# Planning Fire Safety Strategy
# + D12 Fire Statement

Project: The Barn Hotel, Ruislip, London

Project Reference: FE1523

Revision: 4

Date: February 2026

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# 1 DOCUMENT TRACKER & REPORT OVERVIEW

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|---|---|
| Project Address | The Barn Hotel, West End Road, Ruislip HA4 6JB |
| Project Reference | FE1523 |
| Current Revision | 4 |
| Client | Chase New Homes |
| Architect | Chase New Homes |
| Local Fire Service | London Fire Brigade (LFB) |

| Revision | Description | Date |
|---|---|---|
| 1 | Planning Fire Safety Strategy & Fire Statement | 17.03.2023 |
| 2 | | 20.03.2023 |
| 3 | | 28.08.2024 |
| 4 | | 16.02.2026 |
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| Reviewed/Approved by | John Dowd MSc BEng (Hons) CEng MIFireE MCABE | |



This report relates only to statutory requirements relating to fire safety under the Building Regulations 2010 (as amended to date) as well as The Town and Country Planning (Development Management Procedure and Section 62A Applications) (England) (Amendment) Order 2021. Additional fire safety measures may be necessary for insurance and other purposes. Where no reference is made within this report to a certain element, all detailed aspects of the design and construction will, unless explicitly stated otherwise in this report, be in accordance with the recommendations of the selected design guidance identified in the legislation section of this report and the appropriate British Standard. The validity of this report is dependent upon the recommendations being implemented in full as described.

This report is based on the Client's description of their requirements and is subject to assumptions that Solas Realta Ltd can reasonably be expected to make in accordance with sound professional principles and experience. Solas Realta Ltd accepts no liability for the accuracy of the information provided by the Client or other third parties.

Solas Realta Ltd shall not be held responsible or liable for the designs produced by any other consultants, sub-consultants, or sub-contractors, including any original designs produced by others which may be adapted, modified, or developed in the carrying out of the Services. The report is based on the drawings referenced. Any subsequent changes to the design which are not agreed with Solas Realta Ltd invalidate the report.

This report relates to a project that is subject to review from Approval Authorities. It should be ensured that the contents of the report are agreed with all relevant approval bodies prior to implementation.

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# 2 INTRODUCTION

## 2.1 SCOPE

2.1.1 Solas Realta Ltd has been appointed to produce a Planning Fire Safety Strategy & Fire Statement report for the proposed new development at The Barn Hotel, West End Road, Ruislip HA4 6JB, consisting of three residential blocks, along with multiple smaller blocks (maisonettes or flats) and dwellinghouses. This report will mainly focus on the design requirements for the three residential blocks (Blocks B, C and K), whilst also specifying outline fire safety requirements for the smaller blocks, which include a lower design complexity.

2.1.2 The report is intended to provide an outline of the key fire safety considerations associated with the project in relation to the requirements of Part B of the Building Regulations as presented below:

- B1 – Means of warning and escape – (see Section 3).
- B2 – Internal fire spread (linings) – (see Section 4).
- B3 – Internal fire spread (structure) – (see Section 4).
- B4 – External fire spread – (see Section 5).
- B5 – Access and facilities for the fire service – (see Section 6).

2.1.3 This report also includes a Fire Statement form (presented in Appendix B) as required in support of the planning application, with respect to the London Plan Policy D12(B).

2.1.4 Solas Realta Ltd has not reviewed any issues within the project other than those identified in our report. Solas Realta Ltd offers no comment on any other aspects of the development and any absence of such comment should not be regarded as any form of approval.

2.1.5 This report is aimed at only providing supporting information for this planning application and does not represent a detailed fire safety strategy or all solutions to non-compliant issues (to be developed at RIBA Stage 4). All aspects of this report are subject to development by the design team and ultimately agreement with the Building Control Body including their statutory consultation with London Fire Brigade.

## 2.2 REFERENCED INFORMATION

2.2.1 This report has been developed based upon information contained in the latest drawings provided by the Architect. This report should be read in conjunction with these drawings and other supporting documentation prepared and submitted by other consultants who are acting on behalf of the design team. Appendix A presents the drawing plan schedule.

2.2.2 This report is not intended to provide detailed system specifications, as this information is expected to be included within manufacturer's recommendations or British Standards. Therefore, all system designers should refer to the latest version of the British Standards referenced within this report and any associated manufacturer's recommendations.

## 2.3 DESIGN BASIS AND GUIDANCE

2.3.1 BS 9991 will be the design guidance document employed in order to indicate that the functional requirements of Part B of the Building Regulations have been satisfied for the block of flats.

2.3.2 Approved Document B: Volume 1 (AD B) will be the design guidance document employed in order to indicate that the functional requirements of Part B of the Building Regulations have been satisfied for the dwellinghouses.

2.3.3 None of the proposed buildings are categorised as 'Relevant Buildings' as defined by Regulation 7 (i.e., buildings with a storey at least 18m above the ground level and which contains dwellings). The threshold for combustible materials within the external wall systems of residential buildings has also been lowered to 11m. Notwithstanding this, the most straight forward way to satisfy Part B4, Schedule 1 of the Building Regulations is to design the external walls in accordance with the requirements of Regulation 7(2).

## 2.4 PROJECT DESCRIPTION

2.4.1 The project represents a part conversion, part new-build residential development, including three residential blocks (Blocks B, C and K), along with seven smaller blocks (Leaning Barn, Farmhouse, Gatehouse and five maisonette blocks), as presented in Table 1 and Figure 1.

