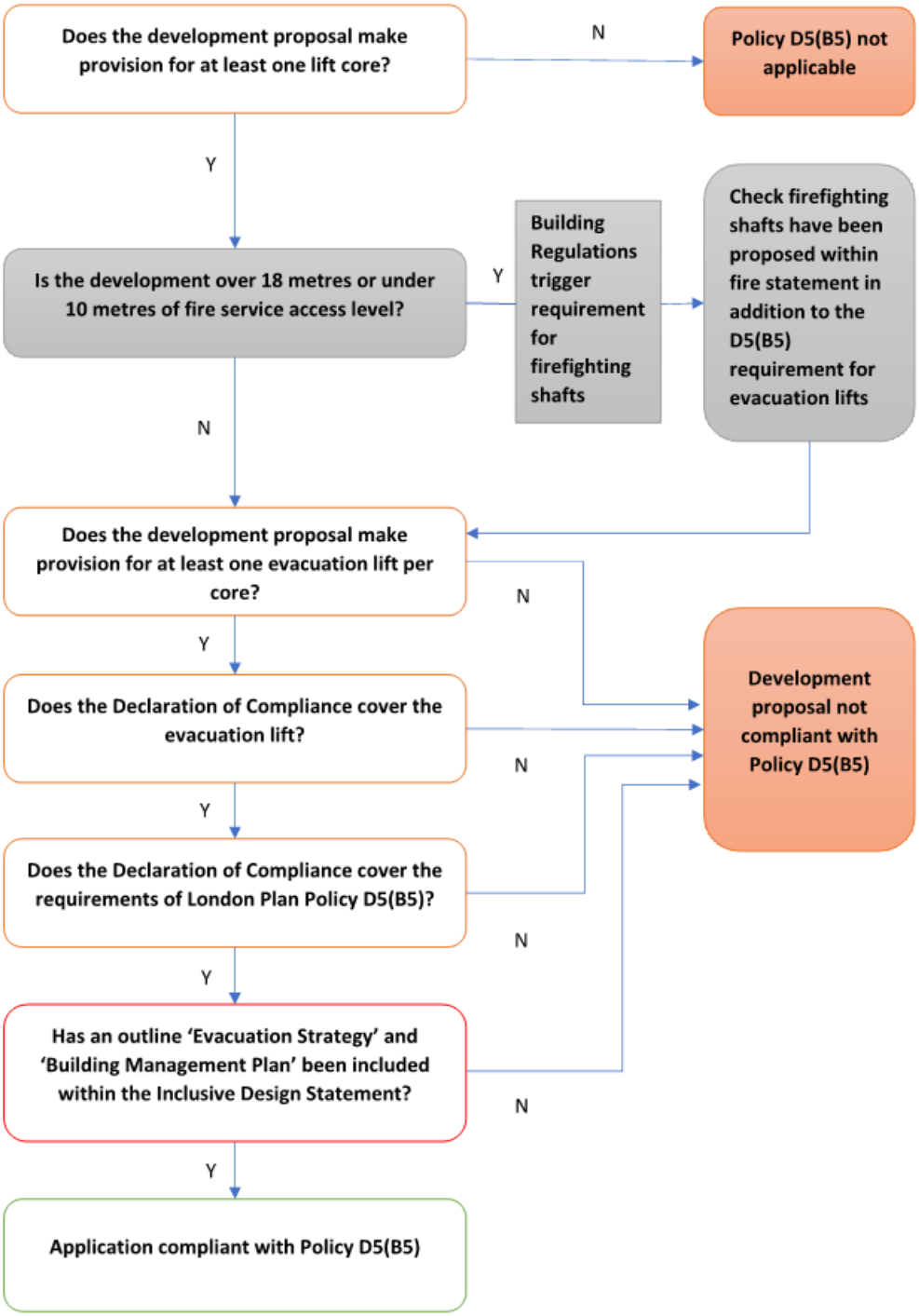
1.7 The Greater London Authority's London Plan Guidance Sheet for Policy D5(B5) provides a checklist for the provision of evacuation lifts. Both the guidance sheet and its accompanying flow chart refer to the "development proposal". Within the context of the London Plan and comparable planning documents, a development proposal is understood to mean the new construction, extension, or significant modification being put forward, rather than any existing structures that remain unchanged by the proposal.

1.8 Policy D5(B5) stipulates that development proposals must ensure the provision of safe and dignified emergency evacuation arrangements for all building users. In any development where lifts are present, at least one lift per core, potentially more, subject to capacity considerations, should be specifically designed as a fire evacuation lift. Such lifts must be of adequate size and specification to facilitate the evacuation of individuals who require level access from the building.

1.9 No passenger lifts, including evacuation lifts, will be installed in the new extension. Additionally, the passenger lift in the existing building will not be upgraded to meet evacuation lift standards. Instead, the evacuation strategy for individuals unable to use the stairs independently will rely on the provision of designated refuges, the use of evacuation chairs, and assistance from trained Whitbread Team Members.

Greater London Authority
London Plan Guidance Sheet
Policy D5(B5)

Figure 1: London Plan Policy D5(B5) Evacuation lift checklist



1.10 This fire statement is not to be considered a full fire strategy document, albeit it may be used to support the building regulations application in due course.

1.11 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 existing Beefeater restaurant will be retained and reconfigured to accommodate four guest bedrooms. The proposed extension will consist of a ground floor and two upper storeys, providing additional guest bedrooms. While the extension will function as a distinct structure, it will be connected to the existing building via corridors on each floor, allowing the entire development to operate seamlessly as a single, integrated facility.

2.2 The principal staircase within the existing building will continue to serve as the main route for guest circulation and provide the primary means of escape in the event of an emergency. In the new extension, a dedicated internal, protected staircase will be introduced at the southernmost end. This staircase is specifically designed as an escape route and will not be used for guests' routine movement throughout the building.

2.3 For fire safety purposes, the height of the top storey (second floor) will be greater than 5 m but less than 11 m (5.88 m). The height of the building will be less than 11 m (9.29 m).

2.4 The new extension and restaurant reconfiguration will provide 40 guest bedrooms. Allowing for three lost bedrooms, this will increase the number of guest bedrooms from 80 to 117.

2.5 The proposed total bedroom occupancy numbers are provided in the table below.

Floor	Occupancy
Ground	120
First	125
Second	125
Total	**365**

2.6 The final number of restaurant covers is pending. The dining area will feature two separate exits, each at least 1600 mm wide. Even with one exit discounted, the escape capacity allows for 320 people, exceeding expected occupancy.

3. COMPETENCY

3.1 The London Plan (Policy D12) recommends that the fire statement should be produced by someone who is 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 45 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 strategy for the building adopts the guidance in Approved Document B to the Building Regulations 2010 (ADB)[1].

4.2 The Building Regulations are functional and there is no obligation to follow the recommendations in ADB. However, in this case, 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, using access by means of 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.

4.5 From 1st 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 extension and hotel do not have any level above 18 m and so are not classified as a "Relevant Building".

4.6 However, the design will incorporate Whitbread's bespoke design requirements that 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.

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 plans are included in Appendix A to this Fire Statement.

Level	Number
Proposed Site Plan	6505-PL-010-H
Proposed Ground Floor Conversion	6505-PL-110-C
Proposed Ground Floor Extension	6505-PL-111-A
Proposed First Floor Extension	6505-PL-112-A
Proposed Second Floor Extension	6505-PL-113-A
Proposed Roof Plan	6505-PL-114C
Proposed Elevation Sheet One	6505-PL-210
Proposed Elevation Sheet Two	6505-PL-211
Proposed Elevation Sheet Three	6505-PL-212
Proposed Sections	6505-PL-213

[1] Approved Document B (Fire safety) Volume 2 – *Buildings other than dwellings,* 2019 edition incorporating 2020 and 2022 amendments and forthcoming 2025, 2026 and 2029 changes – for use in England

5. BUILDING CONSTRUCTION

5.1 This fire statement addresses the fire resistance of the elements of structure, the reaction to fire of the materials forming external walls, the fire resistance of external walls beyond the limit of permissible unprotected openings, measures to limit fire spread of fire over walls and ceiling linings, the fire resistance of walls and doors protecting escape routes and measures to prevent penetration into, or fire spread over, the roof from the outside. For detailed content regarding specific construction methods and materials, reference should be made to the appropriate reports.

