

Kneller Hall
65 Kneller Road, Twickenham, TW2 7DN
SCHOOL DEVELOPMENT FIRE STATEMENT FORM REVISION C



APPLICATION INFORMATION		
1	Site Address Line 1	65 Kneller Road
	Site Address Line 2	
	Town	Twickenham
	County	London
	Site Postcode (optional)	TW2 7DN
2	Description of proposed development including any change of use (as stated on the application form):	<p>The demolition of existing modern buildings on the site and the conversion of Kneller Hall and other ancillary buildings associated with the Royal Military Music School to a day school (use Class F1), together with the construction of associated new purpose-built buildings including teaching space, indoor sports facilities and sporting pavilion, and other ancillary works including landscaping, access and energy centre.</p> <p>This Fire Statement has been prepared by Osborn Associates Ltd and details the Fire Statement for the Proposed Development.</p>
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 written by Subiraj Doraisingam who is a Fire Safety Engineer and a Member of the Institution of Fire Engineers (IFE), a Chartered Engineer with the Engineering Council UK and Member of the Institute of Mechanical Engineers (IMechE). He has been working with Osborn Associates Ltd since 2012.</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. Guide: no more than 200 words	<p>Design team meetings have been attended by Osborn Associates Ltd, with additional design guidance provided on fire safety design issues for the new development including means of escape provisions, evacuation lifts provision, fire service access and facilities including dry riser provisions and stair protection, external fire spread and internal compartmentation requirements.</p> <p>Preliminary consultation was also held with Building Control for the project to discuss and agree the design principles at an early stage.</p>

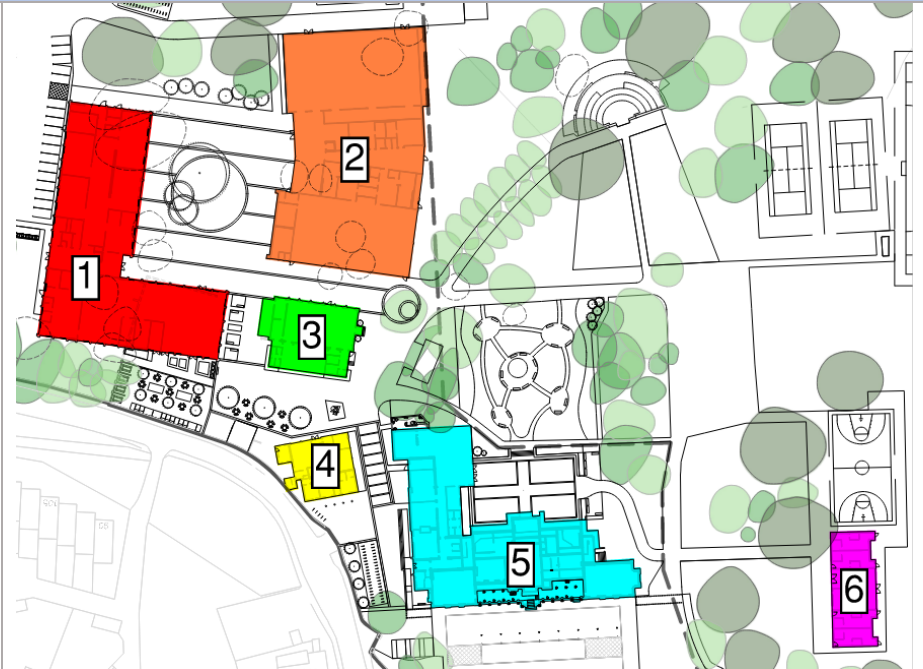
APPLICATION INFORMATION

5 Site Layout Plan with Block Numbering as per Building Schedule referred to in Section 6.

(Consistent with other plans, drawings and information submitted in connection with the application)

Block Massing Information: (*AOD including top of roof).