2.4.2 Block K will be designed as a two-stair building, although the two stairs will serve contiguous parts of the block (Core K1 and K2, respectively). Core K1 will be designed as a single stair block, and Core K2 will be designed as small single stair block. Blocks B and C will also be designed as single-stair blocks. Block K will include ancillary areas (i.e., refuse stores, bin stores, plant rooms, etc.) on the ground floor. All above ground floors will include single storey residential units.

2.4.3 The other blocks (Leaning Barn, Farmhouse and maisonette Blocks A, D, E, J and H) will all include a maximum of two storeys (G+1), along with a mixture of single levels flats or two-storey duplex flats. These blocks do not include any common areas, with units within each block generally including independent access points from the outside, at ground level.

2.4.4 The development boundaries are presented below and in Figure 1:

- To the North, by a Network Rail;
- To the South and East, by private residential sites;
- To the West, by West End Road.

| Building | Building Height [1] | Storeys | Staircases | AWFSS |
|---|---|---|---|---|
| Block B | >5m, but <11m | GF+3 | 1 | No |
| Block C | >5m, but <11m | GF+2 | 1 | No |
| Block K, Core K1 | >5m, but <11m | GF+3 | 1 | No [3] |
| Block K, Core K2 | >5m, but <11m | GF+2 | 1 | No |
| Block A (2 units) | <4.5m | GF+1 | N/A[2] | No |
| Block D (2 units) | <4.5m | GF+1 | N/A[2] | No |
| Block E (2 units) | <4.5m | GF+1 | N/A[2] | No |
| Block H (2 units) | <4.5m | GF+1 | N/A[2] | No |
| Block J (2 units) | <4.5m | GF+1 | N/A[2] | No |
| Farmhouse | <4.5m | GF+1 | N/A[2] | No [3] |
| Leaning Barn | <4.5m | GF+1 | N/A[2] | No [3] |

Notes

1. Building height is measured in accordance with Diagram D6 of Approved Document B.
2. The units will only include internal staircases.
3. The current proposal is to not include a sprinkler system. This may change depending on several factors (i.e. the limitations associated with firefighting access and hose distances, the desire for open-plan flats, etc).

**Table 1 - Building Heights and Provisions**


**Figure 1 – Indicative Site Plan**

# 3 MEANS OF WARNING AND ESCAPE

## 3.1 EVACUATION STRATEGY

3.1.1 The evacuation strategy in all of the residential units (flats, duplexes etc.) will be based on a 'stay put' strategy, whereby residents in unaffected units may remain protected within their residential unit until such time as the Fire Service initiate a phased evacuation of the building, or residents decide to evacuate.

## 3.2 FIRE ALARM & DETECTION SYSTEM (FADS)

3.2.1 In all residential units, a Grade 1 Category LD1 FADS should be provided in accordance with BS 5839-6. Only the sounders within the unit where a local detector activates should operate.

3.2.2 For each block (Blocks B, C and K), in the common areas, a Category L5 FADS should be provided in accordance with BS 5839-1. The residential flats will not be covered by this system.

## 3.3 SPRINKLER SYSTEM

3.3.1 All blocks in the developments include a building storey height of <11m. As such, these are not expected to include sprinkler coverage, unless required in support of extended hose laying distances (see Section 6.2), or if the flat design changes to open-plan.

## 3.4 SMOKE VENTILATION

3.4.1 Within Block B, all common lobbies (1F-3F) will include ventilation via automatically openable vents (AOV) fitted on the façade, each achieving a minimum free area of 1.5m$^2$. The block does not include a common lobby at GF level, as flats are provided with direct access from the outside on this level.

3.4.2 Within Block C, all common lobbies (GF-2F) will include ventilation via AOVs fitted on the façade, each achieving a minimum free area of 1.5m$^2$.

3.4.3 Within Block K1, all primary stair lobbies (GF-3F) will include ventilation via AOVs fitted on the façade, each achieving a minimum free area of 1.5m$^2$. Secondary lobbies are not proposed to be provided with smoke ventilation.

3.4.4 Block K2 will be designed as a small single-stair block, provided with common lobbies on all levels. The common lobbies will be provided with smoke ventilation only on 1F-2F, in the form of AOVs fitted on the façade (each with a free area of 1.5m$^2$). The GF level lobbies within the block will not be provided with ventilation and will include reduced travel distances (<4.5m).

3.4.5 An AOV achieving a minimum of 1.0m$^2$ should be provided at the head of all staircases (within Blocks B, C, K1 and K2).

3.4.6 All ancillary areas within the Block K (ground floor) will be directly access from the outside, and will not connect internally to the common means of escape for the block.

## 3.5 HORIZONTAL ESCAPE

3.5.1 The overall development will include multiple residential unit typologies.

3.5.2 The residential units in Blocks B, C and K will all be on a single level. All such units will be designed as flats with protected entrance halls.

3.5.3 The common corridors in Blocks B and C will be in line with the principles of Figure 9 of BS 9991.

3.5.4 The common corridors in Block K2 will be in line with the principles of Figure 9 of BS 9991.

3.5.5 The common corridors in Block K1 will be in line with the principles of Figure 7 in BS 9991.

3.5.6 Elsewhere within the development, all two-storey units should include protected internal stairs, serving all habitable rooms, and discharging to outside at GF level (to be enclosed in 30-minute fire resisting construction, including FD30 doors). All single-level units should include protected entrance halls, serving all habitable rooms, and discharging to outside at ground level (30-minute construction, FD30 doors). Where this is not achieved, all habitable rooms within the unit should include emergency escape windows.