5.2 The extension will be constructed using a timber frame. The construction of the timber frame will follow the guidance provided by the Structural Timber Association ("the STA") and, specifically to cover the fire risk during construction, it is anticipated that a Timber Frame Fire Risk Report (TFFRR) will be completed by CSTA.

5.3 External walls will broadly be as per the existing construction comprising typical timber frame detailing, but with a different specification/thickness of insulation.

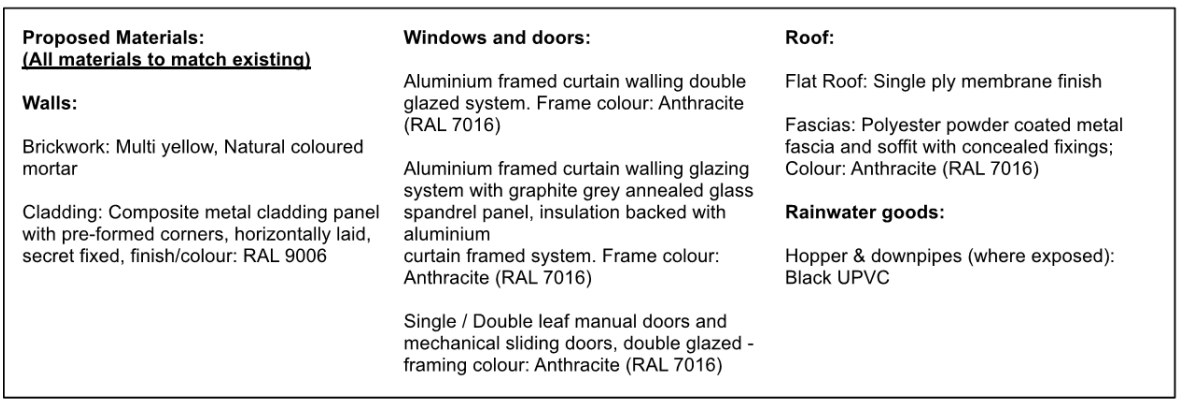
5.4 Floors will form compartment floors.

5.5 Roof construction will comprise a timber frame roof deck, insulation and single-ply membrane covering.

5.6 Bathroom service enclosures will be accessible from bathrooms and stopped off at each floor.

5.7 It is anticipated that ducted air movement systems will be confined to the ground-floor reception/restaurant/back-of-house area only.

5.8 The existing kitchen ductwork will be retained as existing.



Proposed Materials:
(All materials to match existing)

Walls:

Brickwork: Multi yellow, Natural coloured mortar

Cladding: Composite metal cladding panel with pre-formed corners, horizontally laid, secret fixed, finish/colour: RAL 9006

Windows and doors:

Aluminium framed curtain walling double glazed system. Frame colour: Anthracite (RAL 7016)

Aluminium framed curtain walling glazing system with graphite grey annealed glass spandrel panel, insulation backed with aluminium
curtain framed system. Frame colour: Anthracite (RAL 7016)

Single / Double leaf manual doors and mechanical sliding doors, double glazed - framing colour: Anthracite (RAL 7016)

Roof:

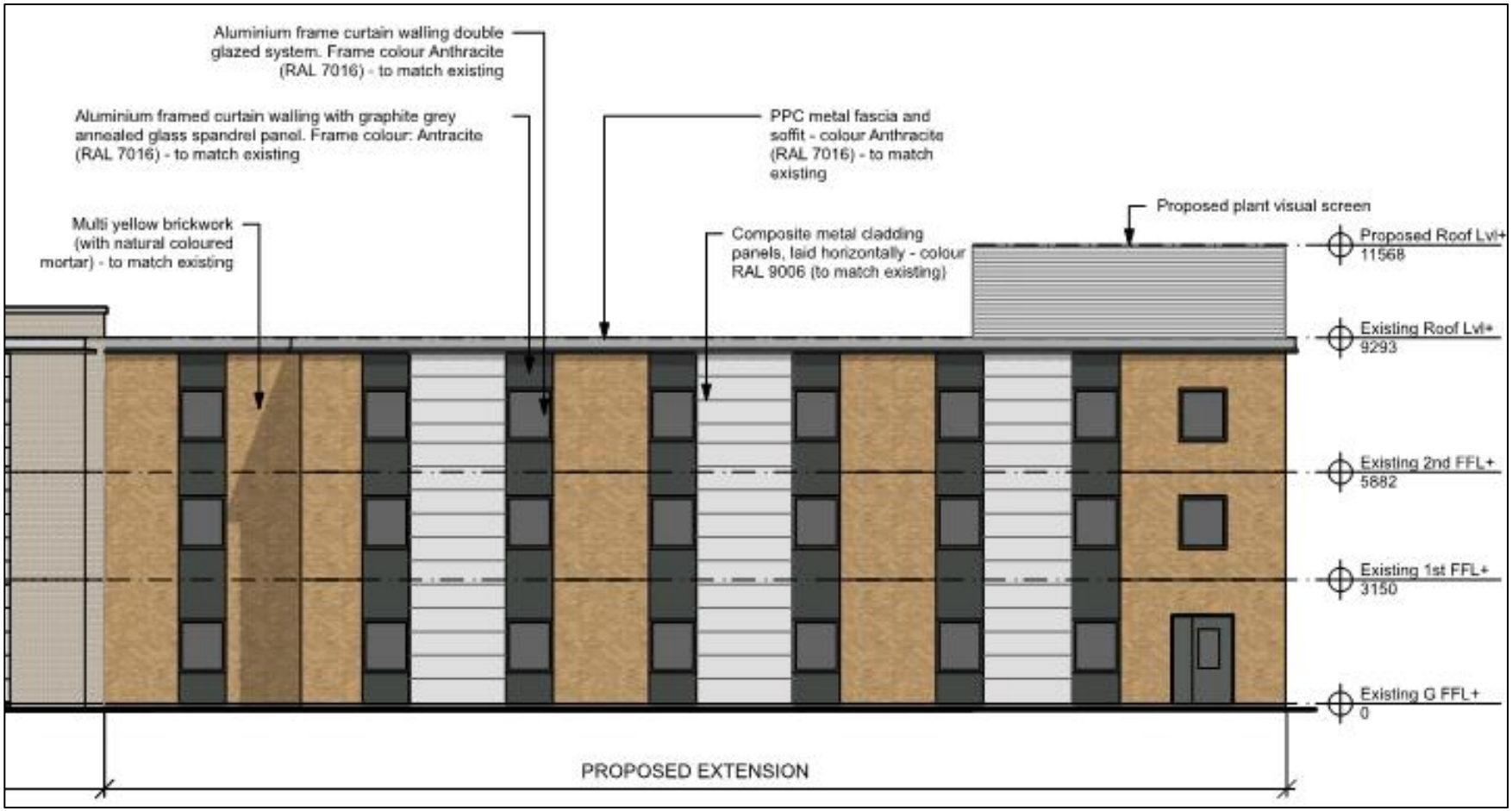
Flat Roof: Single ply membrane finish

Fascias: Polyester powder coated metal fascia and soffit with concealed fixings; Colour: Anthracite (RAL 7016)

Rainwater goods:

Hopper & downpipes (where exposed): Black UPVC

Extract from Architect's Elevation Drawings



Extract from Architect's Elevation Drawings

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 The assembly point will be designated within the large car park surrounding the existing hotel building. This area has significant standing capacity and areas at a safe distance from the hotel, ensuring guest safety and preventing evacuees from causing an obstruction to the fire and rescue service.

