

Fire Statement compliant with Policies D12(B)



Site: 35 Upper Wickham Lane

Address: 35 Upper Wickham Lane, Welling, London DA16 3AB

Client: Upper Wickham Limited

Date	Status	Version	Subject	Author
15/01/2024	Final	1.0	Fire Statement	Gary Ferrand MA EngTech FIFireE MIFSM Principal Fire Consultant

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Section 1 – Executive Summary

This document relates to the proposed development at the corner of Upper Wickham Lane and Springfield Road, which proposes the construction of a four-storey mixed-use building, with commercial on the ground floor and 23 x HMO units occupying the three upper floors. The site footprint is approximately 200m².

The London Plan Guidance Sheet Policy D12 defines a major development by virtue of it meeting the following criteria;

- For dwellings: where 10 or more are to be constructed (or if number not given, area is more than 0.5 hectares); or
- For all other uses: where the floor space will be 1,000m² or more (or the site area is 1 hectare or more). The site area is that directly involved in some aspect of the development. Floor space is defined as the sum of floor area within the building measured externally to the external wall faces at each level. Basement car parks, roof-top plant rooms, caretakers' flats etc. should be included in the floor space figure.

This proposed site is classed as a major development, as a result, the London Borough of Bexley has requested that the new proposal should demonstrate how it responds to, and contains information on, the requirements of Part B of London Plan Policy D12 (Fire Safety).

Policy D12 and its associated guidance specify that the highest standards of Fire Safety are expected for major developments, and the guidance explains how to clearly demonstrate that such expectations have been achieved in support of a planning application. The Guidance Sheet in support of the Policy states;

“A Fire Statement is a standalone document which defines the fire safety objectives and performance requirements of a development, and the methods by which these objectives will be provided/ satisfied. The Fire Statement should evidence the provisions made for the safety of occupants and protection of property as well as the provision of suitable access and equipment for firefighting in light of London Plan fire safety policy guidance and the justification for these measures.”

This document is not a design fire strategy and is intended only to summarise the standard of Fire Safety provisions for the application in accordance with Policy D12(B).

1.1 Name of Contacts

Carie Henry – Head of Operations – Artemis One; and
Tom Slater – Founding Director – T2S Architecture Limited.

1.2 Documents Reviewed

The following documents were provided by T2S Architecture in support of this Fire Statement;

Document description	Date	Provided by
Design Document	November 2023	T2S Architecture
Ground Floor Plan	May 2023	T2S Architecture
First Floor Plan	May 2023	T2S Architecture
Second Floor Plan	May 2023	T2S Architecture
Third Floor Plan	May 2023	T2S Architecture

Section 2 – Property Description

2.1 Description

Upper Wickham Lane involves the re-development and construction of one commercial floor and three upper residential floors above.

The finished floor height of the uppermost habitable floor (the FFL to the proposed 3rd floor) is estimated to measure 9m from the lowest reference point on the ground floor.

The means of escape from the 23 x HMO units will include a single stairway. The stair core will be approached by a protected corridor at each level.

The application will result in the proposed room uses;

Floor	Room Use	Gross Internal Area (m ²)
Ground	Commercial Unit	157
Ground	Staircase lobby	-
Ground	Cycle Storage	-
Ground	Refuse store	-
Ground	MEP Plant Room (Sub-Station)	-
Ground	HMO unit	-
First	Residential Unit 1.01	-
First	Corridor 1.01	-
First	Shared Kitchen 1.01	6.7
First	HMO Bedsit 1.01	12
First	HMO Bedsit 1.02	12
First	HMO Bedsit 1.03	12
First	HMO Bedsit 1.04	12
First	Residential Unit 1.02	-
First	Corridor 1.02	-
First	Shared Kitchen 1.02	6.7
First	HMO Bedsit 1.01	12
First	HMO Bedsit 1.02	12
First	HMO Bedsit 1.03	12
First	HMO Bedsit 1.04	12
First	MEP Riser	-
First	Stair core	-