1. Teaching Block – G+2 (*12.7m) – New Build
2. Sports Centre – G+1 (*10.6m) – New Build
3. School Hall – G (*9m) – Existing Curtilage Listed Building
4. Guards House – G+1 (*10.7m) – Existing Curtilage Listed Building
5. Kneller Hall – G+2 (*16m) – Existing Grade II Listed Building
6. Sports Pavilion – G (*4.7m) – New Build



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) Block no. as per site layout plan above	b) • Block height (m) • No. of storeys excluding those below ground level	c) Proposed use (one per line)	d) Location of use within block by storey	e) Standards relating to fire safety / approach applied	f) Balconies	g) External wall systems	h) Approach to evaluation	i) Automatic suppression	j) Accessible housing provided

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THE PRINCIPLES, CONCEPTS AND APPROACH RELATING TO FIRE SAFETY THAT HAVE BEEN APPLIED TO THE DEVELOPMENT									
Teaching Block	<ul style="list-style-type: none"> 12.7m Ground floor plus 2 upper floors 	School	Ground floor plus 2 upper floors	BB100	No balconies	Worse than class A2-s1, d0	Simultaneous	None	N/A non-resi
Sports Centre	<ul style="list-style-type: none"> 10.6m Ground floor, 1 upper floor 	School	Ground floor plus 1 upper floors	Approved Document B Vol 2	No balconies	Worse than class A2-s1, d0	Simultaneous	None	N/A non-resi
School Hall	<ul style="list-style-type: none"> 9m Ground floor with mezzanine consisting of seating 	School	Ground floor	BS 9999	No balconies	Worse than class A2-s1, d0	Simultaneous	None	N/A non-resi
Guards House	<ul style="list-style-type: none"> 10.7m Ground floor, 1 upper floor 	School	Ground floor plus 1 upper floor	BB100	No balconies	Worse than class A2-s1, d0	Simultaneous	None	N/A non-resi
Kneller Hall	<ul style="list-style-type: none"> 16m Basement, Ground floor plus 2 upper floors 	School	Basement, Ground floor plus 2 upper floors	BB100	No balconies	Worse than class A2-s1, d0	Simultaneous	None	N/A non-resi
Sports Pavilion	<ul style="list-style-type: none"> 4.7m Ground floor 	School	Ground floor	Approved Document B Vol 2	No balconies	Worse than class A2-s1, d0	Simultaneous	None	N/A non-resi

THE PRINCIPLES, CONCEPTS AND APPROACH RELATING TO FIRE SAFETY THAT HAVE BEEN APPLIED TO THE DEVELOPMENT

7 Specific Technical Complexities

Teaching Block

Escape Past the Voids

Voids connecting all of the Teaching Block floor levels are proposed to be provided within the escape corridors connecting the teaching areas to the escape stairs. Therefore, occupants will have to travel along the voids to evacuate, which is not in line with the guidance recommendations. It has been agreed with Building Control, however, that a fire engineering solution based on provision of smoke resisting balustrades up to 1.1m above the escape route finished floor level and provision of L1 standard of automatic fire detection and alarm throughout the building would be suitable.

Dead-end Corridors

There are dead-end corridors present within the east corner of the building at upper floor levels. The BB100 guidance recommends against provisions of dead-end corridors in new-built school buildings.

However, this has been discussed with Building Control and agreed as reasonable based on travel distances to the firefighting stair lobby being within 18m recommendation for single direction travel distances and L1 standard of automatic fire detection and alarm being provided throughout the building.

Automatic Fire Detection and Alarm

Manual detection is sufficient to satisfy Building Regulations requirements for schools.

However, it is recommended that an L1 standard automatic fire detection and alarm system in line with BS 5839-1 is provided within the building to support provision of inner rooms and open voids.

Mobility Impaired Occupant Evacuation

Refuges will be provided in all protected stairs and where there is no level escape route directly from outside. Refuges should be at least 900mm x 1400mm and accessible to a person in a wheelchair. Emergency voice communication system will be provided in each refuge.

The lift within the central stair will be designed as an evacuation lift for compliance with London Plan requirements. This will be in line with guidance on evacuation lift design found in Appendix G of BS 9999.

THE PRINCIPLES, CONCEPTS AND APPROACH RELATING TO FIRE SAFETY THAT HAVE BEEN APPLIED TO THE DEVELOPMENT

Structure and Compartmentation

Structural elements of the building should achieve 60 minutes fire resistance.

The building size exceeds the maximum compartment area of 800m² for non-sprinklered school buildings. Therefore, the building will be separated into at least 2 compartments to achieve this. The compartmentation should achieve 60 minutes fire resistance.