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

6.4 It is noted that there is a marginally extended, single-direction travel distance along the bedroom corridors on the first and second floors of the existing hotel. This is an existing condition and is within the acceptable overall single-direction travel distance (room and corridor) of 18 m, recommended in the Government Guide for sleeping risk premises and for the purpose of satisfying the requirements of the Regulatory Reform (Fire Safety) Order 2005 (as amended).

6.5 Access to the escape stair serving the extension will be by a door that is at least 850 mm in width. A single 850 mm storey exit door is sufficient for 110 people if the storey exit via the main stair in the existing building is assumed to be obstructed by fire. This is adequate for the occupants of 12 guest bedrooms on each of the first and second floors.

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

6.6 Guest bedrooms will be served by protected corridors on each floor, formed from 30 minutes' fire-resisting walls and FD 30S fire doors. Corridors will be sub-divided by fire-resisting doors, to reduce the risk of smoke simultaneously obstructing the route to both protected stairs and to protect corridors where there is, initially, single-direction travel. Corridors will be a minimum of 1,200 mm wide.

6.7 The reconfigured restaurant area will be provided with access to two final exits that are independent of exits serving the stairs. Exit capacity will be sufficient for at least 320 people, when one exit is discounted, which is more than the likely occupancy. A further back-of-house exit will be provided for the kitchen and associated areas.

6.8 The four guest bedrooms in the reconfigured restaurant building will be served by a protected corridor. A final exit will be provided at each end of the corridor. In the restaurant building this will be via a door leading into the draught lobby and to the south, via the main entrance lobby, which will be separated from reception.

6.9 The ground-floor bedrooms in the extension will be served by a protected corridor provided with a final exit via the extension escape stair enclosure to the south, with alternative escape routes to the north via the existing building.

6.10 The means of escape routes from the existing hotel guest bedrooms will remain broadly unchanged, albeit with upper floor access to the additional protected stair serving the extension.

6.11 The new escape stair serving the extension will also serve the extension roof.

6.12 The new stair serving the extension will be 1,200 mm wide. The stair is lobby protected or approached via protected corridors, so it is not necessary to discount the stair for means of escape purposes.

6.13 The capacity of the three hotel stairs is shown in the table overleaf and is clearly adequate for the 250-guest capacity of the upper floors of the hotel, even with a stair discounted.

6.14 It is observed that the final exits for both the existing west and main stairs are narrower than the staircases themselves. While this may slightly decrease the individual capacity of each stair, the combined stair provision offers substantial excess capacity. Therefore, further detailed analysis is not deemed necessary.

6.15 The capacity of the escape routes serving the upper floors is primarily determined by the width and capacity of the storey exits, rather than the staircases themselves. However, in each instance, the available exit capacity comfortably exceeds the minimum required, ensuring safe egress for all occupants.

Extension Stairs	Width	Floors served (storeys)	Capacity (persons)	Final Exit width
West	1400 mm	2	335	1000 mm
Main	1200 mm	2	285	1100 mm
Extension	1200 mm	2	285	1500 mm
Total			**905**	

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

6.17 Suitably signed refuge positions, measuring 1,400 mm x 900 mm, will be provided within the stair enclosures at each level. Communications equipment, complying with the recommendations of BS 5839-9[2], will be provided at disabled refuge points, with the master station located at a suitable position on the ground floor, close to a final exit. Evacuation chairs will be provided.

Emergency Escape Lighting

6.18 The hotel extension will be provided with comprehensive coverage of emergency escape lighting. The emergency escape lighting will comply with the recommendations of BS 5266–1[3] and the requirements of BS EN 1838[4] and BS 5266-8[5].

6.19 The emergency escape lighting system will comprise a mixture of self-contained, non-maintained and maintained luminaires, with integrated battery packs and inverter units.

6.20 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.

6.21 Provision will be made for all final exits, corridor fire doors and direction changes to fire exit routes to have illuminated directional exit signage.

6.22 Emergency escape lighting will be designed to a minimum of one Lux on all escape routes with 10% of the general illumination level over all distribution boards, switchboards and plant items.

Fire Exit Signs

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

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[2] BS 5839-9: 2021. *Fire detection and fire alarm systems for buildings. Code of practice for the design, installation, commissioning and maintenance of emergency voice communication systems*.
[3] BS 5266-1: 2025. *Emergency lighting - Code of practice for the emergency lighting of premises*
[4] BS EN 1838: 2024. *Lighting applications – Emergency lighting.*
[5] BS 5266-8: 2024 (BS EN 50172: 2024). *Emergency escape lighting systems.*

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

6.24 The extension 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[6]. The fire detection and alarm system will be an analogue, addressable type.

6.25 The hotel and extension will operate a single fire detection and alarm system. The appointed fire alarm contractor will develop a proposal confirming how the current fire alarm system will be extended. Both the existing building and the new extension will be controlled by a fire alarm control panel at a single point in, or around, reception.

Surface Linings

6.26 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:

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

[6] BS 5839-1: 2025. *Fire detection and fire alarm systems for buildings. Code of practice for design, installation, commissioning and maintenance of systems in non-domestic premises.*

Additional Provisions

6.27 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.

6.28 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.

6.29 Powered sliding doors will be provided on the new final exits from reception. Sliding doors will be designed, installed and tested in compliance with the recommendations of BS EN 16005[7] and BS 7273-4[8]. and include an emergency override control (green box).

6.30 In the case of powered sliding doors without a hinged break-out facility, the opening of the doorset will be required to be guaranteed by a fail-safe system according to Performance Level “d” of BS EN ISO 13849-1[9].

6.31 More generally, electronic door locks on escape routes will comply with the recommendations of BS 7273-4.

[7] BS EN 16005: 2023. *Power operated pedestrian door sets. Safety in use. Requirements and test methods.*

[8] BS 7273-4: 2015+A2:2023. *Code of practice for the operation of fire protection measures. Actuation of release mechanisms for doors*.

[9] BS EN ISO 13849-1: 2023. *Safety of machinery. Safety-related parts of control systems. General principles for design*

7. INTERNAL FIRE SPREAD

7.1 In accordance with Table B4 in Appendix A of Approved Document B (ADB), the maximum height of the highest occupied floor within the proposed hotel extension will not exceed 11 metres, as measured in line with Diagram D6 of ADB. Consequently, all structural elements will be specified to achieve a minimum of 60 minutes' fire resistance. This requirement defines the performance standard to be met by each structural component when tested in accordance with the procedures outlined in Appendix B of ADB, including the amendments dated 2nd March 2025.

7.2 All floors will be specified as compartment floors. There are no floor area or volumetric limitations for fire compartments in a hotel.

7.3 All service shafts penetrating a compartment floor will be constructed as protected shafts, with the appropriate fire resistance, as specified in Tables B1 and B2 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. However, in this case, access to bathroom services will not be from the corridor but from within bathrooms. This is considered a superior arrangement as it removes potential weaknesses in the integrity of protected bedroom corridors.

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 should 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.

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. It is understood that existing kitchen extract ductwork will be retained. In the event that new ductwork is installed, this will 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 must be installed fully in line with Firemac guidance notes.

7.10 Fire dampers will meet both of the following conditions:

a) conform to BS EN 15650[10]; and

b) 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:

c) conform to BS EN 15650; and

d) 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 To reduce the potential for fire spread, cavity barriers will be provided for both of the following:

a. to divide cavities; and

b. to close the edges of cavities.