Second	Residential Unit 2.01	-
Second	Corridor 2.01	-
Second	Shared Kitchen 1.01	6.7
Second	HMO Bedsit 2.01_01	12
Second	HMO Bedsit 2.01_02	12
Second	HMO Bedsit 2.01_03	12
Second	HMO Bedsit 2.01_04	12
Second	Residential Unit 2.02	-
Second	Corridor 2.02	-
Second	Shared Kitchen 2.02	6.7
Second	HMO Bedsit 2.02_01	12
Second	HMO Bedsit 2.02_02	12
Second	HMO Bedsit 2.02_03	12
Second	HMO Bedsit 2.02_04	12
Second	MEP Riser	-
Second	Stair core	-
Third	Residential Unit 3.01	-
Third	Corridor 3.01	-
Third	Shared Kitchen 3.01	6.7
Third	HMO Bedsit 3.01_01	12
Third	HMO Bedsit 3.01_02	12
Third	HMO Bedsit 3.01_03	12
Third	Residential Unit 3.02	-
Third	Corridor 3.02	-
Third	Shared Kitchen 3.02	6.7
Third	HMO Bedsit 3.02_01	12
Third	HMO Bedsit 3.02_02	12
Third	HMO Bedsit 3.02_03	12
Third	HMO Bedsit 3.02_04	12
Third	MEP Riser	-
Third	Stair core	-

There will be no additional car parking spaces created.

A green roof will be created at this property.

2.2 Site Plan

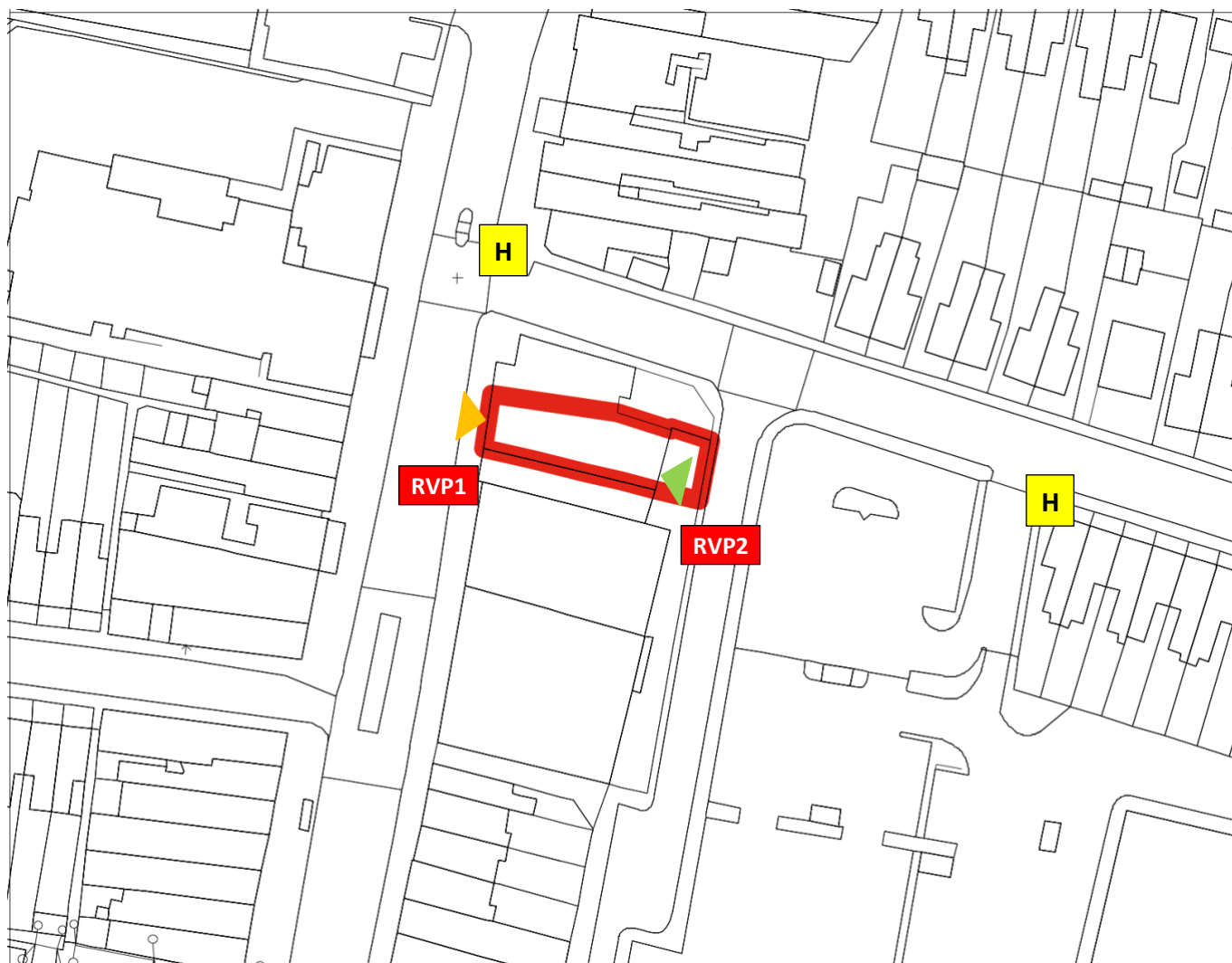


Figure 1 - Site Plan showing the footprint of the site in red, the likely FRS RVPs for commercial (RVP1) and the residential (RVP2), the main entrance to HMO units (green) and commercial entrance (orange) and the location of the nearest public hydrants (H - denotes single hydrant).

