

City House – Sutton Park Road

**Fire Statement – Planning Gateway
One**

Macar Living (City House) Ltd.

Job No: 1031234
Doc ref: CHS-CDL-XX-XX-R-FE-55201
Revision: P01
Revision date: 01 February 2024

Project title	City House – Sutton Park Road	Job number
Report title	Fire Statement – Planning Gateway One	1031234

Document revision history

Revision ref	Issue date	Purpose of issue / description of revision
P01	01 February 2024	For Approval

Document validation (latest issue)

01/02/2024	01/02/2024	01/02/2024
X C Smith <small>Principal author</small> Signed by: Smith, Calum	X J Fraser <small>Checked by</small> Signed by: James Fraser	X Mark Yau <small>Verified by</small> Signed by: Yau, Mark

1.0 Introduction

Cundall are appointed on the project, City House, Sutton Park Road by Macar Living (City House) Ltd.

This document is produced by Cundall to serve as the Fire Statement for the purposes of Planning Gateway 1.

This Fire Statement addressed:

- Development Description and Site Plan.
- Key complexities relating to fire safety.
- An overview of how issues with fire safety are addressed.
- A description of local policies considered that impact the fire safety design.
- Access and facilities for the fire service.

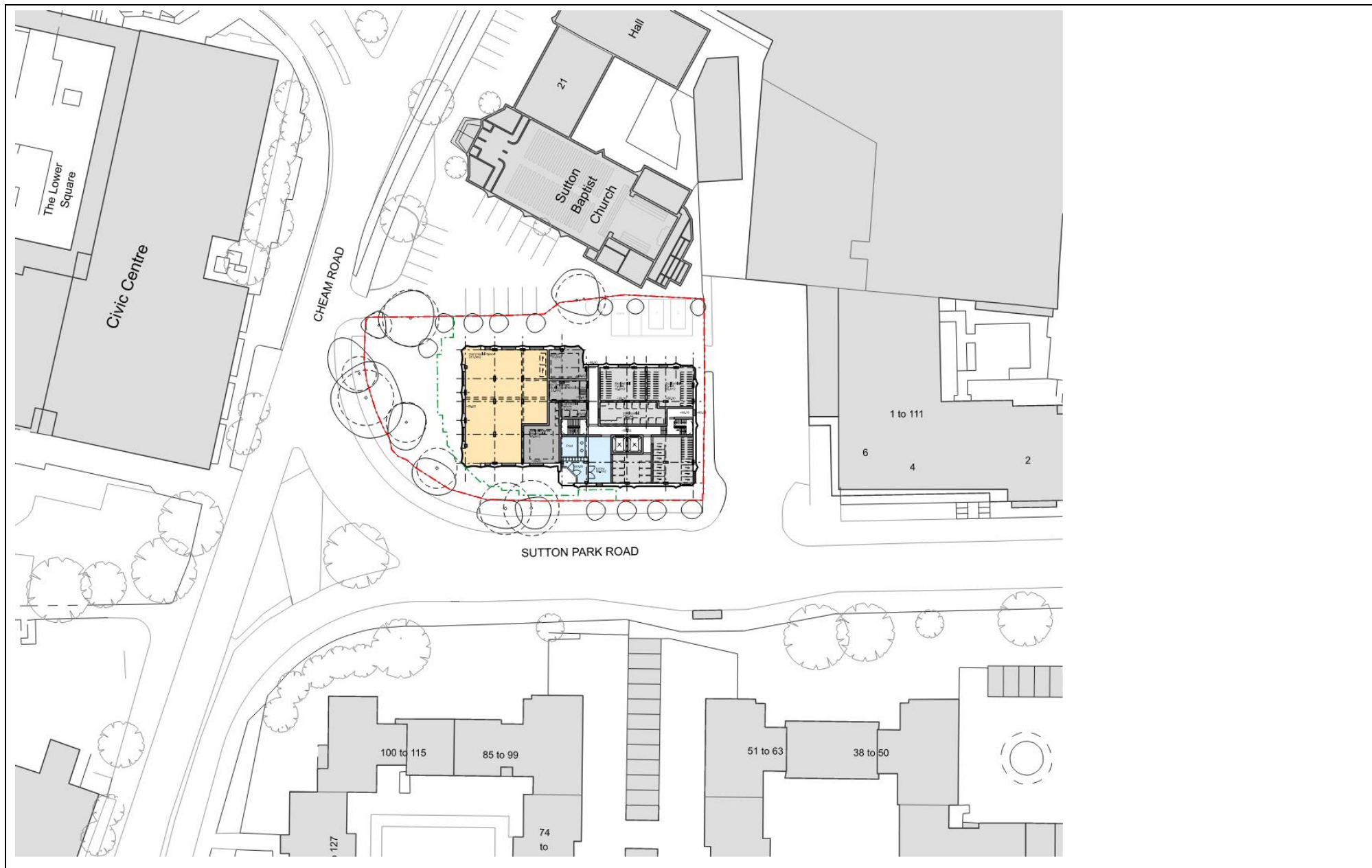
This fire statement form should be read in conjunction with the RIBA Stage 3 Fire Strategy Report CHS-CDL-XX-XX-R-FE-55231, Rev P03, dated 31/01/2024, which demonstrates the full proposed fire safety strategy for the development.