The protected stairs will need to be enclosed in 30 minutes fire resisting construction, with firefighting shafts enclosed in 120 minutes fire resisting construction.

Special fire hazard areas (such as boiler rooms, storage spaces for fuels, chemicals and other highly flammable substances, laboratories, technology rooms with open fire sources, kitchens, oil-filled transformer and switchgear rooms and rooms housing a fixed combustion engine) to be enclosed in 30 minutes fire resisting construction.

Firefighting Access

As the building is more than 900sqm and the top floor of the building is more than 7.5m above the adjacent ground level, 2 x firefighting shafts will be provided within the building for compliance with BB100 guidance, consisting of firefighting stair, smoke vented firefighting lobbies and dry fire main.

All of the building areas will be within 45m from the fire main outlets in the smoke vented firefighting stair lobbies.

External Wall Surfaces

The external wall surfaces up to 10m above ground and up to 10m above roof or any part of the building to which pupils have access, will achieve class C-s3, d2 or better performance. Timber cladding at least 9mm thick is also acceptable.

Sports Centre

Automatic Fire Detection and Alarm

Manual detection is sufficient to satisfy Building Regulations requirements for assembly and recreation buildings.

However, it is recommended that an L2 standard automatic fire detection and alarm system in line with BS 5839-1 is provided within the building to support provision of inner rooms.

Mobility Impaired Occupant Evacuation

Refuges will be provided in all protected stairs and where there is no level escape route directly from outside. Refuges should be at least 900mm x 1400mm and accessible to a person in a wheelchair. Emergency voice communication system will be provided in each refuge.

THE PRINCIPLES, CONCEPTS AND APPROACH RELATING TO FIRE SAFETY THAT HAVE BEEN APPLIED TO THE DEVELOPMENT

The lift within the west stair will be designed as an evacuation lift for compliance with London Plan requirements. This will be in line with guidance on evacuation lift design found in Appendix G of BS 9999.

Structure and Compartmentation

Structural elements of the building should achieve 60 minutes fire resistance.

The building size is within the maximum compartment area of 2000m² for non-sprinklered assembly and recreation. Therefore, the building can be formed of a single compartment.

Special fire hazard areas (such as boiler rooms, storage spaces for fuels, chemicals and other highly flammable substances, oil-filled transformer and switchgear rooms and rooms housing a fixed combustion engine) to be enclosed in 30 minutes fire resisting construction.

The escape stairs should be enclosed in 30 minutes fire resisting construction.

External Wall Surfaces

The external wall surfaces up to 10m above ground and up to 10m above roof or any part of the building to which pupils or public have access will achieve class C-s3, d2 or better performance. Timber cladding at least 9mm thick is also acceptable.

School Hall

Risk Profile

B2 risk profile is used for the design of the building, reflecting occupants awake but unfamiliar with the building and medium fire growth rate.

Automatic Fire Detection and Alarm

Manual detection is sufficient to satisfy Building Regulations requirements for B2 risk profile buildings.

However, it is recommended that an L2 standard automatic fire detection and alarm system in line with BS 5839-1 is provided within the building to support provision of inner rooms.

THE PRINCIPLES, CONCEPTS AND APPROACH RELATING TO FIRE SAFETY THAT HAVE BEEN APPLIED TO THE DEVELOPMENT

Areas with Seating in Rows

The Auditorium area will be designed following BS 9999 guidance on the areas with seating in rows where there are 18 seats in a row and gangways are provided on both sides, with the distance between a row of seats and the row in front will be at least 350mm.

Structure and Compartmentation

Structural elements of the building should achieve 60 minutes fire resistance.

The building size is within the maximum compartment area of 8000m² for buildings with B2 risk profile. Therefore, the building can be formed of a single compartment.

The storage and plant areas will be enclosed in 30 minutes fire resisting construction.

External Wall Surfaces

No restrictions on materials used for external wall surfaces.

Guards House

Vertical Escape

Stairs should be at least 1100mm wide. This does not seem to be achieved by the internal open stairs serving the building based on the plans provided. However, this is considered reasonable based on this being an existing situation in the building and low occupancy levels within the building.

