

Outline Fire Statement

Site Address

1a Brighton Road, Croydon, CR2 6EA

1. Introduction

1.1. This document provides an overview of the 1a Brighton Road development with a view to demonstrating how the proposal is considered to comply with the London Plan Policies D5(B5) and D12.

1.2. As an outline application London Plan Guidance Sheet on Policy D12(B) states:

If the proposed development is submitted as an outline planning application this should be accompanied by an Outline Fire Statement⁴ which demonstrates commitment to the highest standards of fire safety. The associated outline planning permission should include a condition which requires the submission of a Fire Statement as part of any subsequent reserved matters application.

An Outline Fire Statement should be submitted by the applicant with outline planning applications. Given that it will be a higher-level statement and far less detailed than a Fire Statement for a full planning or reserved matters application, the author of an Outline Fire Statement does not necessarily need to meet the competency criteria for the author of Fire Statements as highlighted in this guidance sheet.

2. Development Description

2.1. The development at 1a Brighton Road consists of a five-storey mixed use residential and commercial building on the eastern side of Brighton Road close to the junction of Selsdon Road and South End. The ground floor will comprise commercial units and may comprise up to 3 residential units at the rear if considered policy compliant at the reserved matters stage

2.2. The upper floors will comprise up to 25 residential units

2.3. The buildings will be designed in line with the guidance for small single stair buildings in Approved Document B Volume 1 (2019 edition incorporating 2020 amendments).

3. Policy D5(B5)

3.1. London Plan Policy D5(B5) states:

Development proposals should achieve the highest standards of accessible and inclusive design. They 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.

3.2. The development can provide two passenger lifts in the building which will serve as the evacuation lift for each building. The evacuation lifts will be provided with the measures required by the London Plan Policy D5(B5), as noted in the London Plan Guidance sheet D5 (85) Evacuation lifts document.

4. Policy D12(B)

4.1. London Plan Policy D12(B) states:

1) the building's 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 and monitoring of these

5) how provision will be made within the curtilage of the site to enable fire appliances to gain access to the building

6) ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures.

4.2. The proposals as to how the scheme is considered to address London Plan Policy D12 are discussed in greater detail below.

4.3. Policy D12 (B1): the building's construction: methods, products and materials used, including manufacturers' details

- 4.3.1. The building is intended to be constructed using a concrete frame.
- 4.3.2. It is intended for the facade to be predominantly brickwork, with glazing, metal balustrading and localised portions of non-combustible cladding subject to approval at the reserved matters stage.
- 4.3.3. With regards to the fire performance of any products used, these will be robust and as a minimum meet the requirements of Approved Document B. As per the updates to Approved Document B on 1 st December 2022, residential buildings with a storey above 11m should contain insulation materials in the external wall construction that achieve a fire performance classification of A2-s1,d0 or better. As the building is above 11m, the guidance for this aspect of the construction of external walls will be followed.
- 4.3.4. A detailed review of the external wall details proposed will be undertaken at the detailed design stages to ensure that the major components within the external walls (and attachments) are specified to exceed the minimum required by Approved Document B Volume 1.
- 4.4. Policy D12(B2): 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
- 4.4.1. The basis for the design of the fire strategy uses the guidance contained in ADB. As with typical residential apartment buildings, the evacuation approach proposed revolves around the "stay put" strategy. Therefore each flat will be constructed as its own fire compartment and will be provided with fire detection and alarm systems, which are standalone systems.
- 4.4.2. The stairs in the development will measure a clear width of 1,200mm and be designed to meet the requirements of Part M of the Building Regulations 2010 (as amended).
- 4.4.3. As noted above, the building will be provided with an evacuation lift and therefore should they require it, mobility impaired people could use those to make their escape to exit the building on the ground floor.
- 4.5. Policy D12 (B3): features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans
- 4.5.1. The apartments will be provided with automatic fire detection systems that are standalone systems that serve the individual apartments. These will be designed and installed in accordance with BS 5839-6.

- 4.5.2. To accommodate the "stay put" strategy, each of the apartments will be designed as their own fire compartment with enclosing walls and floors rated to a minimum of 60 minutes fire resistance. Floors will also be designed as compartment floors and therefore all penetrations will be fire stopped accordingly so that the fire separating function of the floor is maintained.
- 4.5.3. As a further precaution, all flats and common corridors will be fitted with sprinkler heads.
- 4.5.4. In accordance with ADB for small single stair buildings, the stair is required to be ventilated with a remotely operated ventilator at the head of each stair with a free area of 1.0m².
- 4.5.5. As these buildings are designed as small single stair buildings and the travel distance to the head of the stair door from the apartment entrance is greater than 4.5m, the lobbies are required to be ventilated.
- 4.5.6. The management company will be required to develop management plans for the building that will ensure that the fire safety systems are adequately maintained in accordance with the appropriate design guidance and manufacturer's expectations. This will be monitored and reviewed as a part of their obligations under the Regulatory Reform (Fire Safety) Order 2005 (as amended).
- 4.6. Policy D12 (B4): 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
- 4.6.1. The building will be provided with a dry rising fire main with an outlet on each level. The inlet to each will be visible from and will be within 18m of the fire appliance parking position.
- 4.6.2. Water supplies for firefighting purposes will be provided by local fire hydrants, one such noted as being on Brighton Road in front of Wandle Apartments (25m away) and is therefore provided well within 90m to an entry point to the building.
- 4.6.3. Please see notes above with regards to the smoke ventilation system that will be provided within the development.
- 4.6.4. The management company will be required to develop management plans for the building that will ensure that the fire safety systems are adequately maintained in accordance with the appropriate design guidance. This will be monitored and reviewed as a part of their obligations under the Regulatory Reform (Fire Safety) Order 2005 (as amended).

- 4.7. 5.6 Policy D12 (B5): how provision will be made within the curtilage of the site to enable fire appliances to gain access to the building
- 4.7.1. The existing highway infrastructure will be used to provide access to the new building.
 - 4.7.2. Fire fighting vehicles will be able to stop immediately outside the development on Brighton Road.
- 4.8. Policy D12 (B6): ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures.
- 4.8.1. A requirement of the Building Regulations 2010 (Regulation 38) is that the fire safety information for the building is compiled and handed over to the building user upon completion. This would include the fire safety strategy reports and Operations & Maintenance manuals for the fire safety systems in the building.
 - 4.8.2. When any building works will be undertaken (as defined under the Building Regulations) it will be a requirement that following the works the fire safety measures will be no less satisfactory than before. This will therefore require a thorough review of the existing fire safety measures and consideration given to how any works would impact on the fire strategy for the building.
 - 4.8.3. Further to this, the Regulatory Reform (Fire Safety) Order 2005 (as amended) will be applicable when the building is occupied and a requirement of this legislation is the management of fire risks and the requirement to document a fire risk assessment for the premises. The duties under this order extend to the maintenance of fire safety equipment as further reinforced recently by the introduction of the Fire Safety Act 2022 and the Fire Safety (England) Regulations 2022.