Section 3 – Policy D12(B)

The headings within this Section respond to Part D12(B) of the London Plan. The guidance states that a Fire Statement should be a standalone document which defines the fire safety objectives and performance requirements of a development, and the methods by which these objectives will be provided. The Fire Statement should evidence the provisions made for the safety of occupants and protection of property as well as the provision of suitable access and equipment for firefighting in light of London Plan fire safety policy requirements and the justification for these measures.

The guidance further states that the Fire Statement should detail how the development proposal will function in terms of satisfying the following headings:

B.1 The building's construction method and products and materials used

The design and construction of the upper floors and the adaptations to lower floors will meet the requirements of the Building Regulations 2010 and the supporting guidance.

The construction of the new HMO units and the ancillary accommodation will not adversely impact on the fire safety or the means of escape for those occupying the neighbouring properties.

Construction materials

The precise detail and type of construction of the units was not readily available at the time of writing, however, it is known that the use of off-site modular construction will not be a feature of the construction, and the elements of structure will be a traditional build. The following detail is recommended;

- I. Roof – there will be a flat roof above the third floor. The structural base of the roof will meet the designation B_{ROOF}(t4) in accordance with Table 12.1 of Approved Document B. The other surface materials on the roof are required to meet the same fire performance rating. There will be a Green Roof but no PV installation.
- II. There will be no specified attachments.
- III. New internal wall systems – partitions between the HMO bedsit units and those separating the HMO units from the common corridors/stairway will be constructed with materials affording a minimum fire resistance of REI 60. Each door will achieve a minimum specification of FD30S (self-closing devices on escape route doors and locking devices on the MEP service riser doors).
- IV. New HMO (internal) wall systems – need not be provided with materials affording fire resistance as the units will be studio design with no internal hallway. The en-suite rooms are not required to be fire-resisting. The distance from the furthest part of any studio unit will not exceed 9m to the Unit door – there will be a hob for cooking within each bedsit and these facilities will not be adjacent the escape route.

- V. New and adapted external wall systems – as the uppermost finished floor level will not exceed 11m the external wall materials will achieve a fire performance rating of Class B-s3,d2 or better - to be confirmed by the designer, but shown as 'Sto' render to the existing and proposed wall systems. The 3rd floor wall systems is proposed as a Zinc wall cladding.
- VI. Each floor will be a compartment floor and will be constructed with materials affording a minimum fire resistance of REI 60. Any service penetrations will be fire-stopped using materials providing at least the same fire resistance as the floor it penetrates.
- VII. The materials used for the construction of the existing commercial unit will remain unchanged (brick façade at the rear and cement render at the front).

The form of construction may result in voids, cavities and concealed spaces which have the potential to provide a ready route for the spread of smoke and flame, and will therefore need to be separated in accordance with sections 5.16 to 5.24 of the Approved Document B, Volume 1:2019 (incorporating the 2020 and 2022 amendments).

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

- a) To divide cavities and voids
- b) To close the edges of cavities

Cavity barriers should not be confused with fire-stopping which will involves providing a seal to close an imperfection of fit or design tolerance between elements or components (pipes, cables, etc).

Cavity barriers should provide a minimum of 30 minutes integrity (E 30) and 15 minutes insulation (I 15). They may be formed by a construction provided for another purpose if it achieves the same performance.

Cavity barriers should be provided at all of the following locations;

- i. At the edges of cavities, including around openings (such as windows, doors and exit/entry points for services)
- ii. At the junction between an external cavity wall and every compartment floor and compartment wall
- iii. 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.

NOTE: every HMO bedsit will form its own sub-compartment (REI 60) with FD30S self-closing doors.

Green Roof

There will be a 'green roof' installed at this property. This will contain 'Sedum' planted at a safe distance from the neighbouring buildings, sited at a height above the immediate neighbouring properties.

The HM Government guidance on the installation of Green Roofs and Walls includes studies of other extant guidance. The guidance reviewed generally states that green roofs should be designed to provide the necessary resistance to the external spread of fire by the following measures:

- increasing the non-combustible content of the growing medium;
- decreasing the organic content of the growing medium;
- preventing the system from drying out.