3.5.7 Cooking appliances in all units should be located a minimum of 1.8m from escape routes, including escape from any balconies.

3.5.8 Escape routes should include suitable emergency lighting in accordance with the relevant parts of BS 5266 and emergency escape signage in accordance with the relevant parts of BS 5499.

3.5.9 External escape routes should conform to Approved Document M. All routes from a final exit door and up to a Fire Muster Point are considered external escape routes.

## 3.6 COMMON STAIRS (BLOCKS B, C AND K)

3.6.1 The three blocks of flats will be provided with 4 common stairs (B, C, K1 and K2). The staircases should:

- Achieve 1200mm minimum clear width.
- Be constructed of materials achieving European Class A2-s3, d2 or better.
- Stairs should discharge directly to a final exit at the base of the stair.
- Not connect to any ancillary accommodation.

3.6.2 In support of London Plan Policy D5 requirement, it is proposed to include an evacuation lift as part of each lift bank in each block. The evacuation lifts will be incorporated as part of the stair enclosures in all blocks.

3.6.3 Evacuation lifts should be designed, installed and maintained in accordance with BS EN 81-20 and BS EN 81-76. Please see Figure 2 for an overview of an evacuation lift.

3.6.4 All common stair cores in Blocks B, C, K1 and K2 should be provided with wayfinding signage in support of firefighting operations.

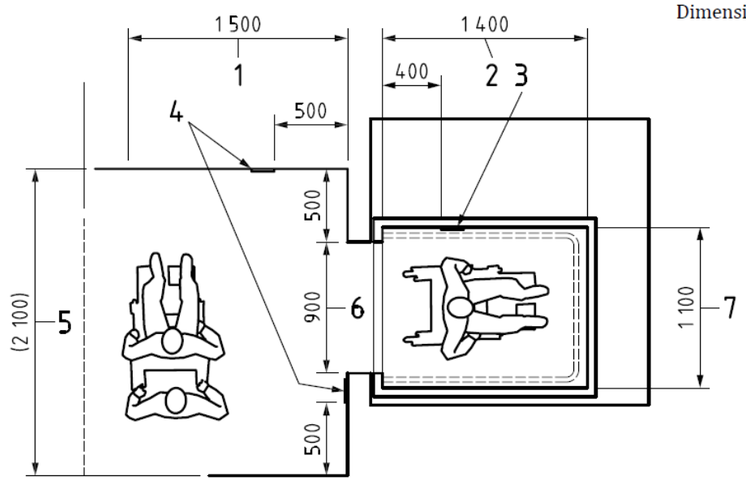
3.6.5 It is recommended as good practice that a refuge area is provided for each evacuation lift on each above ground floor level in order to assist with vertical evacuation. The dimensions of a refuge are 900mm by 1400mm. A clear width of at least 1500mm should be provided outside each lift to satisfy Part M.

| Area | Single Direction Travel Distance | Multiple Direction Travel Distance |
|---|---|---|
| Protected Entrance Halls | 9 | N/A |
| Unventilated Corridors – Block K1 (1) | 7.5 | N/A |
| Ventilated Common Corridors – Blocks B, C, K1 and K2 | 7.5 | N/A |
| Common Corridors – Block K2 (GF) | 4.5 (2) | N/A |
| Refuse Stores, Bike Stores, Plantrooms | 9 | N/A |

Notes:
1. Measured from the flat door to the staircase lobby door.
2. Restricted travel distance of 4.5m due to unventilated corridor.

**Table 2 – Travel Distance Limitations**

Dimensions in millimetres




**Key**

1 Width of lobby
2 Depth of car
3 Location of controls
4 Alternative positions for emergency voice communication system
5 Length of lobby
6 Nominal door width
7 Width of car

**Figure 2 – Evacuation Lift Overview**

# 4 INTERNAL FIRE SPREAD

## 4.1 LOADBEARING ELEMENTS OF STRUCTURE

4.1.1 All elements of structure for Blocks B, C and K should achieve 60-minutes fire-resistance. All other blocks should achieve a structural fire resistance of 30-minutes, with 60-minutes required for any structural elements supporting compartment walls between adjoined blocks. An element of structure is any member forming part of the structural frame or any other beam or column.

## 4.2 COMPARTMENTATION

4.2.1 Within Blocks B, C and K, all floors should be compartment floors achieving 60 minutes fire resistance. Therefore, any shafts penetrating compartment floors (i.e., escape staircase, lifts, smoke shafts, service risers, etc.) should be constructed as protected shafts achieving the same level of fire resistance as the compartment floors.

4.2.2 Within Blocks B, C and K, any dwelling or common corridor / lobby should be constructed as a separate fire compartment achieving a minimum of 60 minutes fire resistance. Within all other blocks, any dwelling should be constructed as a separate fire compartment achieving a minimum of 30 minutes fire resistance. See also Section 5.4.1 for junctions with a roof.

4.2.3 The overall compartmentation in the buildings should be in accordance with Table 4. Fire resisting walls should be constructed effectively up to each compartment floor or the roof.

4.2.4 The compartment/party walls separating dwellinghouses should achieve a fire resistance of 60-minutes throughout. Any elements of structure supporting the compartment walls should achieve the same rating as the compartment walls.

4.2.5 Within all individual units, any protected entrance halls or protected stairs should be designed as 30-minute fire-resisting enclosures. Utility rooms should also be 30-minute fire-resisting enclosures.

4.2.6 If a fire separating element is to perform as intended, every joint or imperfect fit, or opening to allow services to pass through the element, should be adequately protected by sealing or fire stopping to the same fire resistance rating so that the fire resistance of the element is not impaired.