The provision of an open accommodation stair that is to be used for escape is considered reasonable as the travel distances to the final exit at ground level are within the recommendations of BB100 and considering the low occupancy at first floor level.

This has been discussed and agreed with Building Control.

Automatic Fire Detection and Alarm

Manual detection is sufficient to satisfy Building Regulations requirements for school buildings.

However, it is recommended that an L2 standard automatic fire detection and alarm system in line with BS 5839-1 is provided within the building to support provision of inner rooms.

THE PRINCIPLES, CONCEPTS AND APPROACH RELATING TO FIRE SAFETY THAT HAVE BEEN APPLIED TO THE DEVELOPMENT

Mobility Impaired Occupant Evacuation

Refuges will be provided in all protected stairs and where there is no level escape route directly from outside. Refuges should be at least 900mm x 1400mm and accessible to a person in a wheelchair. Emergency voice communication system will be provided in each refuge.

Structure and Compartmentation

Structural elements of the building should achieve 60 minutes fire resistance. The existing structural elements where they do not support new fire resisting construction can remain as existing.

The building size is below the maximum compartment area of 800m² for non-sprinklered school buildings. Therefore, the building can be a single compartment.

The protected stairs will need to be enclosed in 30 minutes fire resisting construction, with firefighting shafts enclosed in 120 minutes fire resisting construction.

External Stair Protection

The external escape stair would need to be protected from the effects of fire in the adjacent areas as follows:

- All doors giving access to the stair should be fire resisting and self-closing, except that a fire resisting door is not required at the head of any stair
- Any part of the external envelope of the building within 1800mm of (and 9m vertically below), the flights and landings of an external escape stair, should be of fire-resisting construction, except that the 1800mm dimension may be reduced to 1100mm above the top level of the stair
- There is protection by fire-resisting construction for any part of the building (including any doors) within 1800mm of the escape route from the stair to a place of safety

Special fire hazard areas (such as boiler rooms, storage spaces for fuels, chemicals and other highly flammable substances, laboratories, technology rooms with open fire sources, kitchens, oil-filled transformer and switchgear rooms and rooms housing a fixed combustion engine) to be enclosed in 30 minutes fire resisting construction.

External Wall Surfaces

The external wall surfaces up to 10m above ground and up to 10m above roof or any part of the building to which pupils have access will achieve class C-s3, d2 or better performance. Timber cladding at least 9mm thick is also acceptable.

THE PRINCIPLES, CONCEPTS AND APPROACH RELATING TO FIRE SAFETY THAT HAVE BEEN APPLIED TO THE DEVELOPMENT

Kneller Hall

Existing Grade II Listed Building

Kneller Hall is an existing Grade II listed building that has previously been used for teaching purposes. This restricts works that can be done to the building.

Therefore, while the standard of fire safety within the building will generally be improved by the proposed works, it is not possible for the building to fully comply with the current standards.

Escape Corridor Widths

BB100 guidance recommends that the escape corridors should be at least 1200mm wide, and when serving more than two teaching spaces should be at least 1800mm wide. This will not be achieved in all of the Kneller Hall areas but is considered reasonable based on this being an existing listed building that was previously used as a teaching building. This has been discussed and agreed with Building Control.

Vertical Escape

Stairs should be at least 1100mm wide. This is not achieved by one of the stairs serving the building.

However, this is considered reasonable based on sufficient capacity being provided within the building after discounting one of the stairs and the building being an existing situation in the building that was previously used as a teaching building that is listed. This has been discussed and agreed with Building Control.

The final exit doors from one of the stairs opens against the direction of escape. Due to the limitations of the existing building fabric, it is not possible to change the door opening direction. Therefore, the doors will be provided with devices to open the doors on alarm and allow the occupants to safely evacuate.

Automatic Fire Detection and Alarm

Manual detection is sufficient to satisfy Building Regulations requirements for schools.

However, it is recommended that an L2 standard automatic fire detection and alarm system in line with BS 5839-1 is provided within the building to support provision of inner rooms and departures from the current guidance standards due to the building being an existing building.

Mobility Impaired Occupant Evacuation

Refuges will be provided in all protected stairs and where there is no level escape route directly from outside. Refuges should be at least 900mm x 1400mm and accessible to a person in a wheelchair. Emergency voice communication system will be provided in each refuge.