7.15 See Diagram 9.1 from ADB copied overleaf. Cavity barriers should not be confused with fire-stopping details.

[10] BS EN 15650: 2010. Ventilation for buildings. Fire dampers.

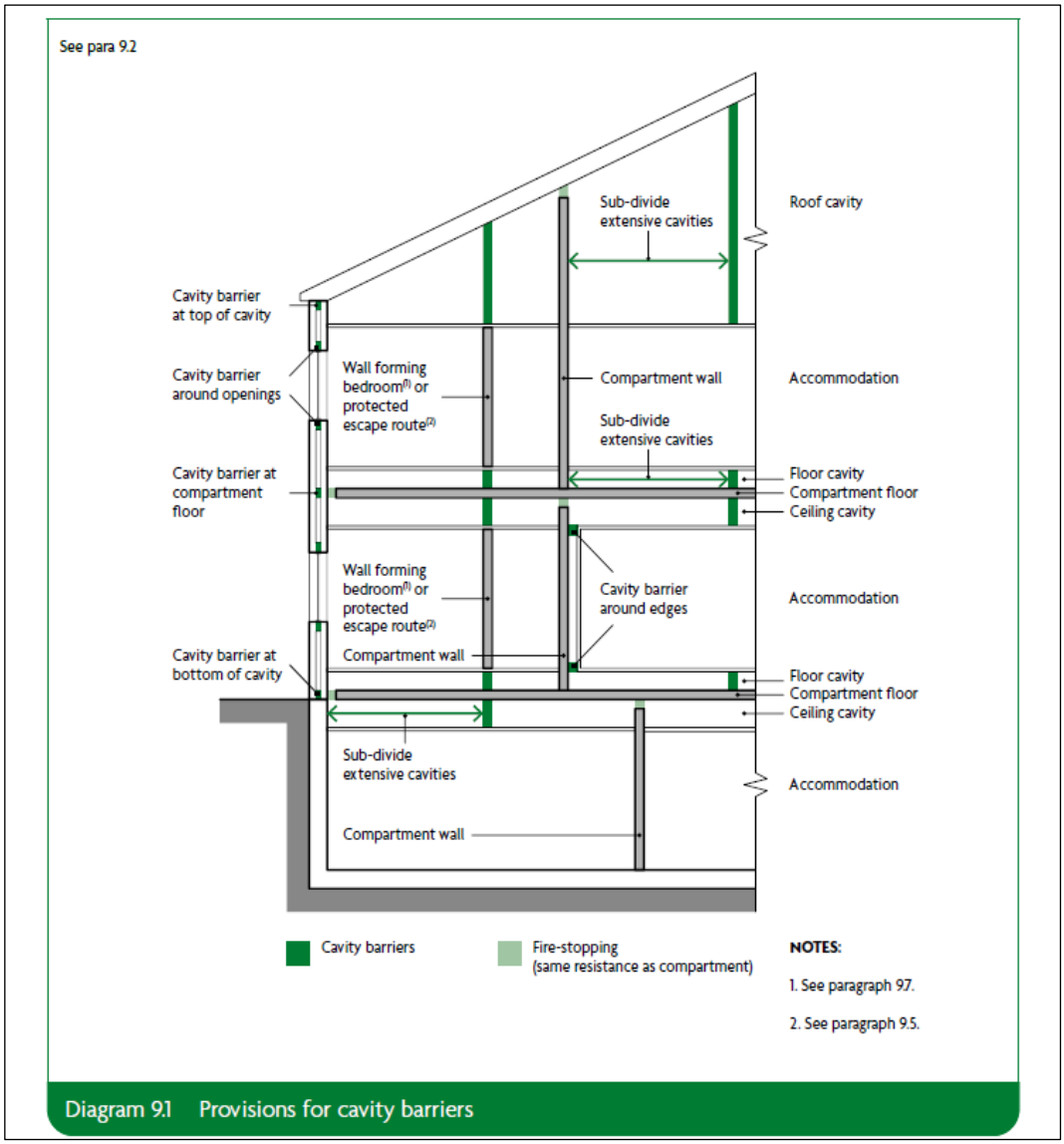


Diagram 9.1 Provisions for cavity barriers

7.16 Cavity barriers will be provided at all the following locations (see also Diagram 9.1 from ADB above):

a. at the edges of cavities, including around openings (such as windows, doors and exit/entry points for services);

b. at the junction between an external cavity wall and every compartment floor and compartment wall;

c. at the junction between an internal cavity wall and every compartment floor, compartment wall or other wall or door assembly forming a fire-resisting barrier;

d. where a partition protecting an escape route is not full height, or has a void under it;

e. in divided corridors, cavity barriers may be needed to prevent alternative escape routes being affected by fire and/or smoke.

7.17 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

7.18 Whitbread stipulates that additional cavity barriers must be installed within external wall cavities at every junction where a guest bedroom's enclosing wall meets the external wall. This requirement applies irrespective of whether the wall separating the bedrooms is classified as fire resisting, or whether the external wall itself provides fire resistance.

8. SMOKE VENTILATION

8.1 No means for smoke ventilation will be provided, or are required, in the extension.

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 are 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. In this case all external walls will be greater than 1 m from the relevant boundary.

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[1] or better	Class A2-s1, d0[1] or better
All 'residential' purpose groups (purpose groups 1 and 2)	More than 11m	Class A2-s1, d0[2] or better	Class A2-s1, d0[2] or better
	11m or less	Class B-s3, d2[2] or better	No provisions
Assembly and recreation	More than 18m	Class B-s3, d2[2] or better	From ground level to 18m: class C-s3, d2[3] or better From 18m in height and above: class B-s3, d2[2] or better
	18m or less	Class B-s3, d2[2] or better	Up to 10m above ground level: class C-s3, d2[3] or better Up to 10m above a roof or any part of the building to which the public have access: class C-s3, d2[3] or better[4] From 10m in height and above: no minimum performance
Any other building	More than 18m	Class B-s3, d2[2] or better	From ground level to 18m: class C-s3, d2[3] or better From 18m in height and above: class B-s3, d2[2] or better
	18m or less	Class B-s3, d2[2] 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.

1. 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).
2. 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.
3. Timber cladding at least 9mm thick is also acceptable.
4. 10m is measured from the top surface of the roof.

10.2 Neither the extension nor the existing hotel will have any floors situated more than 18 m above ground level, and as such, neither will be classified as a “Relevant Building” under Section 7(4) of the Building Regulations. Nevertheless, the following products, which have a reaction to fire classification of A1 or A2, will be utilised:

- 2 x 15mm Type F board to comply with STA fire testing on timber frame
- Class A2 Obex VCL membrane
- 140mm Timber frame filled with type A1/2 mineral or glass wool
- Class A2 Obex breather membrane
- All associated cavity trays, EPDMs and weeps holes are also A2 rated
- A2 rated Rockwool insulation
- A2 rated external finishes and associated bracketry

10.3 As previously noted, cavity barriers in external walls will exceed the requirements of ADB.

10.4 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[11]. For a hotel, the lower cited heat output of 84 kW/m^2 is applicable for calculating separation distances.

10.5 Unprotected areas of the façade encompass windows with standard glazing, doorways, and any sections of the external wall that lack fire resistance and could therefore contribute to thermal radiation during a significant fire. For instance, if it is determined through calculations that up to 20% of a façade can remain unprotected, the remaining 80% of the external wall must be constructed to achieve the necessary fire resistance rating. The specific requirements for fire resistance in external walls, where the proportion of unprotected area exceeds permitted levels or where the wall is located close to a relevant boundary, are detailed in tables B1 and B2 of ADB.

10.6 The extension will have compartment floors, so it is only necessary to consider external fire spread from one floor at a time.

10.7 The existing restaurant and hotel buildings are materially unaffected in terms of external fire spread and are not considered further.