The area and maximum dimension of the green roof section will cover 100% of the total surface area of the 3rd floor. There should therefore be a requirement to separate this area (using fire-breaks). Any fire break should typically consist of a non-vegetated strip, made of ballast with a nominal diameter of 20-50mm, or concrete paving stones. The use of non-vegetated border zones is recommended for the following reasons:

- a) to provide maintenance access, especially for green roofs consisting of vegetation which is not intended to support foot traffic;
- b) to provide resistance to wind uplift pressures and to reduce scour of growth media;
- c) to reduce the generation of wind-borne debris at roof perimeters; and
- d) to provide a fire break at equipment, structures and penetrations located on the roof.

The general requirement is that fire breaks 500mm wide should be installed around all openings of the roof and vertical elements. Where the walls have sills an 800mm wide strip is required and fire breaks with a width of 1m should be installed at 40m intervals across the roof. End walls, fire walls and separating walls must extend above the substrate by a minimum of 300mm with a maximum distance of 40m between such walls (extensive roof systems). If the end walls, fire walls and separating walls do not extend above the substrate then a 300mm high non-combustible top piece or a strip made of concrete slabs/gravel will be considered acceptable.

The provision of a continuous 500mm wide border around all roof top equipment and penetrations, skylights, solar panels, antenna supports, expansion joints, roof area dividers, and interior parapet walls is also recommended.

It is also recommended that a continuous border of 0.9m is provided around all rooftop structures, including any adjacent façade walls.

If the green planting is not irrigated, then the fire risk will need to be mitigated by the specification of the build-up, a fire break, and by reducing the organic content. The guidance (Green Roof Code) recommends that the substrate depth should be greater than 30mm and the organic content should not exceed 20%.

Succulent plants are recommended as these retain water within their structure and thus reduce the risk of the substrate drying out.

Plant/Refuse/Cycle Store

These rooms at ground floor level will be separated from the common areas or residential units with materials affording a minimum fire resistance of REI 60.

As the residential building is served by a single stair the plant and cycle stores will be separated from the stair enclosure by a ventilated lobby (minimum 0.4m² of permanent ventilation or mechanical system). The lobbies will be constructed to maintain the 60 minutes fire resistance and will have doors meeting the FD30S specification (self-closing).

Surface linings

The internal linings within circulation spaces within the Units should either conform to Class 1 surface spread of flame in accordance with BS 476-7, when tested in accordance with BS 476-6, or conform to Class C-s3,d2 when tested in accordance with BS EN 13501-1.

The internal linings within other circulation spaces, including the common areas, should meet Class 0 (national) or Class B-s3,d2 (European).

Space separation

There will be new openings or unprotected areas at the East, South and West elevations. The proximity of the existing elevations to the relevant boundaries will not decrease and the property will remain at the same distance from the surrounding properties and the relevant boundaries. The new floor will be above the height of the neighbouring buildings.

A full prescriptive list of the products and materials planned for use in the construction of the development has not been provided. However, the fire resistance the structural frame will comply with the periods given in Table 4 of BS 9991:2015, and these are based on the minimum levels required for life safety given in the Building Regulations 2010 and the supporting Approved Document B, Volume 1.

All construction detail and materials will be retained digitally by the client, and this will form the O&M manual which will be stored and shared digitally in order to satisfy the principles of the 'Golden Thread'.

B.2 Means of escape for all building users and evacuation strategy

Those occupying the commercial unit will evacuate immediately when they become aware of a fire occurring. There will be a designated assembly point for the commercial unit (recommended to be outside the front elevation of 33 Upper Wickham Lane).

For the commercial unit it will be necessary for all members of staff to receive a greater level of training where they;

- have a role in the fire evacuation process, or
- are needed to assist others when evacuating the building

In the event of a fire occurring there will be trained members of staff, and where deemed necessary this may include a role to assist others evacuating.

Once the alert of fire has been raised, the evacuation will commence for the entire unit. The emergency plan will be predicated on the simultaneous evacuation strategy, this will be clarified for all occupants on the fire action notices displayed throughout the unit.

There will be a lead Fire Warden who will take the roll-call at the Assembly Point.

Training will be important as staff would need to understand the different types of fire extinguisher and what type of fire each extinguisher should be used.

Regular fire safety training (for key members of staff within each tenanted area) should take place during normal working hours. These staff should attend fire awareness training, on an annual basis, commensurate with the risk and hazards in the workplace.

This training should include:

- What to do on discovering a fire.
- How to raise the alarm and what happens when the alarm is raised.
- Action in the event of hearing the alarm.
- What action is to be taken by visitors and contractors.
- The arrangements for calling the Fire and Rescue Service.
- The reporting of incidents, hazard and near misses.

