



**Warminster Road
Croydon
Fire Statement
Policy D12**

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1	12/07/2023	Draft issue to client
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Summary

Robson Frankham have been commissioned by Frankham Projects to provide a Fire Statement document for the planning application for the redevelopment of Warminster Road in Croydon, Surrey.

The Warminster Road is a collection of one and two-bedroom apartments situated in Croydon, Surrey. The development is solely residential, with no commercial spaces located within the building.

This Fire Statement has been developed to satisfy the requirements of the New London Plan (March 2021) by documenting strategic fire safety provisions for the development. This fire statement confirms that the building design complies with policies D12A, D12B, & D5(B5).

This Fire Statement outlines the minimum fire safety provisions required for the proposed new residential building which is to be compliant with the functional requirements of the Building Regulations, using the guidance in Approved Document B Volumes 1 2019 including amendments up to June 2022.

This Fire Statement has been written by Elodie Maurice Christy who is a Fire Safety Engineer full-time employee by Robson Frankham. Elodie is an Associate Member of the Institution of Fire Engineers (IFE). Elodie Joined Robson Frankham in October 2020 and she is currently working on new build residential projects for various clients.

Elodie has over 5 years' experience working for SNC Lavalin Atkins where she worked her way from Graduate up to Fire Engineer level prior to joining Robson Frankham.

Elodie has taken lead on commercial projects (existing and new build) and has worked in various sectors including education, nuclear, aviation and rail. Full CV and CPD records available on request.

This fire statement has also been reviewed and approved by Anthony Robson, who is a Member of the Institute of Fire Engineers, a Chartered Member of CABE, and a Chartered Building Engineer.

1 Report scope and objective

This document constitutes a Fire Statement for the planning application for Warminster Road, as required by the London Plan – adopted March 2021.

In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:

- 1) Identify suitably positioned unobstructed outside space:
 - a) for fire appliances to be positioned on
 - b) appropriate for use as an evacuation assembly point
- 2) are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire, including appropriate fire alarm systems and passive and active fire safety measures
- 3) are constructed in an appropriate way to minimise the risk of fire spread
- 4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users
- 5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in
- 6) provide suitable access and equipment for firefighting which is appropriate for size and of the development.

Policy D12 of The London Plan, states in section B that “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”. Policy D12 goes on to state that “the statement should detail how the development proposal will function in terms of:

- 1) The building construction – methods, products and materials used, including manufacturers’ details,
- 2) The means of escape for all building users – suitably designed stair cores, escape for building users who are disabled or require level access, and associated evacuation strategy approach.
- 3) Features which reduce the risk to life – fire alarm systems, passive and active fire safety measures and associated management and maintenance plans.
- 4) Access for fire service personnel and equipment – how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance of these.
- 5) How provision will be made within the curtilage of the site to enable fire appliances to gain access to the building. And
- 6) Ensuring that any potential future modifications to the building will take into account not compromise the base build fire safety/protection measures.

2 Drawing References

The below are the drawings that have been used to form this fire statement:

Drawing Ref.	Drawing Title	Date	Revision
111	Proposed Ground Floor Plan	05/11/2023	N
112	Proposed First Floor Plan	05/11/2023	N
113	Proposed Second Floor Plan	05/11/2023	N
110	Proposed Site Roof Plan	05/11/2023	N

3 Project Overview

The proposed block of flats is a new building with the sole purpose being residential use. The building is accessed from a single stair at ground floor level, with access to a vertical core that continues to the upper floors. The block is currently proposed to comprise of 8 flats, with all flats being single storey apartments. All flats will have 30-minute protected hallways. An evacuation lift is provided to the building.

To address the specific needs of disabled occupants, a comprehensive approach is in place. In the event of a fire occurring in a disabled person's flat, they are advised to evacuate their flat and move to the designated lift lobby. This lobby provides a safe area where the evacuation lift is located. This means that, should a fire escalate, the evacuation lift can be utilised to escape to a place of safety.

The proposed block of flats is a small single stair building up to 3-storeys in height, consisting of ground and 2 upper floors. All flats are accessed from small lobbies, with less than 4.5m from the furthest flat entrance door to the stair door.

Based on a typical slab to slab height of 3m, the building will be around 6m in height, when measured to the top floor level.

Fire service vehicle access is through the front entrance of the building, on Warminster Road.

4 Building Construction

The development will follow the design principles in Approved Document B Volume 1 2019 including amendments up to June 2022.

The materials used must comply with the requirements of the amendments to Regulation 7 of the Buildings Regulations. This includes all external wall materials and roof coverings.

5 Means of Escape

The residential areas are designed to adopt a 'stay-put' strategy. A 'stay put' policy involves the following approach:

- When a fire occurs within a flat, the occupants alert others in the flat, make their way out of the building and summon the fire and rescue service.
- If a fire starts in the common parts, anyone in these areas makes their way out of the building and summons the fire and rescue service.
- All other residents not directly affected by the fire would be expected to 'stay put' and remain in their flat unless they feel unsafe or are directed to leave by the fire and rescue service.

Any ancillary spaces will operate a simultaneous evacuation strategy where any occupants of these spaces will evacuate immediately once they become aware of a fire.

Every protected stairway should lead to a final exit, either directly or via a protected exit passageway. Any protected exit corridor or stair should have the same standard of fire resistance and lobby protection as the stair it serves in accordance with 3.81 of ADB.

The stair must be served by a minimum of 1m² OV at the head of the stair, or one at each floor level.

6 Features which reduce the risk to life

As the height of top occupied storey is less than 11m, sprinklers are not required.

All flats require a minimum of Grade D2 category LD2 fire and detection alarm system in accordance with BS 5839-6 2019. This will comprise of detection and sounders throughout each flat, with the exception of bathrooms.

Sounders must be provided on all private balconies.

7 Access for fire service personnel and equipment

Fire service vehicle access will be available to the main entrance of the building via Warminster Road.

The fire service access meets the functional requirements of Part B5 of the Buildings Regulations, utilising the design guidance in Approved Document B Volumes 1 2019 including amendments up to June 2022.

8 Future Modifications

The design of the building takes into account the current building regulations and guidance, as well as the further guidance provided within the London Plan.

Future changes to the design and/or structure of the buildings should be undertaken following the relevant guidance in force at that time.

A suitable muster point location will be in place for occupants to escape from the building to a place of safety without interfering with the fire service.