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2.0 Fire statement form

Application information	
1. Site address line 1	City House
Site address line 2	Sutton Park Road
Site address line 3	
Town	Sutton
County	Greater London
Site postcode (optional)	SM1 2AE
2. Description of proposed development including any change of use (as stated on the application form):	Demolition of existing building, and erection of a part 13-storey and part 5-storey building, for 70 'build to rent' residential apartments (Class C3), 191m2 (NIA) office space (Class E(g)(i)) and associated landscape and public realm improvements.
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience. Guide: no more than 200 words	<p>This Fire Statement has been authored by Calum Smith who is a Senior Fire Engineer working for Cundall Fire Ltd and who is also the principal author of the Fire Strategy Report for this development (CHS-CDL-XX-XX-R-FE-55231).</p> <p>Calum holds a Masters Degree in Mechanical and Electrical engineering and has been employed by Cundall as a fire Engineer since January 2020, and hence has 4 years of relevant experience. Calum has been involved in the development of fire strategies for a range of buildings, including commercial offices, hotels, schools and a large number of residential buildings.</p>

	<p>The authoring of the report has been further supervised by James Fraser and Dr Mark Yau of Cundall Fire Ltd.</p> <p>James is a Senior Fire Engineer in Cundall's fire engineering team. James holds an MEng in Aero-Mechanical Engineering and an MSc in Fire Safety Engineering. James has five years of experience in the fire engineering industry and has provided fire engineering services in various sectors including residential, health care and industrial.</p> <p>Mark is an Associate Director who is responsible for this fire report. Mark has a PhD in Fire Engineering in UCLAN and a First Class Hons Building Services Engineer Degree from UMIST. Mark is a Chartered Engineer via Institution of Fire Engineers and has been working in the fire industry for over 20 years.</p>
<p>4. 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.</p> <p>Guide: no more than 200 words</p>	<p>Cundall were appointed as consultant fire engineers for this project by Macar Living (City House) Ltd. to develop the fire strategy for the building.</p> <p>The fire strategy has been developed in accordance with the recommendations of BS 9991: 2015.</p> <p>Cundall have conducted several design workshops with Wimshurst Pelleriti to develop the fire strategy for the development and provide advice in relation to the building regulations.</p> <p>Cundall issued the first edition of the fire strategy report, CHS-CDL-XX-XX-R-FE-55231, to the architect, Wimshurst Pelleriti, on 22/12/2023. This report has since been subject to further revisions based on architectural feedback. The latest version of the report is revision P03, issued on 31/01/2023</p>
<p>5. Site layout plan with block numbering as per building schedule referred to in 6. (consistent with other plans drawings and information submitted in connection with the application)</p>	
<p>Site layout plan is: inserted in the form</p>	