## 4.3 ANCILLARY AREAS

4.3.1 Ancillary areas include refuse stores, bike stores and plantrooms. These areas should be constructed to form 60-minute fire resistant compartments in Block K.

4.3.2 Ancillary areas will be located only on the ground floor and will generally be accessed only directly from the outside. These will not connect to the staircases or common corridors at ground floor.

4.3.3 Service risers should be fire stopped at each floor level and not open directly into a staircase.

## 4.4 PROTECTION OF DUCTWORK

4.4.1 Ductwork passing through fire resisting elements should either be fire resisting to the same rating or be provided with fire and smoke dampers interlinked to the FADS. However, fire and smoke dampers are not suitable for escape stairs, where fire resisting ductwork should be provided.

## 4.5 CONCEALED SPACES

4.5.1 Cavity barriers should be provided within cavities for all other areas, in all the following locations:

- At the edge of cavities, including around openings (windows, doors, service penetrations, etc).
- At the junction of a cavity and a compartment floor / wall or a fire resisting partition.
- To limit cavities to 20m (if surfaces exposed achieve Class C-s3, d2 or better) or 10m.

## 4.6 WALL AND CEILING LININGS

4.6.1 Restrictions are placed on the wall and ceiling lining materials. This is to limit spread of fire and production of smoke in specific areas. The surface lining of the walls and ceilings should meet the classifications shown in Table 3.

| Classification of Linings | European Classification |
|---|---|
| Circulation Spaces Outside Dwellings | B-s3, d2 |
| Circulation Spaces Within Dwellings | C-s3, d2 |
| Other Rooms | C-s3, d2 |
| Small Rooms (not more than 4m$^2$) | D-s3, d2 |

**Table 3 – Wall and Ceiling Linings**

| Building Element | Minimum Resistance Rating(1) | Method of Exposure | Fire Doors |
|---|---|---|---|
| Structure (Blocks B, C and K) | 60 R | Exposed faces | N/A |
| Structure (Other Blocks) | 30 R / 60 R (2) | Exposed faces | N/A |
| Compartment Floors | 60 REI | From below | N/A |
| Common Stairs (Blocks B, C and K) | 60 REI | Each side separately | FD30S |
| Lifts | 60 REI | Each side separately | FD30 |
| Service Shafts | 60 REI | Each side separately | FD30S |
| Residential Flats including Utility room | 60 REI | Each side separately | FD30S |
| Common Corridors | 60 REI | Each side separately | FD30S |
| Ancillary Rooms | 60 REI | Each side separately | FD60S |
| Protected Façade | 60 REI(3) | From inside | N/A |
| Corridor Sub-divisions | 30 REI | Each side separately | FD30S |
| Protected Internal Stairs/ Halls | 30 REI | Each side separately | FD30 |
| Cavity Barriers | 60 REI | Each side separately | FD30 |

Notes:

1. “R”, “E” and “I” – are the European classification for fire performance in respect to load-bearing capacity, integrity and insulation tested to the relevant part of BS EN 13501.
2. 60-minutes required for any structural elements supporting compartment walls between adjoined blocks.
3. Extent of protected areas as per Table 5.

**Table 4 – Fire Resisting Construction**

# 5 EXTERNAL FIRE SPREAD

## 5.1 RELEVANT BOUNDARIES

5.1.1 Relevant boundaries depend on the site layout as presented below and in Figure 3:

a) Where a building is facing a public road, railway, canal, etc., the relevant boundary is taken as the centreline of that public space. It is assumed that the land North of Block K is Network Rail land and is unlikely to have future development. This will need to be assessed further at RIBA Stage 4.

b) Where a building is facing only the site boundary (or garden boundary, for dwellinghouses), the relevant boundary should be taken as the actual site boundary.

c) For large sites (more than one block), relevant boundaries should be taken as notional boundaries between blocks on the same site.

## 5.2 EXTERNAL WALL CONSTRUCTION

5.2.1 The proposed Blocks B, C and K are not classified as 'Relevant Buildings' as defined by Regulation 7 (i.e., buildings with a storey at least 18m above the ground level and which contains dwellings). Notwithstanding this, the most straight forward way to satisfy Part B4, Schedule 1 of the Building Regulations is to design the external walls in accordance with the requirements of Regulation 7(2).

5.2.2 Therefore, materials forming part of the external walls must achieve European Class A2-s1, d0 or better in accordance with BS EN 13501. Specified attachments for external walls such as balconies should also achieve European Class A2-s1, d0 or better. The Designer should refer to Regulation 7 of the Building Regulations for further details on a 'Relevant Building', including information with respect to which items are exempt, as listed in Regulation 7(3).

5.2.3 Fire resisting external wall areas achieving 60 minutes fire resistance should be provided within 1.8m either side of re-entrant corners (i.e., corners of 130º or less) in order to limit fire spread in between different fire compartments (including, but not limited to, flats and staircases). This requirement will also apply to balcony balustrades.

5.2.4 Cavity barriers should be provided within external wall cavities, in accordance with Section 4.5.1.

## 5.3 SPACE SEPARATION

5.3.1 To prevent the risk of external fire spread from one building to another, the amount of unprotected area that is allowed on an elevation should be limited, or the separating distance should be sufficient as to reduce the risk of excessive radiation causing fire spread.

5.3.2 BR 187 has been employed in order to assess space separation. The radiation intensity has been selected as 84kW/m$^2$ for residential areas and 168kW/m$^2$ for ancillary rooms.