The training should also:

- Consider the findings of the latest fire risk assessment.
- Explain the emergency procedures.
- Take account of work activities and explain the duties and responsibility of staff.
- Be tested by fire drills.

Each HMO unit within this property will be designed to operate a 'stay put' evacuation strategy. In the event of a fire in any Unit, it is not expected that an occupant in the Units adjacent or below will be required to evacuate due to the high level of protection provided. Those occupying the common areas will evacuate immediately when they become aware of a fire occurring.

The Approved Document B and BS 9991:2015 recommend that an open-plan residential unit should have a maximum travel distance not exceeding 9m from the flat entrance door to the furthest point in the unit.

The Stay Put strategy is considered to be an inclusive and appropriate strategy for people with disabilities including mobility, sensory and/or cognitive disabilities. If occupants need to evacuate then the route toward the main entrance will be via the common escape corridor to a place of relative safety within the stairway enclosure.

The building users are expected to meet the description of 'general needs'. Those with disabilities or mobility difficulties will need to be considered and planned for separately, as the design of the proposed

building will not provide features which are inclusive to enable a safe and dignified evacuation. In the unusual event of a full evacuation, or the evacuation of a single unit containing occupants who are unable to self-evacuate, then the owner or landlord of the property will need to develop a personal emergency evacuation plan (PEEP) in conjunction with that occupant. The stairway will not provide sufficient space to allow for a refuge for any disabled person. This building is not expected or designed to accommodate wheelchair users.

The means of escape will be accessible to persons who do not have a good understanding of the English language as all signage will meet the recommendations of BS 5499-4:2013 – ‘Code of practice for escape route signing’ and will take the form of pictorial symbols wherever necessary.

Having evacuated from a Unit, the occupant(s) can evacuate the building via the rear exit to a place of ultimate safety (either the rear access road or the rear public Car Park). Such that their location will not impede the firefighters from accessing the main entrance of the building in preparation for tackling the fire.

There will be no designated assembly point for the Units.

The evacuation strategy will be made known to all existing and new occupants and will be displayed on the fire action notices provided throughout the common means of escape. The evacuation strategy is not a fixed or permanent approach and may change as the building is adapted or where additional risks are identified. As such, there should be periodic reviews of the evacuation strategy throughout the lifecycle of the property.

B.3 Passive and active fire safety measures

The proposed development will provide inherent safety standards by virtue of the high level of compartmentation.

The commercial unit will form its own fire compartment and will be separated from the residential property by materials providing a minimum fire resistance of REI 60.

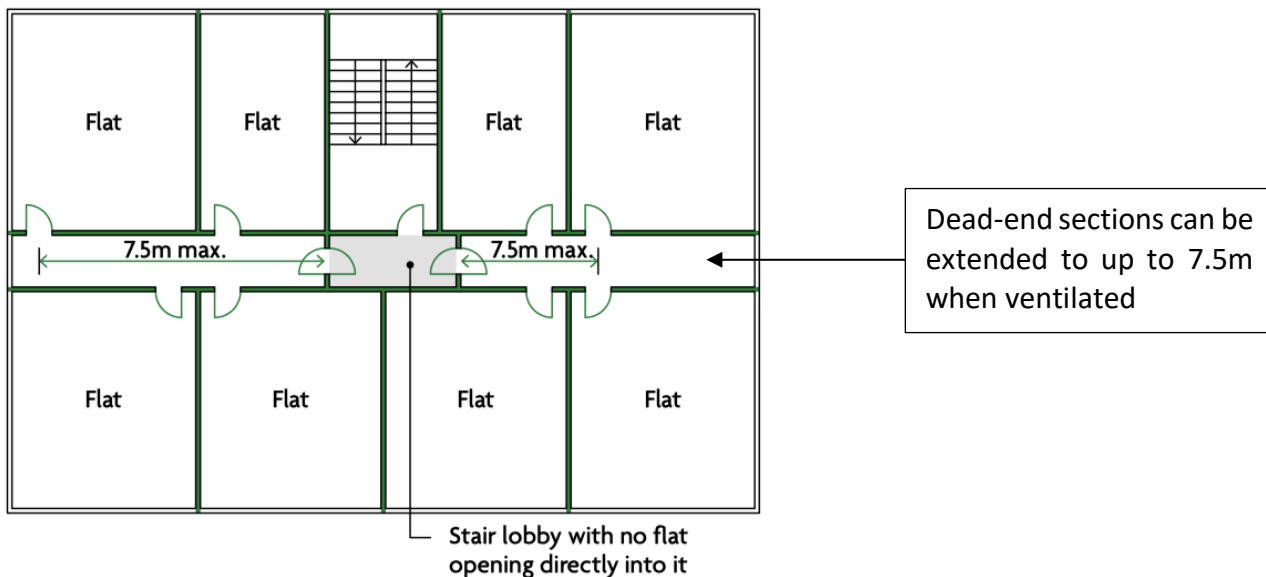
The new Units will form their own sub-compartment. Each sub-compartment will be separated by materials providing a minimum fire resistance of REI 60. There will be no ducting, pipework or cabling which penetrates the compartment walls and floors without being sufficiently fire-stopped at the junction, any firestopping will provide at least the same level of fire resistance as the wall or floor it penetrates.