THE PRINCIPLES, CONCEPTS AND APPROACH RELATING TO FIRE SAFETY THAT HAVE BEEN APPLIED TO THE DEVELOPMENT

The lift within the new west stair will be designed as an evacuation lift for compliance with London Plan requirements. This will be in line with guidance on evacuation lift design found in Appendix G of BS 9999. The provision of the evacuation lift within the firefighting stair enclosure has been discussed and agreed with Building Control.

Structure and Compartmentation

Structural elements of the building should achieve 60 minutes fire resistance. The existing structural elements where they do not support new fire resisting construction can remain as existing.

The building size exceeds the maximum compartment area of 800m² for non-sprinklered school buildings. Therefore, the building will be separated into at least 2 compartments to achieve this. The compartmentation should achieve 60 minutes fire resistance.

The protected stairs will need to be enclosed in 30 minutes fire resisting construction, with firefighting shafts enclosed in 120 minutes fire resisting construction.

Special fire hazard areas (such as boiler rooms, storage spaces for fuels, chemicals and other highly flammable substances, laboratories, technology rooms with open fire sources, kitchens, oil-filled transformer and switchgear rooms and rooms housing a fixed combustion engine) to be enclosed in 30 minutes fire resisting construction.

Firefighting Access

As the building is more than 900sqm and the top floor of the building is more than 7.5m above the adjacent ground level, 2 x firefighting shafts will be provided within the building for compliance with BB100 guidance, consisting of firefighting stair, smoke vented firefighting lobbies and dry fire main.

As this is an existing listed building, it is not possible to fully incorporate these requirements. However, as currently there are no firefighting provisions within the buildings, any provisions would constitute an improvement of the current situation. Currently it is proposed to provide non-smoke vented protected lobbies separating the firefighting shafts from all areas except for General Classroom and Kneller Hall areas at ground floor level due to their historically important nature and existing building layout. This has been discussed and agreed with Building Control in principle.

All of the building areas will be within 45m from the outlets in the firefighting stairs.

External Wall Surfaces

The external wall surfaces up to 10m above ground and up to 10m above roof or any part of the building to which pupils have access will achieve class C-s3, d2 or better performance. Timber cladding at least 9mm thick is also acceptable.

THE PRINCIPLES, CONCEPTS AND APPROACH RELATING TO FIRE SAFETY THAT HAVE BEEN APPLIED TO THE DEVELOPMENT	
	<p>Sports Pavilion No specific provisions.</p>
8	<p>Issues which may affect the Fire Safety of the Development</p> <p>Existing Buildings As some of the buildings on site, such as Kneller Hall, are existing buildings, it will not be possible to update all the fire safety provisions to be in line with current fire safety guidance. However, the fire safety design for the development aims to ensure that the standard of fire safety within the buildings is brought in line with current standards as far as possible to ensure that the buildings could be safely occupied for present and future.</p> <p>Where it is not possible to fully incorporate current fire safety guidance recommendations, such as firefighting access to Kneller Hall, fire engineering solutions have been incorporated. These aspects of the building fire safety design have been discussed and agreed in principle with Building Control.</p> <p>Deviations from Fire Safety Guidance There are several deviations proposed from fire safety guidance within the buildings, such as presence of voids connecting the levels within escape routes in Teaching Block building or use of open stairs for escape in Guards House. Where these are present, fire engineering solutions have been proposed with compensatory measures, such as improved standard of automatic fire detection and provision of smoke resisting construction, for example. All of the proposed design deviations from the guidance recommendations have also been discussed and agreed in principle with Building Control.</p>
9	<p>Local Development Document Policies relating to Fire Safety</p> <p>The London Plan 2021 introduced two new policies relating to fire safety: Policy D5 (Inclusive Design) and Policy D12 (Fire Safety). Policy D5 sets the design requirements for new developments to achieve good and inclusive design. Policy D12 specifically relates to fire safety and sets the requirements for all developments to achieve the highest standards of fire safety. For instance, incorporating items such as evacuation assembly points, means of escape, high quality construction and suitable access for emergency vehicles.</p>

THE PRINCIPLES, CONCEPTS AND APPROACH RELATING TO FIRE SAFETY THAT HAVE BEEN APPLIED TO THE DEVELOPMENT

As this is a proposed development, works are being reviewed to ensure the building is up to a satisfactory level of fire safety in line with the London Fire Plan 2021 statements.