10.8 Regarding the extension, the property boundaries are the main consideration. The western boundary is far enough from the building that no additional assessment is required. On the northern side, the boundary connects to the existing hotel; since fire spread between parts of the same building is not a concern, this elevation also needs no further analysis. The southern and eastern boundaries are reviewed overleaf. The findings indicate that no walls or windows of the extension require fire resistance. Please note: Reaction to fire requirements remain applicable.

[11] BR 187: External fire spread: building separation and boundary distances.

Boundary distances

Elevation length	Storey height	Enclosing rectangle	Boundary distance required for 100% unprotected elevation.	Boundary distance available
South – 6 m excluding the stair enclosure	3m	3 m by 6 m	3 m	13.5 m
East- 26 m excluding the stair but including the link corridor.	3m	3 m by 27 m	4.5 m	11.5 m

Boundary distances requirements for 100% unprotected elevation

Table A: Enclosing rectangle 3 m high

	Distance from relevant boundary for unprotected percentage not exceeding								
Width	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 - 3m high fire compartment. Separation distances in brackets apply to a hotel.

10.10 The roof covering will meet the designation BRoof(t4) as set out in Table 14.1 of ADB. Additionally in accordance with ADB, where an escape route is required to pass across a roof, the roof construction should afford an appropriate level of fire resistance to ensure the route remains tenable for the required period of evacuation. The roof should be designed and constructed so that it does not compromise the integrity of compartmentation below. The overall intent is that the roof performs in a manner consistent with the compartmentation strategy, maintaining separation between fire compartments and protecting the escape route for occupants and, where relevant, firefighting operations

10.11 There are currently no proposals for a green roof to the extension. However, references on plan indicate a future photovoltaic cell array for the extension roof. Key guidelines include:

1. Follow UK Microgeneration Certification Scheme (MCS) and Risk Authority RC62 standards for PV installations.

2. Install isolation controls for the fire and rescue service at an intuitive, accessible location—either where they enter the building or access the roof.

3. Contractors must submit full installation details that meet IET Regulations and industry best practices, with measures to support the fire and rescue service.

11. ACCESS AND FACILITIES FOR THE FIRE AND RESCUE SERVICE

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

11.2 In accordance with ADB, firefighting access requirements will be met by perimeter access for fire appliances and access for firefighters using normal building circulation routes.

11.3 The extension is contiguous with the existing hotel, so it is appropriate to consider access overall. For buildings not fitted with fire mains, Table 15.1 of ADB (below) requires 15% access to the building perimeter for a pumping appliance.

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

Total floor area[1] of building (m^2)	Height of floor of top storey above ground (m)[2]	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

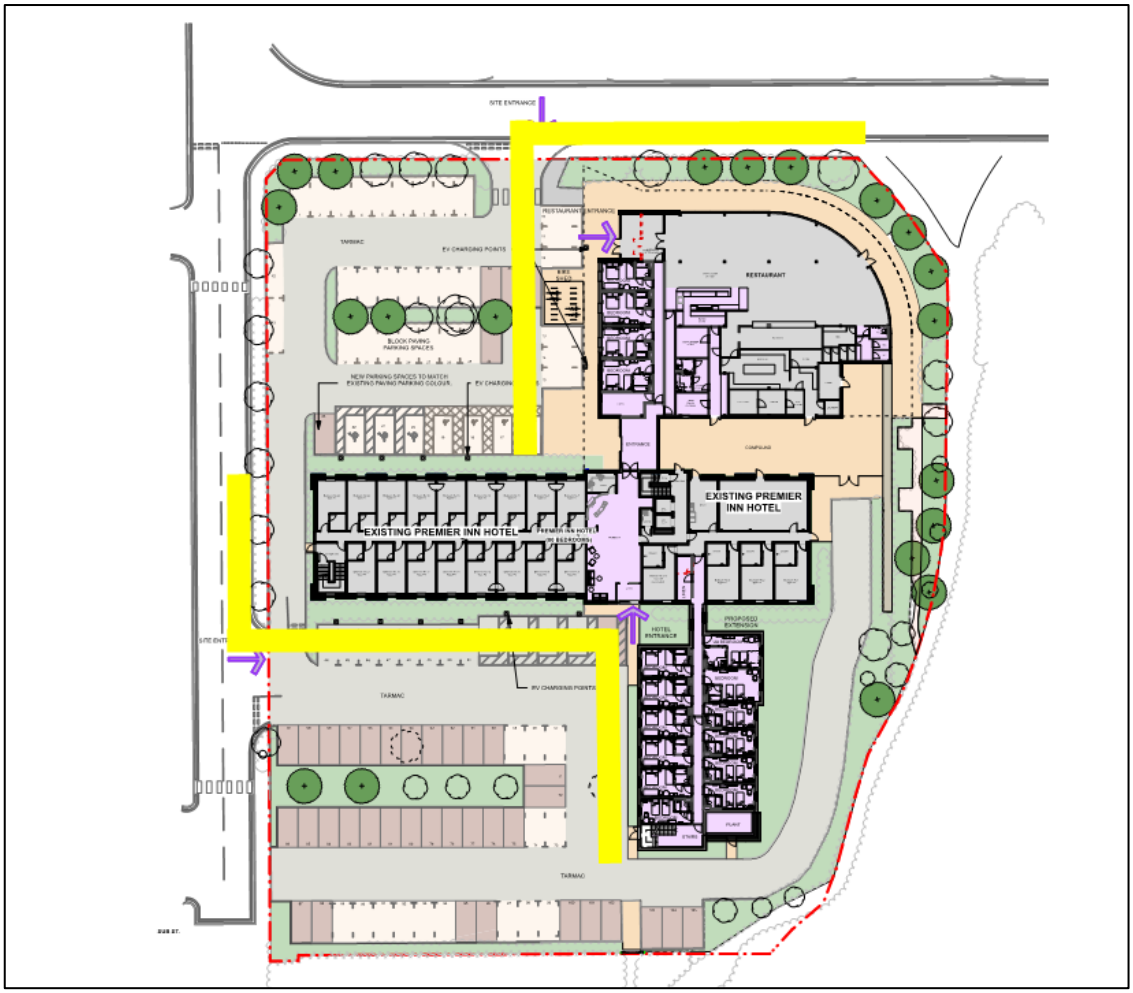
NOTES:

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).

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.

11.5 It can be seen from the yellow routes highlighted on the site plan overleaf that this 15% access to the building perimeter is exceeded. Only the elevations with doors and fire appliance access have been highlighted.