The principles, concepts and approach relating to fire safety that have been applied to the development

6. Building schedule

Site information			Building information				Resident safety information		
a)	b)	c)	d)	e)	f)	g)	h)	i)	j)
block no. as per site layout plan above	<ul style="list-style-type: none"> • block height (m) • number of storeys excluding those below ground level • number of storeys including those below ground level 	proposed use (one per line)	location of use within block by storey	standards relating to fire safety/ approach applied	balconies	external wall systems	approach to evacuation	automatic suppression	accessible housing provided
1	<ul style="list-style-type: none"> ▪ 39.3m ▪ 13 ▪ 13 	other residential accommodation	GF	BS9991	no balconies	class A2-s1, d0 or better	simultaneous	yes-residential sprinklers, full	N/A non resi

1	<ul style="list-style-type: none"> ▪ 39.3m ▪ 13 ▪ 13 	shop	GF	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes-residential sprinklers, full	N/A non resi
1	<ul style="list-style-type: none"> ▪ 39.3m ▪ 13 ▪ 13 	residential flats, maisonettes, studios	1-12	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes-residential sprinklers, full	M4(2) & M4(3)

7. Specific technical complexities

Explain any specific technical complexities in terms of fire safety (for example green walls) and/or departures from information in building schedule above

Guide: no more than 500 words

BS9991 refers to the guidance contained within BS9999 for the design of firefighting shafts. Clause 20.2.2 of BS9999 requires that a firefighting shaft be accessed from outside or via a protected corridor. The current proposed entry point for the attending fire service will be via the main entrance lobby which provides access to Stair 1, this is considered reasonable subject to agreement with the authority having jurisdiction and the local fire service based on the following;

- In the event that a fire initiates in the reception space;
 - The fire service will be able to fight the fire directly from outside the building without requiring access to the firefighting shaft.
 - As it is expected that there will only be a single seat of fire within the building, in this scenario there is no fire on the upper levels. Therefore, the fire service do not require access to the upper levels via the fire fighting stair or the firefighting lift;
 - If it is desired to access the firefighting shaft, a secondary means of access is provided by the rear of the building;
 - If during the course of an incident on site the attending fire service determine that further evacuation is necessary, occupants are provided with an alternative means of escape stair (stair 2) which does not communicate with the ground level accommodation
- In the event of a fire on the upper levels;

– As it is expected that there will only be a single seat of fire within the building, in this scenario there is no fire within the reception space. Therefore the reception space is free of fire thus will be suitable and safe for access/egress

8. Issues which might affect the fire safety of the development

Explain how any issues which might affect the fire safety of the development have been addressed.

Guide: no more than 500 words

- The fire strategy is designed in accordance with BS 9991: 2015. This strategy has also been designed in accordance with policies D12 and D5 of the London Plan 2021.
- Elements of structure are to be provided with 120 minutes of fire resistance.
- A residential sprinkler system will be provided in accordance with BS 9251: 2021
 - The system category will be Category 4
 - The sprinkler system will be extended to provide coverage to the ancillary spaces and ground floor commercial unit. These spaces will be designed with compartment walls to limit the maximum area of a single compartment to not more than 100m².
- Residential apartments will be designed based on a protected internal hallway to which all habitable rooms are accessed from and from which the travel distance will be limited to 9 m.
- Residential apartments will be provided with a grade D, Category LD3 fire detection system to BS 5839-6.
- An evacuation alert system in accordance with BS 8629 will be provided.
- Common areas of the building will be provided with a category L5 fire detection system to BS 5839-1.
- The commercial unit will be provided with category L3 fire detection to BS 5839-1.
- Two escape staircases will be provided to the building:
 - Stair 1 will be an escape and fire-fighting stair. This staircase shall be provided with two entrances which are both accessed by protected corridors provided with smoke ventilation.
 - Stair 2 will be an escape staircase. This staircase will be accessed from a protected residential access corridor which will be provided with smoke ventilation.
- Two lifts are to be provided:
 - Lift 1 will be designed as a fire-fighting lift to BS EN 81-72. The lift will also be designed such that it may be operated for evacuation by occupants prior to the arrival of the fire service on-site.
 - Lift 2 will be an evacuation capable lift that is provided with suitable secondary power supply to provide a means of escape for mobility impaired occupants.
- Stair 1 will be designed as a fire-fighting stair with the following features:
 - 120 minutes fire resistance to the staircase and lift shaft