As the height of the uppermost habitable floor in the building does not exceed 11m, none of the residential units will be provided with an automatic water fire suppression system (AWFSS).

The entrance door to each Unit will be fire-resisting and self-closing, and will meet the FD30S specification.

The common stairway, corridors and ancillary accommodation serving the means of escape or the Units will achieve a minimum fire rating of REI 60, the doors will meet the FD30S self-closing specification.

The dead-end sections of the corridors will not extend beyond 7.5m (from unit entrance door to storey exit). The corridors will be separated from the stairway by sub-dividing lobby doors to ensure smoke ingress to the stair enclosure is minimised. The dead-end sections are protected, as per Diagram 3.7 of the Approved Document B, Volume 1 (2019 edition as amended);



All protected common corridors will be ventilated by an AOV (shaft) with a minimum free area of 1.5m^2 fitted in the common corridors or, by a mechanical smoke control system.

The stairway will have either of the following for the use of the fire and rescue service;

- I. A high-level openable vent with a free area of at least 1m^2 at each storey, or
- II. A single openable vent with a free area of at least 1m^2 at the head of the stair, operable remotely at the fire and rescue service access level.

If AOVs and shafts are opted by the Designer then a Category L5 AFD system will be installed within the common corridors and stairway, for AOV activation only, in accordance with BS 5839-1:2017. This system will also provide a visual warning for those occupying the plant room. The Automatically Openable Vents should conform to BS EN 12101-2.

The Plant room, Cycle store, Refuse store and Service risers will achieve a minimum fire rating of REI 60. The riser doors will meet the FD60S specification. The plant and cycle store will be lobbied with 2 x FD30S doors.

All Units will be provided with fire detection and alarm systems (Category LD1 coverage), a system incorporating heat detection in the bedsit. These systems will meet the requirements of; BS 5839-6:2019 – ‘Code of practice for the design, installation, commissioning and maintenance of fire detection and fire alarm systems in domestic buildings’.

The commercial unit is small enough to be provided without detection. Consequently, it is recommended that a Category M alarm system is installed. This system will meet the requirements of; BS 5839-1:2017 – ‘Code of practice for the design, installation, commissioning and maintenance of fire detection and fire alarm systems in non-domestic buildings’.

An emergency lighting system will be installed throughout the commercial unit and the common escape routes of the residential property, this system will conform to BS 5266-1.

It is essential that the fire protection measures integrated into the two premises (commercial and residential) function in a fire situation. Consequently, the provided fire protection measures will be inspected on a regular basis to ensure that they are available and functional at all times. Inspections will include, but not necessarily be limited to, the following;

- a) escape routes will be kept clear at all times;
- b) whenever services breach compartment walls or floors, the integrity of fire separation will be maintained through the use of appropriate fire-resisting materials in spaces where breaches of compartmentation have occurred;
- c) all fire safety equipment (e.g. the fire alarm system and the emergency lighting system) will be maintained and tested in accordance with the relevant standards by a competent person;
- d) the common corridor doors will be maintained as operational and in good condition with all components working adequately (the responsibility of the Duty Holder; the landlord or managing agent); and
- e) all of the bedsit and ancillary doors will be maintained as operational and in good condition with all components working adequately (the responsibility of the Duty Holder; the landlord or managing agent).

The ongoing control over the repair, maintenance and replacement of doors, alarms and any other fire safety equipment within the common areas will be effectively planned, monitored and reviewed by the responsible person (the Duty Holder; the landlord or managing agent).