The London Plan, Policy D12, Paragraph A2

(Buildings) are designed to incorporate appropriate features which will reduce the risk of life and the risk of serious injury in the event of a fire: including appropriate fire and alarm systems and passive and active fire safety measures.

- There are no fire safety guidance recommendations to provide automatic fire detection and alarm in any of the buildings. However, L1 or L2 standard automatic fire detection and alarm system will be provided in the buildings, designed in line with BS 5839-1 guidance recommendations.

The London Plan 2021, Policy D12, Paragraph A3

Buildings are constructed in an appropriate way to minimise the risk of fire spread.

- Regulation 7 requires that all materials used in building work are appropriate for the circumstances in which they are used. None of the buildings are relevant buildings, so requirements set in Regulation 7(2) in respect of external walls and specified attachments to achieve a minimum class A2-s1, d0, do not apply. The external elevations of the buildings will therefore be designed in line with relevant guidance recommendations, either BB100, Approved Document B Volume 2 or BS 9999, for building type, height, and boundary distances, as referenced in Section 7 of this fire statement.

The London Plan 2021, Policy D12, Paragraph A4

(Buildings) Provide suitable and convenient means of escape and associated evacuation strategy for all building users.

- Buildings should always be designed and constructed so that there are appropriate provisions for the early warnings of fire, and appropriate means of escape to a place of safety outside the building in the case of a fire. Buildings where lifts are provided will be designed as evacuation lifts in line with recommendations of Annex G of BS 9999.

The London Plan 2021, Policy D12, Paragraph A5

Develop a robust strategy for evacuation which can be periodically updated and published, and in which all building users can have confidence.

- Buildings will be designed for simultaneous evacuation as part of the fire strategy and will have robust mobility impaired occupant evacuation procedures and provisions. The staff will be trained to assist with the evacuation of the users who may require it.

THE PRINCIPLES, CONCEPTS AND APPROACH RELATING TO FIRE SAFETY THAT HAVE BEEN APPLIED TO THE DEVELOPMENT

The London Plan 2021, Policy D12, Paragraph 3.12.5

Developments, their floor layouts, and cores need to be planned around issues of fire safety and a robust strategy for evacuation from outset, embedding and integrating a suitable strategy and relevant design features at the earliest possible stage, rather than features or products being applied to pre-determined developments which could result in less successful schemes which fail to achieve the highest standard of safety. This is of particular importance with blocks of flats, as building users and residents may be less familiar with evacuation procedures.

- Simultaneous evacuation strategy will be employed for all buildings forming part of the development. The internal layouts of the buildings will be designed in line with relevant guidance recommendations to enable safe evacuation of the occupants.

The London Plan 2021, Policy D12, Paragraph 3.12.6

Suitable suppression systems (such as sprinklers) installed in buildings can reduce the risk to life and significantly reduce the degree of damage caused by fire and should be explored at an early stage of building design.

- There are no guidance recommendations to provide sprinklers for any of the buildings forming part of the development. Therefore, it is not proposed to install fire suppression systems within the buildings.

The London Plan 2021, Policy D12, Paragraph 3.12.7

The provision of stair cores which are suitably sized, provided in sufficient numbers and designed with appropriate features to allow simultaneous evacuation, should also be explored at an early stage and be provided wherever possible.

- Minimum width required for the firefighting stair, also used for escape purpose, is 1100mm. If balustrades protrude less than 100mm into the stair they can be ignored.

The London Plan 2021, Policy D12, Paragraph B1

(The Fire Statement will detail how the development proposal will function in terms of) the building's construction: Methods, products and materials used, including manufacturers' details.

- Buildings will be constructed in line with the current best practice where applicable. Where existing, the building construction will be maintained or reinstated to achieve at least equal performance. Details of specific materials and products used will be provided by the designer of specific construction element.

THE PRINCIPLES, CONCEPTS AND APPROACH RELATING TO FIRE SAFETY THAT HAVE BEEN APPLIED TO THE DEVELOPMENT

The London Plan 2021, Policy D12, Paragraph B2

(The Fire statement will detail how the development proposal will function in terms of) 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.