- Maximum distance of 7.5m between the lift landing doors and stair access door.
- Dry rising fire main to BS 9990 with landing valves within the stair core

9. Local development document policies relating to fire safety

Explain how any policies relating to fire safety in relevant local development documents have been taken into account.

Guide: no more than 500 words

The London Plan 2021 is the spatial development strategy for Greater London which sets out the framework for how London will develop as a city. This is a statutory development plan for London which will inform decisions on planning applications across the Greater London Area and will apply to all development proposals. In relation to fire safety, Policy D12 of the London Plan sets out the strategic provisions that are expected of development proposals.

Additionally, Policy D5, part B5 regarding inclusive design influences the evacuation considerations within this strategy by requiring safe and dignified evacuation provisions for mobility impaired occupants.

As this project comprises a major development proposal, it is to follow the requirements of Policy D12b which requires a Fire Statement, which is an independent fire strategy which should detail how a development will function in terms of:

- The building's construction: methods, products and materials used, including manufacturers' details
- 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
- Features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans
- 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
- How provision will be made within the curtilage of the site to enable fire appliances to gain access to the building
- Ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures.

The fire strategy report referenced in this form report may form the basis of the Fire Statement.

Emergency road vehicle access and water supplies for firefighting purposes**10. Fire service site plan**

Explanation of fire service site plan(s) provided in 14. including what guidance documents have informed the proposed arrangements for fire service access and facilities?

Guide: no more than 200 words

Access and facilities for the fire service have been developed in accordance with BS 9991 and BS 9999 guidance for the relevant portion of the building.

The residential area exceeds 18m in height and has been provided with a fire-fighting shaft comprising fire-fighting stair and fire-fighting lift. Access to this shaft is via the main entrance lobby on the west façade of the building. A dry-rising fire main inlet will be provided on this elevation within 18m of the existing public highway.

A secondary entrance point is provided to the east façade in the event of fire within the ground floor entrance lobby.

Access to the commercial unit at ground floor will be provided via perimeter access. The existing public highways of Cheam Road and Sutton Park Road. Due to the limited size of the unit, all areas are within 45m of a fire appliance along a suitable hose laying route.

11. Emergency road vehicle access

Specify emergency road vehicle access to the site entrances indicated on the site plan

Guide: no more than 200 words

The existing public highways of Sutton Park Road and Cheam Road will provide suitable site access to the building. In addition, the east elevation of the building will be provided with a rear access road for parking and service vehicle access. This will form an additional means of access to the secondary fire service access corridor through the plant and refuse store access corridor.

Is the emergency vehicle tracking route within the site to the siting points for appliances clear and unobstructed?

yes

12. Siting of fire appliances

Guide: no more than 200 words

Fire appliances may stop on the existing public highways of Cheam Road or Sutton Park road. Rear access to the east elevation car park provides additional stopping locations for fire appliances.

13. Suitability of water supply for the scale of development proposed

Guide: no more than 200 words

An existing fire hydrant has been identified on Cheam Road where the public footpath forms a junction with Robin Hood Lane. This hydrant is within 90 m of the development and so is expected to be suitable for building regulations compliance. This hydrant should be inspected to ensure that it is still in working order in accordance with BS9990.