The following recommendations are made in respect to the different types and locations of firefighting equipment when the commercial unit becomes occupied;

- Extinguishers should be sited near to the fire hazards, but not so near as to be inaccessible or to place the operator in undue danger in case of fire.
- They should be sited in such a way to enable travel from the site of any prospective fire to an extinguisher, and should be sited within the following distances:
 - class A: 30 m;
 - class B: 10 m;
 - class C: 30 m;
 - class D: case-by-case basis (following competent person advice);
 - class F: 10 m.
- Extinguishers should be located:

- in conspicuous positions on brackets, on floor stands or within cabinets;
 - where they are readily seen by persons following an escape route;
 - near to room exits, corridors, stairways, lobbies and landings;
 - in similar positions on each floor.
- Extinguishers should be clearly visible and predominately red, or should be indicated by location signs.
 - The mounting brackets used to position the extinguishers should be:
 - suitable for the type of extinguisher;
 - securely fixed;
 - able to be easily removed; and
 - obvious to determine its removal.
 - Extinguishers sited in the escape routes should not obstruct or impinge on the width of the route.

Extinguishers to tackle class B, class D, class F and fire involving electrical equipment should ideally be located such that the correct extinguisher for that fire type is the first one encountered by the prospective operator. This recommendation is most relevant where the prospective operator might not have received adequate training in the selection and use of extinguishers.

There should be extinguishers to tackle carbonaceous (most combustible or organic items) fires and electrical fires (see table below).

Fire Type	Water	Foam	Dry Powder	CO2	Wet Chemical
Class A – combustible materials	Y	Y	Y	N	Y
Class B – flammable liquids	N	Y	Y	Y	N
Class C – flammable gases	N	N	Y	Y	N
Electrical fires – short circuits, fuse boxes	N	N	Y	Y	N
Class F – cooking oils, hot fats	N	N	N	N	Y

The occupants of HMO bedsits will have access to portable firefighting equipment in order to tackle small fires within their domestic environment or within the shared facilities, as this is a requirement of the HMO mandatory licensing scheme of the London Borough of Bexley. There will be portable fire extinguishers within the common areas, the shared kitchens and fire blankets within each shared kitchen. The type and location of these equipment will be made known to each resident at the commencement of their tenancy.

Any changes, additions or adaptations to any of the active and passive measures at this development should not be undertaken without the prior involvement of a competent person.

B.4 Access and facilities for the fire and rescue service

The following firefighting facilities will be provided;

- a) One AOV or remote OV at the head of the stairway with a free area of at least 1m², operable remotely at the fire and rescue service access level or a high-level vent at each level within the stairway.
- b) One AOV in each of the common corridors with a free area of at least 1.5m² or a mechanical smoke control system operable by fire detection installed within the common corridors.
- c) To assist the Fire & Rescue Service to identify each floor the block will be fitted with floor identification signs and flat indicator signs. These signs will conform to Paragraphs 15.13-15.16 of the Approved Document B, Volume 1:2019 (as amended).
- d) The dimensions of the proposed floors will allow access from the parked fire appliance at the rear access road to within 45m of all parts of the new floors (measured on a route suitable for laying hose) it will therefore not be necessary to provide a dry rising main within the building.

Throughout the construction phase, the developer will employ contractors and sub-contractors who may be engaged in hot works or general construction. Throughout this period, they will have a duty under the CDM Regulations 2015 to prevent the risk of fire and fire spread. They will discharge this duty by providing a means to tackle a small fire to prevent it becoming a large or developing fire. An appropriate number of contractors will be trained in the selection and use of fire extinguishers. The construction of the upper floors will not adversely impact on the means of escape for those occupying the lower ground floor, notably the commercial unit.

B.5 Site access for the fire and rescue service

If the Fire & Rescue Service arrive on site to tackle a fire, they will be able to augment their water supply from one of the nearest public fire hydrants. Figure 1 shows the location of the nearest public fire hydrants (all single hydrants).

The image below shows the 'access' route and parking location for the fire and rescue service. The FRS appliance is likely to attend from the nearest fire station which is Plumstead Fire Station at a distance of 2.4 miles to the RVPs, an approach of approximately 7 minutes. The likely RVPs are shown in Figure 1.

