



Proposed Care Home
Station Road, Hampton, Richmond, London.

Fire Safety Statement
London Plan Policies D5 and D12

March 2021

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Introduction

This fire statement has been prepared by Surety Fire Solutions Ltd on behalf of the developer, Cinnamon Care Collection, in support of the full planning application (Planning ref 19/2822/FUL) and in response to Policy D5 (Inclusive Design) and D12 (Fire Safety) of the London Plan.

The Statement addresses the main fire safety items and principles and provides an overview of the requirements and recommendations that the proposed development will meet in regard to the functions set out within the London Plan.

Subject to approval, a full Fire Safety Strategy document will be prepared, designed to ensure the building is constructed in accordance with the relevant regulations and is fit for purpose on occupation under the Regulatory Reform (Fire Safety) Regulations 2005.

The building is to be fitted with a BS 9251: 2014 Category 3 Life Safety Sprinkler system throughout.

London Plan Policies D5 and D12

Policy D5 Inclusive design states:

1. *A Boroughs, in preparing their Development Plans, should support the creation of inclusive neighbourhoods by embedding inclusive design, and collaborating with local communities in the development of planning policies that affect them.*
2. *B Development proposal should achieve the highest standards of accessible and inclusive design. They should:*
 1. *1) be designed taking into account London's diverse population*
 2. *2) provide high quality people focused spaces that are designed to facilitate social interaction and inclusion*
 3. *3) be convenient and welcoming with no disabling barriers, providing independent access without additional undue effort, separation or special treatment*
 4. *4) be able to be entered, used and exited safely, easily and with dignity for all*
 5. *5) 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. *C Design and Access Statements, submitted as part of development proposals, should include an inclusive design statement.*

Specifically, relating to fire evacuation, the Plan states:

*Buildings should be designed and built to accommodate robust **emergency evacuation** procedures for all building users, including those who require level access. All building users should be able to evacuate from a building with dignity and by as independent means as possible. Emergency carry down or carry up mechanical devices or similar interventions that rely on manual handling are not considered to be appropriate, for reasons of user dignity and independence. The installation of lifts which can be used for evacuation purposes (accompanied by a management plan) provide a dignified and more independent solution. The fire evacuation lifts and associated provisions should be appropriately designed, constructed and include the necessary controls suitable for the purposes intended.*

As such the developer proposes to provide evacuation lifts and refuges to accommodate dependent persons and an assessment, utilising the guidance contained within BS999:2017 Fire safety in the design, management and use of buildings – Code of practice, to ensure safe and appropriate evacuation processes are put in place.

In addition, with regards to access and egress from the building, particularly in an emergency, the building will be designed in accordance with the Building Regulations Approved Documents B Fire Safety and M Access, and with regards to the guidance contained within BS9999:2017/BS9991:2015.

Policy D12 states:

in the interests of fire safety and to ensure the safety of all building users, 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, which all building users can have confidence in; and*
- 6. Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.*

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:

- 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 the 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 provisions will be made within 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 and not compromise the base build fire safety/protection measures.*

These items will be addressed in the following sections.

Competency Statement

Surety Fire Solutions Limited are a Fire Risk Assessment and Fire Engineering Company established in 2014, with significant experience in fire safety within the care sector.

Fire Safety strategies are written and reviewed by qualified Fire Engineers, who are Fellows of the Institution of Fire Engineers and either FRACS or IFE Life Safety registered assessors.

This statement has been produced and reviewed by the following individuals:

Richard Stott BEng (Hons) FIFireE
James Fowler BEng (Hons) FIFireE

Fire Safety

Materials in construction:

- Frame – non-combustible concrete frame:
- Floors -- reinforced concrete and steel, some timber floors within existing part.
- Roof insulated flat concrete roof finished with green roof equipped with solar panels.
- Walls – brick and block, cavity insulation, internal plasterboard and fire board where required, plaster skim finish in accordance with requirements for internal fire spread. Brick cavity walls within existing part.
- Three main, suitably sized stair cores are to be provided, which will be constructed of fire resistant materials, lobby doors and relevant fire precautions.
- Windows, balconies and doors, made of non-combustible materials.
- External wall systems – no proposed cladding, mainly brick-faced and any materials used will be of non-combustible or limited combustibility dependent upon the assessed location (the building is <18m).
- Fire compartmentation and separation will be provided by fire resisting board, and fire-rated passive and active methods in accordance with Approved Document B Fire Safety.
- All wall and ceiling linings will satisfy the appropriate classifications.
- All compartment floors and compartment walls will be a minimum of 60 minutes fire resistance and the building will be divided into a minimum of three protected areas in order to facilitate Progressive Horizontal Evacuation.
- HVAC systems will be fitted with the appropriate fire and/or smoke dampers where necessary.