11.6 A fire hydrant is located adjacent to the site on Riverside Way.



Fire appliance access to elevations with building access doors

Fire hydrant immediately on Riverside Way at entrance to rear car park

12. AUTOMATIC WATER FIRE SUPPRESSION SYSTEM

12.1 An automatic water suppression system is not 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.

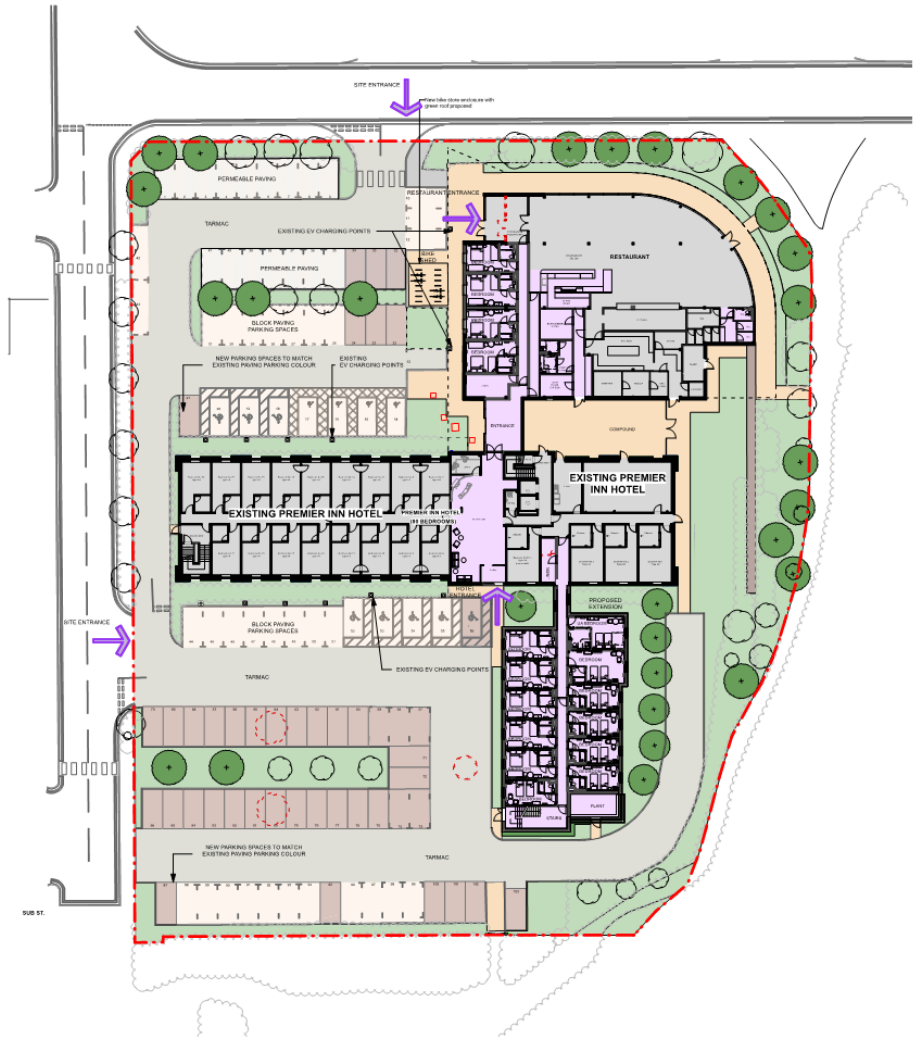
Signed:

S. ROBINSON
BEng, MSc, CEng, MIFireE

7th January 2026

APPENDIX A – ARCHITECTS' GA PLANS

(For greater resolution refer to Plans in PDF or DWG Format)



1 Proposed Site Plan
Scale: 1:500

0 25 50 M

Notes:

	Proposed
Parking Total:	103
EV Charging Points:	12
Extension GEA Total:	1137
Extension GIA Total:	1020
Existing Rooms:	80
Proposed Rooms:	40
Total Rooms:	117

Legend:

- Title Boundary
- Existing Premier Inn
- Proposed Work / Extension
- Existing tree to be retained
- Proposed native tree
- Existing tree to be removed
- Existing Gabion Wall
- Existing block paving
- Proposed block paving
- Proposed permeable paving

Refer to Indigo Landscape Architects drawing for the full landscaping proposal

Rev	Date	Description	By	Chk
H	03/02/26	Site plan notes car parking numbers updated from 106 to 103	IB	
G	03/02/26	Omission of parking spaces 104 and 105. Permeable paving location shown.	IB	RW
F	30/01/26	Updated kerb radii 1.5m	IB	RW

Addlepool Business Centre
Clyst St George
Exeter. EX3 0NR
Tel. 01392 368426
www.axiomarchitects.co.uk

AXIOM ARCHITECTS

Client
WHITBREAD GROUP PLC

Project
PREMIER INN LONDON UXBRIDGE
500 RIVERSIDE WAY
UXBRIDGE, UB8 2YF

Drawing
Proposed Site Plan

Scale	Date	Drawn	Checked
1:500@A3	05/12/25	SC	RW

Drawing No. **6505-PL- 010** Revision **H**

Status
PLANNING

Legend:

- Existing Retained
- Proposed Works

Rev	Date	Description	By	Chk
C	03/02/26	Amendments to site plan	IB	RW
B	02/01/26	Location of existing freezer, fridge and dry store confirmed. Escape route from bedroom corridor in conversion amended.	IB	
A	15/12/25	Restaurant layout & site plan updated	SC	

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Drawing
Proposed Ground Floor Plan Conversion

Scale	Date	Drawn	Checked
1:250@A3	05/12/25	SC	RW

Drawing No. 6505-PL- 110 **Revision** C

Status PLANNING

1 Proposed Ground Floor - Conversion
Scale: 1:250

0 10 15 20 25 M

N

Legend:

- Existing Retained
- Proposed Works

Rev	Date	Description	By	Chk
A	02/01/26	Cross-corridor door added to extension corridor. Door added to north side of reception. Minor amendments to escape stairs.	IB	

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Drawing
Proposed Ground Floor Plan Extension

Scale	Date	Drawn	Checked
1:250@A3	05/12/25	SC	RW

Drawing No. 6505-PL- 111 **Revision** A

Status
PLANNING

1 Proposed Ground Floor - Extension
Scale: 1:250

0 10 15 20 25 M

N

Legend:

- Existing Retained
- Proposed Works

Rev	Date	Description	By	Chk
A	02/01/26	Cross-corridor door added to extension corridor. Minor amendments to escape stairs.	IB	

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Drawing
Proposed First Floor Plan Extension

Scale	Date	Drawn	Checked
1:250@A3	05/12/25	SC	RW

Drawing No. 6505-PL- 112 **Revision** A

Status
PLANNING

1 Proposed First Floor Plan
Scale: 1:250

0 10 15 20 25 M

N

Legend:

- Existing Retained
- Proposed Works

Rev	Date	Description	By	Chk
A	02/01/26	Cross-corridor door added to extension corridor. Minor amendments to escape stairs.	IB	

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Drawing
Proposed Second Floor Plan Extension