- Escape routes and final exits should not present a barrier for disabled people to exit the building during a fire. Refuge points will be provided where there are no level access routes within the building.
- The lifts provided serving the Kneller Hall, Teaching Block and Sports Centre buildings will be designed as evacuation lifts in line with guidance provided within Appendix G of BS 9999 and will have protected level escape route to outside at ground floor level.

The London Plan 2021, Policy D12, Paragraph B3

(The Fire statement will detail how the development proposal will function in terms of) features which reduce the risk to life: fire alarm systems, passive, and active fire safety measures and associated management and maintenance plans.

- There are no fire safety guidance recommendations to provide automatic fire detection and alarm in any of the buildings. However, L1 or L2 standard automatic fire detection and alarm system will be provided in the buildings, designed in line with BS 5839-1 guidance recommendations.

The London Plan 2021, Policy D12, Paragraph B4

(The Fire statement will detail how the development proposal will function in terms of) 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 system proposed, and the ongoing maintenance of monitoring these.

- The buildings will be designed and constructed as to provide reasonable facilities to assist fire fighters in the protection of life as far as possible due to existing nature of some of the buildings. Reasonable provisions will be made within the site of the building to enable fire appliances to gain access to the building.

The London Fire Plan 2021, Policy D12, Paragraph B5

(The Fire Statement will detail how the development proposal will function in terms of) how provision will be made within the curtilage of the site to enable fire appliances to gain access to the building.

- Please see sections of the fire statement below regarding the provision of firefighting access to site.

EMERGENCY ROAD VEHICLE ACCESS AND WATER SUPPLIES FOR FIREFIGHTING PURPOSES	
10	<p>Fire Service Site Plan</p> <p>Fire service access to the development will be provided in line with the guidance in BB100, Approved Document B Volume 2 and BS 9999, as follows:</p> <ul style="list-style-type: none"> • Teaching Block – to within 18m and in sight of fire main inlets located adjacent to the entrances to the firefighting stairs. • Sports Centre – to 15% of the perimeter or within 45m of every point on the projected plan area (or ‘footprint’) of the building • School Hall – to 15% of the perimeter or within 45m of every point on the projected plan area (or ‘footprint’) of the building • Guards House – to 15% of the perimeter or within 45m of every point on the projected plan area (or ‘footprint’) of the building • Kneller Hall – to within 18m and in sight of fire main inlets located adjacent to the entrances to the firefighting stairs. • Sports Pavilion – to 15% of the perimeter or within 45m of every point on the projected plan area (or ‘footprint’) of the building.
11	<p>Emergency Road Vehicle Plan</p> <p>The fire vehicle access routes will be unobstructed and easily accessible. There will be no requirement for fire vehicles to reverse more than 20m in a dead-end access situation.</p>
12	<p>Siting of Fire Appliances</p> <p>Two of the buildings within the development will be provided with firefighting shafts, as follows:</p> <ul style="list-style-type: none"> • Teaching Block – South and North stair, with AOV at the head of the stairs, smoke vented protected lobbies and dry fire main outlets at every floor level in smoke vented firefighting lobbies. • Kneller Hall - East and West stairs, with AOV at the head of the stairs, protected lobbies and dry fire main outlets at every floor level within the stair enclosures.
13	<p>Suitability of Water Supply for the Scale of Development Proposed</p> <p>The water supply for firefighting to the development is provided via existing hydrants located on site. It should be confirmed whether they are operable or usable by the infrastructure engineers.</p> <p>Nature of water supply: hydrant- private</p> <p>Does the proposed development rely on existing hydrants and if so, are they currently usable / operable?</p> <p>Yes.</p>

EMERGENCY ROAD VEHICLE ACCESS AND WATER SUPPLIES FOR FIREFIGHTING PURPOSES

14 Fire Service Site Plan



Kneller Hall
65 Kneller Road, Twickenham, TW2 7DN
SCHOOL DEVELOPMENT FIRE STATEMENT FORM REVISION C



FIRE STATEMENT COMPLETED BY		
15	Signature:	<i>Julia</i>
16	Date:	22-09-2022