The above materials are subject to change as the design develops during RIBA Stage 3. The proposed materials will meet the aforementioned guidance to meet the requirements set out in Building Regulations 2010 and will be further developed as the design progresses at the next stage. The materials will meet the minimum periods of fire resistance of elements of structure and any fire classifications for materials used in the external wall, as detailed within this fire statement.

Construction, Design and Management Regulations

The Fire Strategy, in conjunction with the developer will ensure that the development/construction phase will be controlled via the requirements of the Construction, Design and Management Regulations 2015. This will ensure that Fire Safety and other hazards are controlled/removed or minimised whilst the building is under construction.

Means of Escape

The premises are to be designed as a Residential Care Home, and as such come under Building Regulations Purpose Group 2a.

Accordingly, the overarching Evacuation Strategy for the building will be PROGRESSIVE HORIZONTAL EVACUATION (PHE). To facilitate this, an intelligent fully addressable B 5839 Pt Category L1 fire alarm system will be installed. As part of the Fire Strategy, a Fire Alarm Cause and Effect Method Statement will be produced. This will include consideration of the parts of the building to which PHE is not suitable, such as the communal sitting areas, gymnasium etc.

The building will be split into a number of protected areas, to enable horizontal movement, and it is proposed that the maximum compartment sizes will be 8 bedrooms where possible, and will not exceed 10. Bedrooms and Care Suites will be separated from each other and from the remainder of the building by fire resisting construction to the approved standards.

All escape routes will be protected by self-closing fire doors, fitted with automatic closing devices, and the care suites will incorporate protected entrance hallways.

A full Evacuation Strategy will be produced to the satisfaction of the relevant Authorities.

Features incorporated to reduce the risk to life

The building is to be fitted with a BS 9251: 2014 Category 3 Life Safety sprinkler system throughout.

The building is to be fitted with a fully addressable B 5839 Pt Category L1 fire alarm and detection system. Repeater panels will be provided on each floor to reduce the time for investigation. Consideration will be given to providing a connection to an Alarm Receiving Centre.

The Fire Strategy will provide an assessment of the number and specification of Fire Evacuation Lifts and Refuges which may be required.

A system of Emergency Lighting will be provided to cover both internal and external escape routes.

The building will be provided with suitable portable firefighting equipment and evacuation aids where required.

A suitable Fire Assembly Point will be identified.

The Building will have a no smoking policy.

Refuse Storage is identified and is to be secure and remote from the building.

Firefighter Access and Water Supplies

As the buildings' top floor is <11m, vehicle access will be provided to 15% of the perimeter, as required by Approved Document B.

Every elevation to which vehicle access is provided will have a door, a minimum of 750mm wide, to give access into the building. The maximum distance between doors, or between a door and the end of the elevation, will be 60m. Suitable hard-standing will be provided, and access widths will be complied with.

A Water Supply assessment will be made, for both firefighting water and sprinkler supply. Where there is insufficient supply additional hydrants will be provided.

The premises will provide a Grab Bag with PEEPS and building layout plans for Fire Service use in an emergency.

Conclusion

This fire safety statement has been prepared to demonstrate the commitment to ensure the highest level of fire safety for this development in accordance the requirements of the London Plan D5 and D12.

This statement demonstrates that the proposals have considered fire safety at the planning stage, and subject to approval the fire strategy will be developed to ensure that the final building is both safe and compliant. The fire strategy will be part of the submission to the relevant Authorities at the appropriate time and will meet the functional requirements of the Building Regulations 2010, and other appropriate guidance and regulations.

Regulation 38 of the Building Regulations requires that fire safety information be given to the person responsible for the occupied building. The final fire safety strategy, will be issued to the responsible person and will allow them to:

- a. Understand and implement the fire safety strategy of the building.
- b. Maintain any fire safety system provided in the building.
- c. Carry out an effective fire risk assessment of the building.

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