5.3.3 Table 5 presents high level results of the assessment, indicating the largest enclosing rectangle on each elevation. It is expected that some fire resisting facade will be required on multiple elevations in order achieve the maximum unprotected allowable areas in Table 5.

5.3.4 The assessment at this stage is high-level. A more comprehensive assessment will be carried out post planning to ascertain the limitations of unprotected areas in more details.

## 5.4 ROOF COVERINGS

5.4.1 Junctions of a compartment wall with a roof should include an area 1500mm wide on each side of the wall, with a roof covering of $B_{ROOF}(t4)$ on substrate/deck achieving A2-s3, d2 or better. Performance of the resistance of roofs to external fire exposure, is measured in terms of penetration through the roof construction and the spread of flame over its surface. The roof should achieve European Class $B_{ROOF}(t4)$.

5.4.2 Green roofs and walls should comply with DCLG publication 'Fire Performance of Green Roofs and Walls'.

| Building Elevation | Enclosing Rectangle (H × W) | Unprotected % Allowed | Minimum Boundary Distance Required (m) | Actual Boundary Distance (m) | Maximum Unprotected Area Per Compartment (m$^2$) |
|---|---|---|---|---|---|
| Block K | | | | | |
| Any (flats) | 3m × 12m | 100 | 3.5 | >3.5 | All |
| 4, 8 (ancillary) | 3m x 12m | 100 | 5.5 | >5.5 | All |
| Block B | | | | | |
| 33, 35, 36 (flats) | 3m × 12m | 100 | 3.5 | >3.5 | All |
| 34 (flats) | 3m x 9m | 50 | 2.0 | >2.0 | 13.5 |
| Block C | | | | | |
| 29, 32 (flats) | 3m x 12m | 100 | 3.5 | >3.5 | All |
| 30 (flats) | 3m x 12m | 30 | 1.0 | >1.0 | 10.8 |
| 31 (flats) | 3m x 9m | 90 | 3.0 | >3.0 | 24.3 |
| Block A | | | | | |
| 37, 39 | 6m x 6m | 100 | 4.0 | >4.0 | All |
| 38 | 6m x 12m | 50 | 3.5 | >3.5 | 36.0 |
| 40 | 6m x 12m | 100 | 5.5 | >5.5 | All |
| Blocks D/E | | | | | |
| 22 | 6m x 9m | 0 | 1.0 | <1.0 | 0.0 |
| 25 | 6m x 9m | 0 | 1.0 | <1.0 | 0.0 |
| 26 | 6m x 12m | 90 | 5.0 | >5.0 | 48.6 |
| 27 | 6m x 9m | 100 | 5.0 | >5.0 | All |
| 21, 23, 24, 28 | 6m x 12m | 100 | 5.5 | >5.5 | All |
| Blocks H/J | | | | | |
| 9, 11 | 6m x 12m | 100 | 5.5 | >5.5 | All |
| 10, 12 | 6m x 9m | 100 | 5.0 | >5.0 | All |
| Farmhouse | | | | | |
| 13 | 6m x 15m | 60 | 4.0 | >4.0 | 54.0 |
| 14, 16 | 6m × 15m | 100 | 6.0 | >6.0 | All |
| 15 | 6m × 6m | 30 | 1.5 | >1.5 | 10.8 |
| Leaning Barn | | | | | |
| 17 | 6m × 18m | 100 | 6.5 | >6.5 | All |
| 18 | 6m × 12m | 100 | 5.5 | >5.5 | All |
| 19 | 3m × 9m | 40 | 1.5 | >1.5 | 10.8 |
| 20 | 6m × 6m | 40 | 2.0 | >2.0 | 14.4 |