Scale	Date	Drawn	Checked
1:250@A3	05/12/25	SC	RW

Drawing No. **Revision**

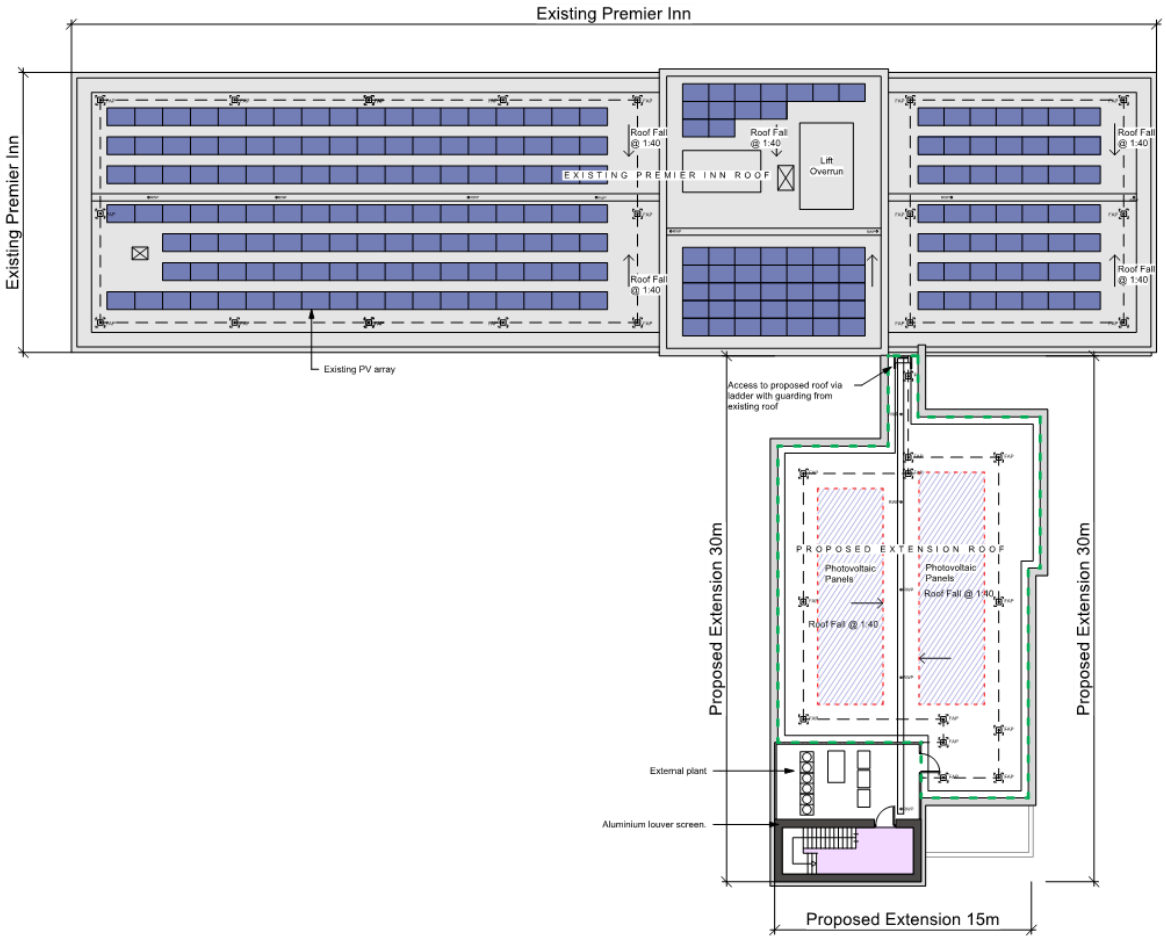
6505-PL- 113 A

Status
PLANNING

1 Proposed Second Floor Plan
Scale: 1:250

0 10 15 20 25 M

N



Legend:

- - - - Proposed Biosolar Roof (layout to be confirmed by M&E Consultant)

Rev	Date	Description	By	Chk
C	21/01/26	Green roof added	IB	
B	02/01/26	Minor amendments to escape stairs	IB	
A	19/12/25	Plant area size updated	SC	

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Drawing
Proposed Roof Plan
Extension

Scale	Date	Drawn	Checked
1:250@A3	05/12/25	SC	RW

Drawing No. **Revision**

6505-PL- 114 C

Status
PLANNING

1 Proposed Roof Plan
Scale: 1:250

0 10 15 20 25 M

N

1 Proposed South Elevation
Scale: 1:200

2 Existing North Elevation(restaurant link)
Scale: 1:200

0 10 15 20 M

Proposed Materials:
(All materials to match existing)

Walls:

Brickwork: Multi yellow, Natural coloured mortar

Cladding: Composite metal cladding panel with pre-formed corners, horizontally laid, secret fixed, finish/colour: RAL 9006

Windows and doors:

Aluminium framed curtain walling double glazed system. Frame colour: Anthracite (RAL 7016)

Aluminium framed curtain walling glazing system with graphite grey annealed glass spandrel panel, insulation backed with aluminium curtain framed system. Frame colour: Anthracite (RAL 7016)

Single / Double leaf manual doors and mechanical sliding doors, double glazed - framing colour: Anthracite (RAL 7016)

Roof:

Flat Roof: Single ply membrane finish

Fascias: Polyester powder coated metal fascia and soffit with concealed fixings; Colour: Anthracite (RAL 7016)

Rainwater goods:

Hopper & downpipes (where exposed): Black UPVC

Rev	Date	Description	By	Chk

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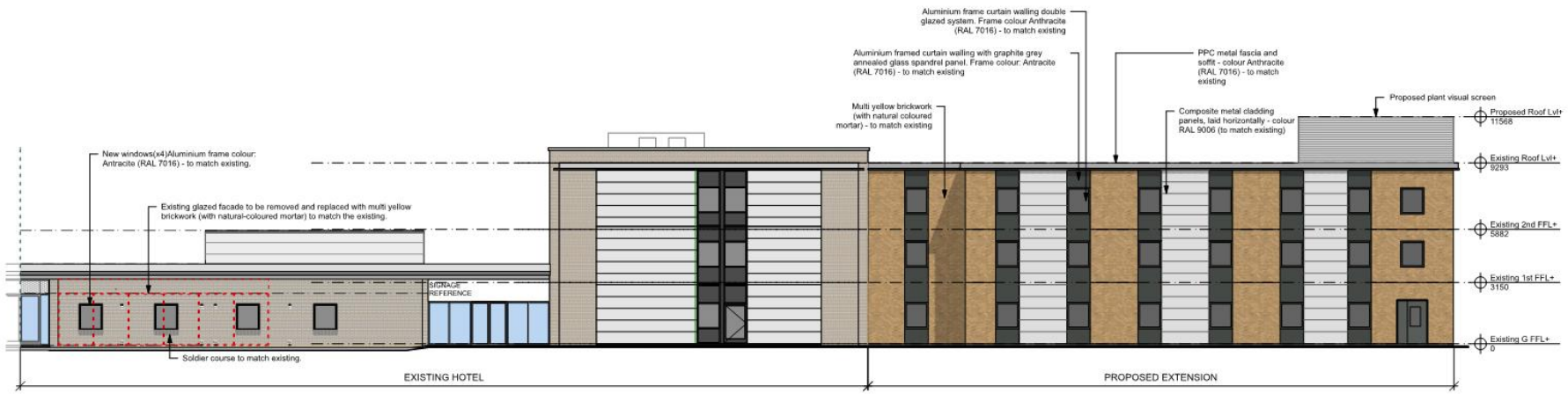
Drawing
Proposed Elevations
Sheet 1

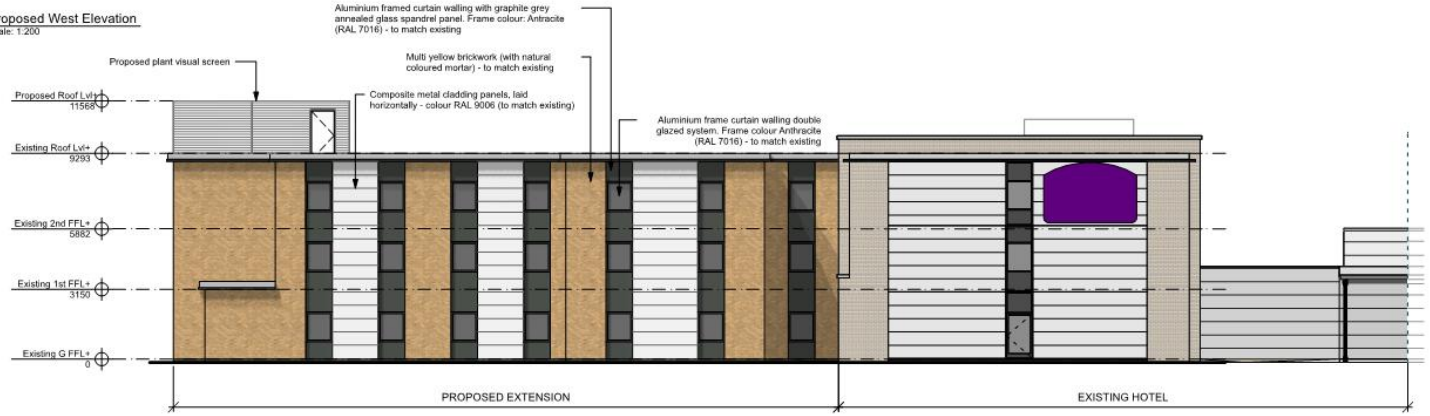
Scale	Date	Drawn	Checked
1:200@A3	05/12/25	SC	RW