Nature of water supply:

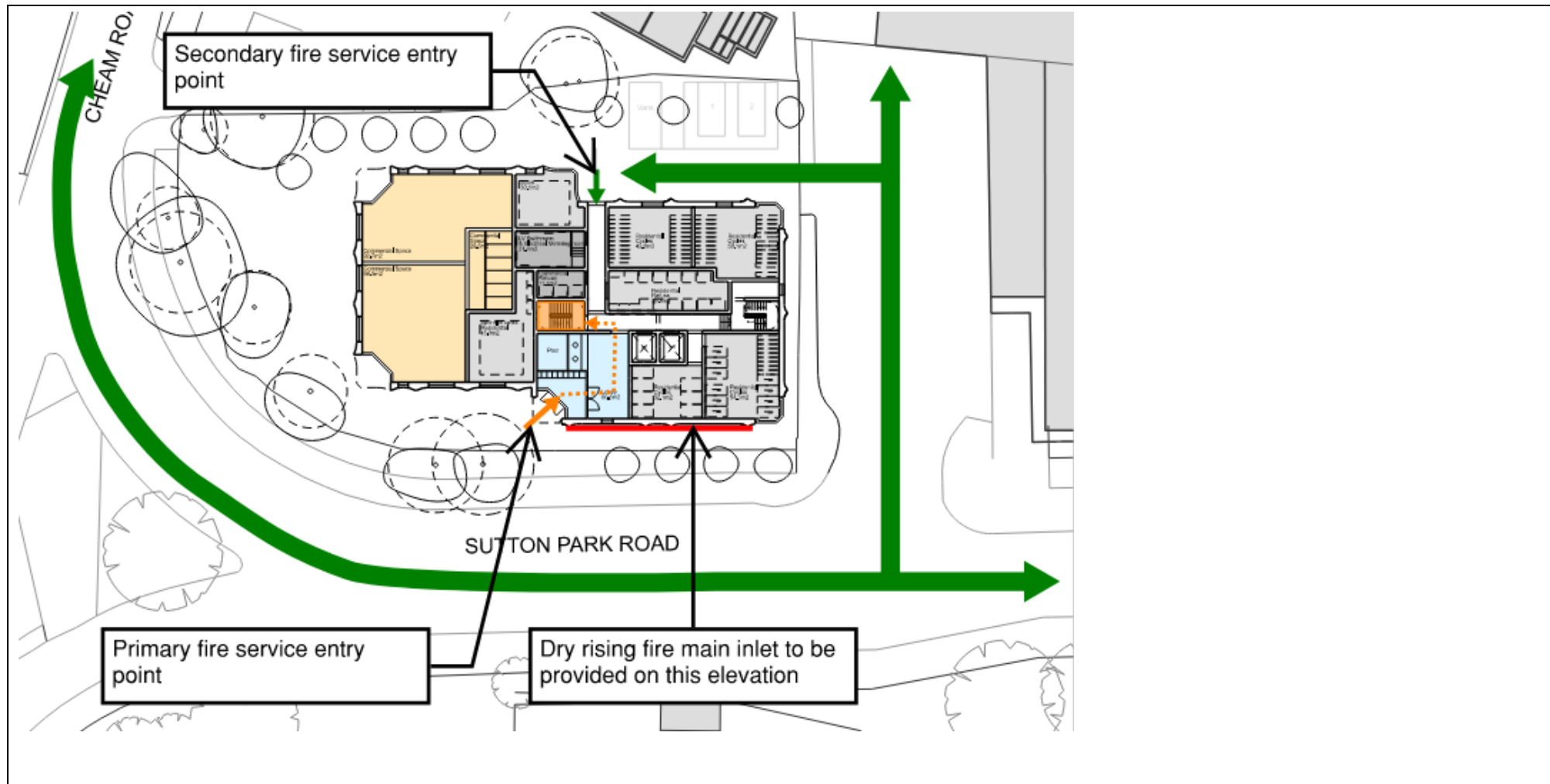
hydrant- public

Does the proposed development rely on existing hydrants and if so are they currently usable / operable?

don't know

14. Fire service site plan

Fire service site plan is:
inserted in the form



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