**Table 5 – Space Separation Calculations**

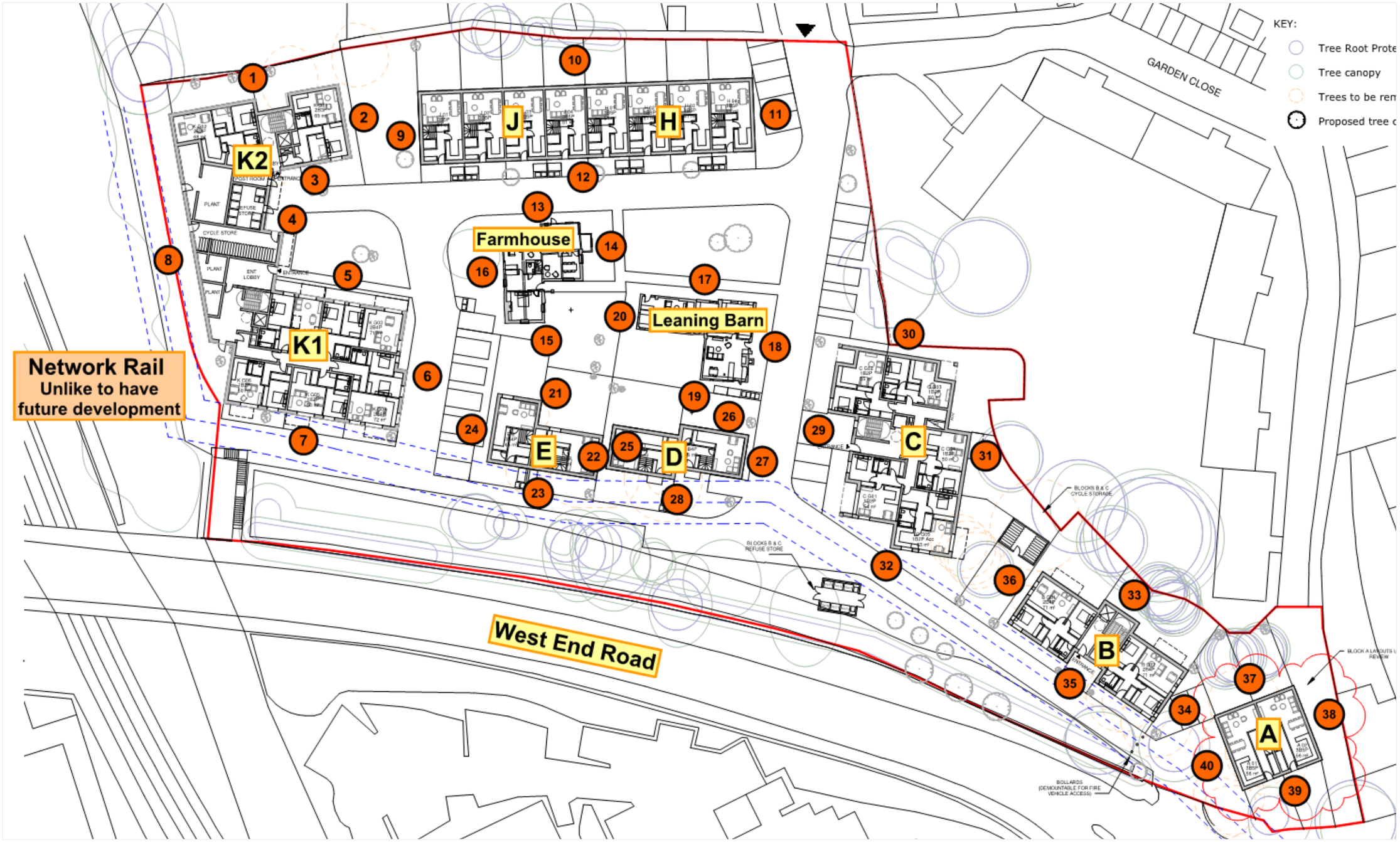



**Figure 3 – Elevation Identification (Site Plan)**

# 6 ACCESS AND FACILITIES FOR THE FIRE SERVICE

## 6.1 VEHICLE ACCESS

6.1.1 Access to and around the site will be provided via both West End Road and Garden Close. From here, vehicle access is provided on site via the new private roads and car parking areas around all buildings. Vehicle access will need to be provided within 18m and line of sight of the entrance to all common cores (for Blocks B, C and K), including the dry rising inlet mains. The access route is presented in Figure 4.

6.1.2 For all other blocks, vehicle access should be provided within 45m of all areas in each unit, on a route suitable for laying hose. This distance may be increased to 75m where sprinklers are provided.

6.1.3 Any access or security measures in and around the site (e.g., bollards preventing vehicle access) should be by-passable by the Fire Service. The details of the bypass arrangements should be developed and agreed with the Fire Service.

6.1.4 Due care should be given to ensure that the vehicle access route meets the requirements of a pumping appliance as presented in Table 6. These values have been extracted from GN29 as issued by London Fire Brigade, which align with AD B and BS 9991.

6.1.5 The design team should confirm, including using a swept path analysis tracking exercise, that the new private roads and access route presented in Figure 4 achieve the specification in noted in Section 6.1.4.

6.1.6 Turning facilities should be provided in any dead-end access route that is more than 20m long.

## 6.2 FACILITIES FOR THE FIRE SERVICE

6.2.1 Access into the residential blocks (Blocks B, C and K) for Fire Service personnel is provided via the entrance doors to each core. A dry rising main inlet is needed as presented in Figure 4.

6.2.2 Blocks B, C and K (either core) should each include a dry riser main in order to ensure all areas on each floor are within 45m along a route suitable for laying hose from a fire main outlet. All dry rising mains should be in accordance with BS 9990.

6.2.3 Access to all other blocks will be provided externally, with all internal areas expected to be located within 45m, on a route suitable for laying hose, from FRS parking locations. This distance may be increased to 75m where sprinklers are provided, and this provision must be included should it become necessary.

6.2.4 A summary of the provisions in support of firefighting operations is presented in Table 7.

6.2.5 Wayfinding signage for the responding Fire Service should be provided in Blocks B, C and K, including:

- Each floor level clearly marked on each landing within each staircase.
- Flat indicator signs informing the flat number accessed for each storey.

## 6.3 WATER SUPPLIES

6.3.1 There should be a hydrant in accordance with BS 9990 within 90m of each dry riser inlet and entrance door for the Blocks B, C and K.

6.3.2 A site survey should be carried out in order to establish the extent of existing hydrants. Where these are found to be insufficient, new private hydrants should be provided in accordance with BS 9990.

| Appliance type | Minimum width of road between kerbs | Minimum width of gateways | Minimum turning circle between kerbs | Minimum turning circle between walls | Minimum clearance height | Minimum carrying capacity |
|---|---|---|---|---|---|---|
| Pump | 3.7m | 3.1m | 16.8m | 19.2m | 3.7m | 14 tonnes |
| Notes:<br>1. Fire appliances are not standardised. The local Fire Service may use other dimensions. | | | | | | |

**Table 6 – Typical Fire Service Vehicle Access Route Specification**

| Building | Cores | Areas served | Dry riser | Smoke ventilation |
|---|---|---|---|---|
| Block B | 1 | G + 3 | Yes | Yes (1F-3F) |
| Block C | 1 | G + 2 | Yes | Yes |
| Block K1 | 1 | G + 3 | Yes | Yes |
| Block K2 | 1 | G + 2 | Yes | Yes (1F-2F) |
| Other Blocks | External Access Only. | | | |