Drawing No. — Revision
6505-PL- 210

Status
PLANNING



1 Proposed West Elevation
Scale: 1:200



2 Proposed East Elevation
Scale: 1:200

Proposed Materials:
(All materials to match existing)

Walls:

Brickwork: Multi yellow, Natural coloured mortar

Cladding: Composite metal cladding panel with pre-formed corners, horizontally laid, secret fixed, finish/colour: RAL 9006

Windows and doors:

Aluminium framed curtain walling double glazed system. Frame colour: Anthracite (RAL 7016)

Aluminium framed curtain walling glazing system with graphite grey annealed glass spandrel panel, insulation backed with aluminium curtain framed system. Frame colour: Anthracite (RAL 7016)

Single / Double leaf manual doors and mechanical sliding doors, double glazed - framing colour: Anthracite (RAL 7016)

Roof:

Flat Roof: Single ply membrane finish

Fascias: Polyester powder coated metal fascia and soffit with concealed fixings; Colour: Anthracite (RAL 7016)

Rainwater goods:

Hopper & downpipes (where exposed): Black UPVC

0 10 15 20 M

Rev	Date	Description	By	Chk

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Drawing
Proposed Elevations Sheet 2

Scale	Date	Drawn	Checked
1:200@A3	05/12/25	SC	RW

Drawing No. — Revision

6505-PL- 211

Status
PLANNING

Proposed Materials:
(All materials to match existing)

Walls:

Brickwork: Multi yellow, Natural coloured mortar

Cladding: Composite metal cladding panel with pre-formed corners, horizontally laid, secret fixed, finish/colour: RAL 9006

Windows and doors:

Aluminium framed curtain walling double glazed system. Frame colour: Anthracite (RAL 7016)

Aluminium framed curtain walling glazing system with graphite grey annealed glass spandrel panel, insulation backed with aluminium curtain framed system. Frame colour: Anthracite (RAL 7016)

Single / Double leaf manual doors and mechanical sliding doors, double glazed - framing colour: Anthracite (RAL 7016)

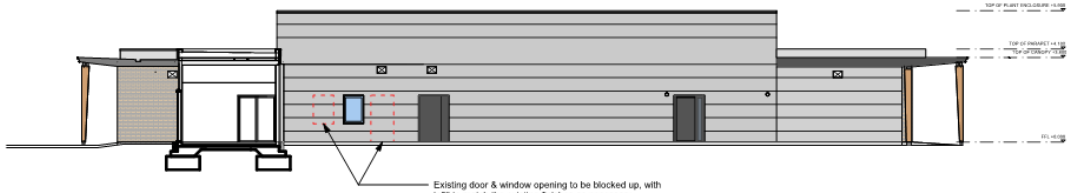
Roof:

Flat Roof: Single ply membrane finish

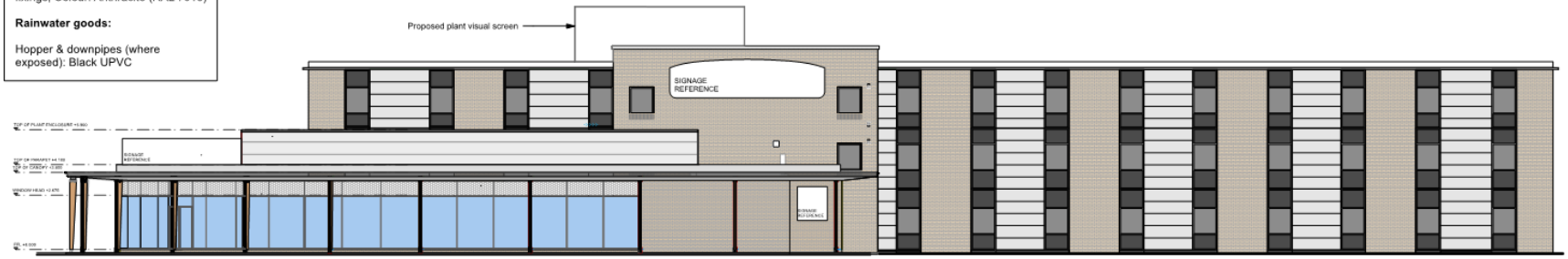
Fascias: Polyester powder coated metal fascia and soffit with concealed fixings; Colour: Anthracite (RAL 7016)

Rainwater goods:

Hopper & downpipes (where exposed): Black UPVC



1 Proposed South Elevation(courtyard)
Scale: 1:200



2 Proposed North Elevation(Riverside Way View)
Scale: 1:200

0 10 15 20 M

Rev	Date	Description	By	Chk

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Drawing
Proposed Elevations
Sheet 3

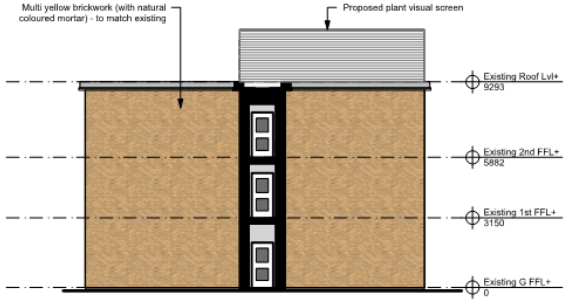
Scale	Date	Drawn	Checked
1:200@A3	05/12/25	SC	RW

Drawing No. Revision

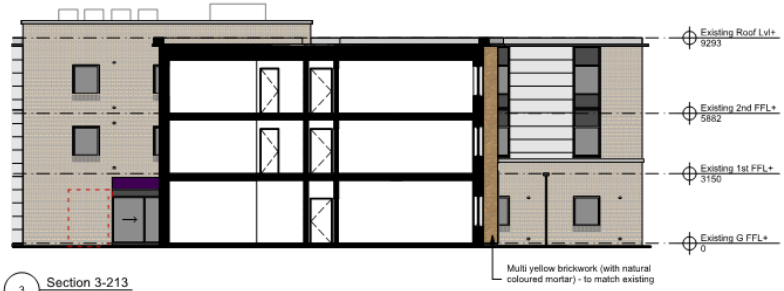
6505-PL- 212

Status
PLANNING

1 Section 1-213
Scale: 1:200



2 Section 2-213
Scale: 1:200



3 Section 3-213
Scale: 1:200

Proposed Materials:
(All materials to match existing)

Walls:

Brickwork: Multi yellow, Natural coloured mortar

Cladding: Composite metal cladding panel with pre-formed corners, horizontally laid, secret fixed, finish/colour: RAL 9006

Windows and doors:

Aluminium framed curtain walling double glazed system. Frame colour: Anthracite (RAL 7016)

Aluminium framed curtain walling glazing system with graphite grey annealed glass spandrel panel, insulation backed with aluminium curtain framed system. Frame colour: Anthracite (RAL 7016)

Single / Double leaf manual doors and mechanical sliding doors, double glazed - framing colour: Anthracite (RAL 7016)

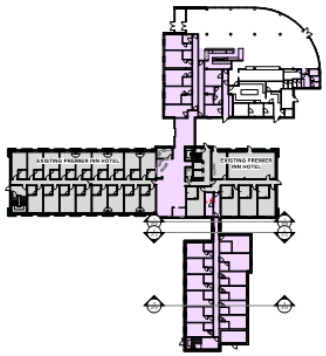
Roof:

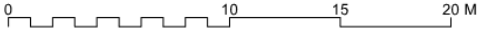
Flat Roof: Single ply membrane finish

Fascias: Polyester powder coated metal fascia and soffit with concealed fixings; Colour: Anthracite (RAL 7016)

Rainwater goods:

Hopper & downpipes (where exposed): Black UPVC





Rev	Date	Description	By	Chk

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Drawing
Proposed Sections

Scale	Date	Drawn	Checked
1:200@A3	05/12/25	SC	RW

Drawing No. — Revision
6505-PL- 213

Status
PLANNING