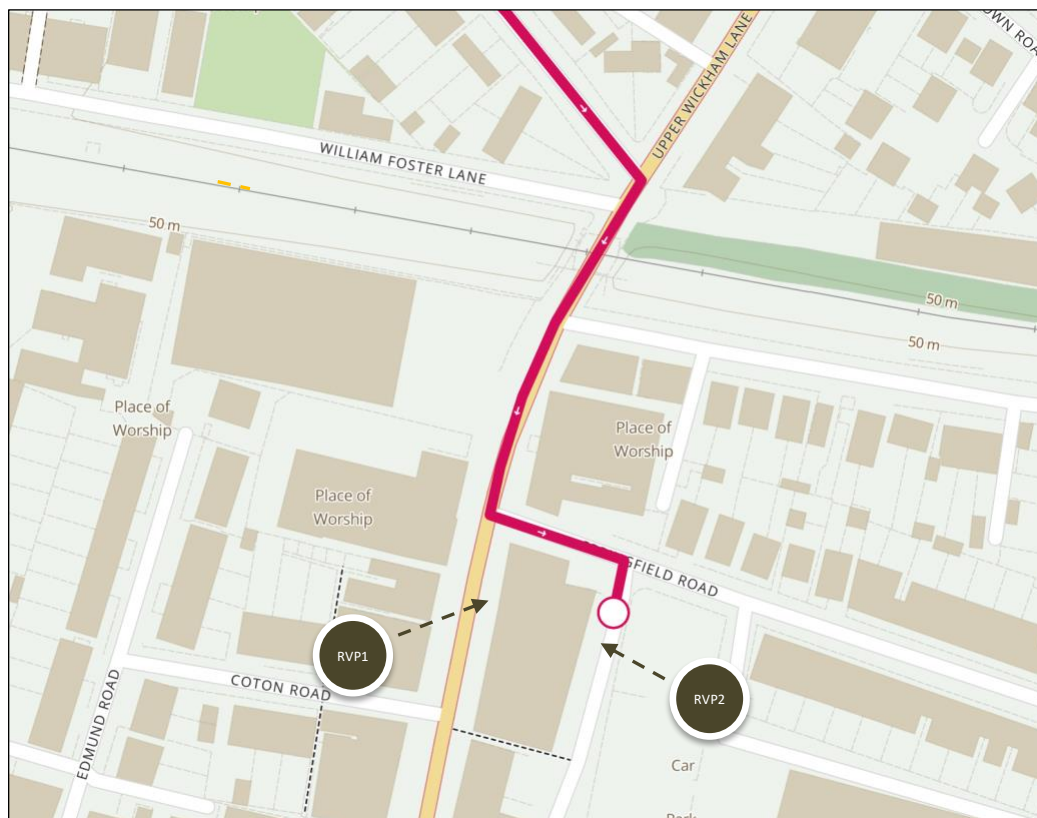


Figure 2 - image showing the approach route of the most likely initial FRS attendance (Plumstead Fire Station)

The FRS appliance will be able to park immediately outside the front entrance of the commercial unit (the main entrance at Upper Wickham Lane) or outside the rear residential entrance (the main entrance from the access road). These locations will allow an unobstructed hose-laying route from the pump-bay of the parked fire appliance to the main entrance within 5m in both cases.

The commercial layout (externally and internally) will provide access to a minimum of 15% of the perimeter (at the location of RVP1 above) and within 45m of every point of the unit.

The residential layout (externally and internally) will provide access for a pumping appliance to within 45m of every point of each bedsit unit (measured along the route of the hose from the appliance parked at RVP2 above), therefore, a dry rising main will not be installed.

This route and the parking locations will not adversely impact the neighbouring sites and will be made available throughout the period of the construction and throughout the lifespan of the development as it is proposed.



The preceding information and confirmation would mean that this development would be compliant with policy D12(B) of the London Plan.

Section 4 – Details of the Author

This Fire Statement has been produced by Gary Ferrand MA EngTech FIFireE MIFSM who is a Principal Fire Safety Consultant and is a “third-party independent and qualified” individual.

Engineering Council Registration Number – 692986.
Institute of Fire Engineers Registration Number – 22284.

Membership, Qualifications and Career details:

Grade of IFE membership:

IFE Membership Grade: Fellow – present. 1994-2011
Year of gaining IFE Fire Risk Assessor (Life Safety) accreditation: 2020
Member of the Institute of Fire Safety Managers
Member of the Fire Protection Association

Qualifications:

MA (University of Exeter) 2005
Safety for Executives (IOSH) 2009
NEBOSH Diploma (IOSH) 1998
Modules A-D FSOC Fire Safety Studies (Fire Service College) 2005
Executive Leadership Programme (Warwick Business School) 2010
Incident Command Management – accredited at Level 4, 2011
Incident Command Gold Command 2010-2016
Multi Agency Gold Incident Course (MAGIC) 2012

Career details:

The author has spent 30 years enforcing fire safety legislation in different Fire & Rescue Authorities. As a Principal Officer he led the NFCC Business Safety Group to consistently apply enforcement work across all FRAs in the UK. He has worked privately as a consultant with large and medium-sized clients working on small, medium, large and bespoke complex developments over the previous 6 years. He is a Fellow of the IFE and has been recognised formally by the NFCC (previously CFOA) for his contribution to fire safety.