**Table 7 – Summary of Firefighting Provisions**

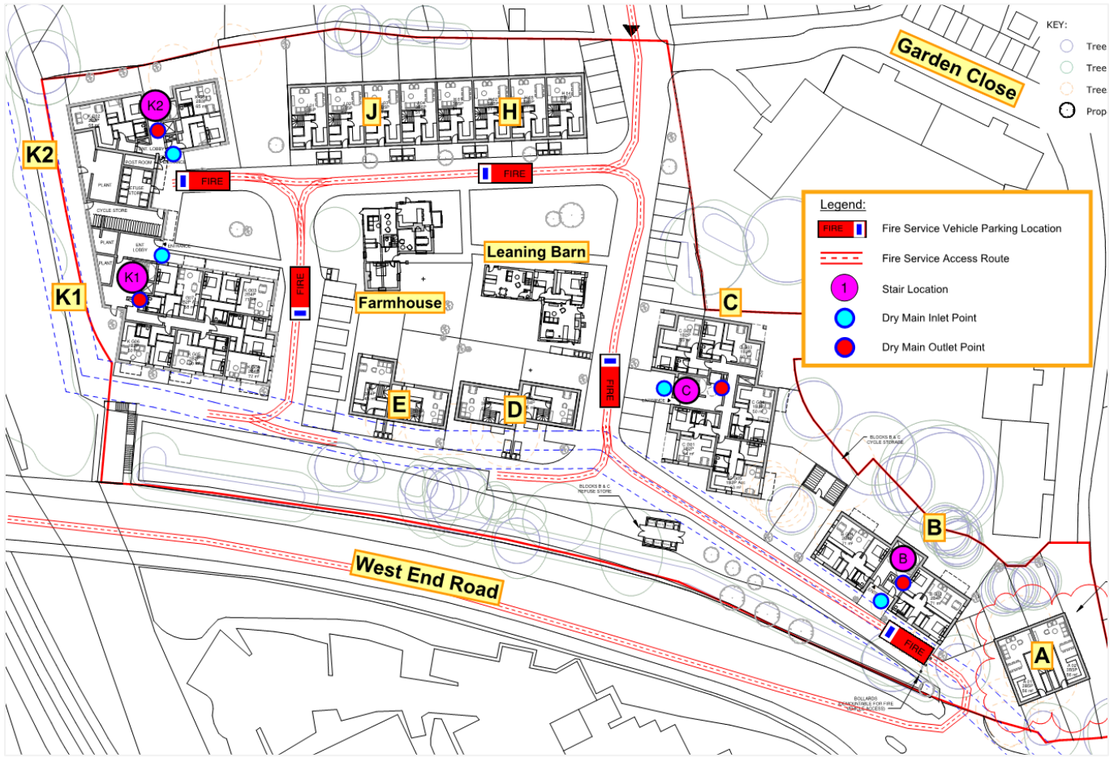



**Figure 4 – Indicative Fire Service Vehicle Access**

# 7 APPENDIX A – DRAWING PLAN SCHEDULE

## 7.1 REFERENCED INFORMATION

7.1.1 This report has been developed based upon information contained in the latest drawings provided by the design team. This report should be read in conjunction with these drawings and other supporting documentation prepared and submitted by other consultants who are acting on behalf of the design team.

7.1.2 Table 8 presents the drawing plan schedule.

| Drawing Number | Description | Revision | Date |
|---|---|---|---|
| 6490(20)100 | Proposed Ground Floor Plan | F | 20/01/2026 |
| 6490(20)101 | Proposed First Floor Plan | F | 23/01/2026 |
| 6490(20)102 | Proposed Second Floor Plan | B | 23/01/2026 |
| 6490(20)103 | Proposed Third Floor Plan | C | 23/01/2026 |
| 6490(20)104 | Proposed Roof Plan | C | 23/01/2026 |

**Table 8 – Drawing Plan Schedule**

# 8 APPENDIX B – LONDON PLAN POLICY FIRE STATEMENT

| Application Information | | |
|---|---|---|
| Site address | The Barn Hotel, West End Road, Ruislip, HA4 6JB | |
| Description of proposed development including any change of use (as stated on the application form): | The project represents a part conversion, part new-build residential development, including three residential blocks (Blocks B, C and K), along with seven smaller blocks (Leaning Barn, Farmhouse, Gatehouse and five maisonette blocks).<br>Block K will be designed as a two-stair building, although the two stairs will serve contiguous parts of the block (Core K1 and K2, respectively). Core K1 will be designed as a single stair block, and Core K2 will be designed as small single stair block. Blocks B and C will also be designed as single-stair blocks. Block K will include ancillary areas (i.e., refuse stores, bin stores, plant rooms, etc.) on the ground floor. All above ground floors will include single storey residential units.<br>The other blocks (Leaning Barn, Farmhouse and maisonette Blocks A, D, E, J and H) will all include a maximum of two storeys (G+1), along with a mixture of single levels flats or two-storey duplex flats. These blocks do not include any common areas, with units within each block generally including independent access points from the outside, at ground level. | |
| Name of person completing the fire statement, relevant qualifications and experience. | John Dowd BEng (Hons) MSc CEng MIFireE MCABE<br><u>Professional Accreditation and Registrations</u><br>• UK Engineering Council \| Chartered Engineer (CEng)<br>• The Institution of Fire Engineers \| Member (MIFireE)<br>• Chartered Association of Building Engineers \| Member (MCABE)<br><u>Academic Qualifications</u><br>• Master of Science in Fire Safety Engineering \| University of Central Lancashire<br>• Bachelor of Engineering in Fire Engineering \| University of Central Lancashire | <u>Experience</u><br>• Director \| Solas Realta Ltd \| 2018 – Present<br>• Director \| Clarke Banks Ltd \| 2016 – 2018<br>• Principal Fire Engineer \| 3SFire Ltd \| 2014 – 2016<br>• Senior Fire Engineer \| Hampshire Fire and Rescue Service \| 2014 – 2016<br>• Fire Safety Inspector \| Hampshire Fire and Rescue Service \| 2013 - 2014<br>Fire Alarm Engineer - Cube Fire and Security \| 2006 -2013 |
| State what, if any, consultation has been undertaken on issues relating to the fire safety of the development; and what account has been taken of this. | No consultation has been undertaken up to this point with any statutory body such as the local fire service or the building safety regulator / local authority. | |
| Signature |  | |
| Date | 16.02.2026 | |

| London Plan Policy Requirements | |
|---|---|
| Introduction | The New London Plan (2021) introduces requirements in relation to planning fire safety. The relevant fire safety requirements are described under London Plan Policy D5(B5) and London Plan Policy D12. |
| <u>London Plan Policy D5(B5)</u> requires the following:<br>All schemes should "…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". | **<u>Evacuation Lifts</u>**<br>The proposed blocks (Blocks B, C and K) will include a single lift bank in conjunction with each of the cores (Cores B, C, K1 and K2). It is expected that one lift per block will be designed as an evacuation lift in support of the aforementioned policy. The lifts will be incorporated as part of the protected stair enclosures.<br>The evacuation lifts should be designed based on the guidance presented in BS EN 81-20, BS EN 81-70, BS EN 81-76. |

London Plan Policy D12 requires the following:

"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 function in terms of:

a. the building's construction: methods, products and materials used, including manufacturers' details
b. 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
c. features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans
d. 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
e. how provision will be made within the curtilage of the site to enable fire appliances to gain access to the building
f. ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures."

**Building Construction Methods**

The structure of the buildings is expected to be formed of traditional construction materials i.e. reinforced concrete or steel. The structure will be afforded with the appropriate fire resistance utilising a certified structural fire protection solution. It is recommended that the external wall construction complies with the requirements listed in Regulation 7 of the Building Regulations 2010 (as amended to date).

**Means of Escape**

All individual flats within Blocks B, C and K will be designed as flats with protected entrance halls.

The common areas of the Blocks B, C and K1 will include protected lobbies with an AOV at the head of each staircase.

Escape for disabled persons will be supported by the evacuation lifts provided within either block.

All other units in other blocks will be accessible directly from the outside at ground floor. The units will either include protected internal stairs / protected entrance hallways, or will include emergency escape via windows or doors in all habitable rooms.

**Features which Reduce the Risk to Life**

All flats (in Blocks B, C and K) will be covered using by a Fire Alarm and Detection System (FADS), designed to BS 5839-6. The common areas and ancillary areas of either of Blocks B, C or K will be covered by FADS designed to BS 5839-1, intended to support the smoke ventilation strategy and the evacuation strategy for ancillary areas.

The residential units within all other blocks will be covered by standalone FADS systems, designed to BS 5839-6.

The compartmentation strategy should be designed to support the proposed stay-put evacuation strategies for residential flats, in line with contemporary guidance. All units in all other blocks will be designed as individual fire compartments. All terraced blocks should be separated by 60-minute compartment walls.

All passive and active fire safety systems should be maintained in line with manufacturers requirements and the relevant British Standards.

**Access for Fire Service Personnel and Equipment**

Access to and around the site will be provided via both West End Road and Garden Close. From here, vehicle access is provided on site via the new private roads and car parking areas around all buildings. Vehicle access will need to be provided within 18m and line of sight of the entrance to all common cores (for Blocks B, C and K), including the dry rising inlet mains. The access route is presented in Figure 4.

For all other blocks, vehicle access should be provided within 45m of all areas in each unit, on a route suitable for laying hose. This distance may be increased to 75m where sprinklers are provided.

Due care should be given to ensure that the vehicle access route meets the requirements of a pumping appliance as presented in Table. These values have been extracted from GN29 as issued by London Fire Brigade, which align with AD B and BS 9991.

Blocks B, C and K (either core) should each include a dry riser main in order to ensure all areas on each floor are within 45m along a route suitable for laying hose from a fire main outlet. All dry rising mains should be in accordance with BS 9990.

Wayfinding signage for the responding Fire Service should be provided in Blocks B, C and K.

There should be a hydrant in accordance with BS 9990 within 90m of each dry riser inlet and entrance door for the Blocks B, C and K.

A site survey should be carried out in order to establish the extent of existing hydrants. Where these are found to be insufficient, new private hydrants should be provided in accordance with BS 9990.

| | |
|---|---|
| | **Record Keeping**<br>This planning fire strategy report should be further developed as design progresses into a full detailed fire strategy. The detailed fire safety strategy report, as well as all relevant fire safety information, including but not limited to all active and passive fire safety system documents, should be handed over to the building owner / operator in accordance with Regulation 38. Any subcontractors or operatives conducting maintenance or any building works within the building or any other stakeholders as appropriate should also receive the relevant fire safety information in order to ensure that all maintenance, operations or building works are in accordance with the detailed fire safety strategy for the building, in line with Golden Thread requirements. |