



Title: Stag Brewery Fire Statement  
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Approver: Steven Marshall BEng (Hons) MSc CEng MIFireE MIET

**Marshall Fire Ltd.**  
Stag Brewery Fire Statement

<b>Revision</b>	<b>Description</b>	<b>Author</b>	<b>Approver</b>	<b>Date</b>
<b>00</b>	Fire Statement	Daniel Taylor	Steven Marshall	27 <sup>th</sup> May 2022
<b>01</b>	Project description amended in Section 1.3 and 2.2.	Daniel Taylor	Steven Marshall	7 <sup>th</sup> June 2022
<b>02</b>	Building 15 has been added to the Fire Statement.	Daniel Taylor	Steven Marshall	8 <sup>th</sup> June 2022
<b>03</b>	Additional text clarification to Sections 2.7, 2.13 & Appendix's A	Daniel Taylor	Steven Marshall	13 <sup>th</sup> October 2022
<b>04</b>	Additional text clarification to Sections 2.7.	Daniel Taylor	Steven Marshall	14 <sup>th</sup> October 2022
<b>05</b>	Additional text added to the Fire Statement to support the Planners Request shown in highlighted text, and Appendix's B and C.	Daniel Taylor	Tony Hamilton/ Steven Marshall	19 <sup>th</sup> October 2022
<b>06</b>	Remove the word 'temporary'.	Daniel Taylor	Steven Marshall	10 <sup>th</sup> February 2023
<b>07</b>	Remove the 'permission for 5 year' on Page 4 and Page 7	Daniel Taylor	Steven Marshall	1 <sup>st</sup> March 2023
<b>08</b>	Amend Reference list	Daniel Taylor	Steven Marshall	18 <sup>th</sup> August 2023

## **Contents**

1.	Introduction	4
1.1	Overview	4
1.2	Purpose of this report	4
1.3	Scheme description	4
2.	Fire Statement	7
2.1	Section 1: Site address	7
2.2	Section 2: Description of proposed development including any change of use	7
2.3	Section 3: Name of person completing the fire statement and relevant qualifications and experience	8
2.4	Section 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	9
2.5	Section 5: Site layout plan with block numbering as per building schedule referred to in section 6	9
2.6	Section 6: Building schedule	10
2.7	Section 7: Specific technical complexities	12
2.8	Section 8: Issues which might affect the fire safety of the development	13
2.9	Section 9: Local development document policies relating to fire safety	13
2.10	Section 10: Fire service site plan	13
2.11	Section 11: Emergency road vehicle access	14
2.12	Section 12: Siting of fire appliances	15
2.13	Section 13: Suitability of water supply for the scale of development proposed	15
2.14	Section 14: Fire service site plan	16
2.15	Section 15: Signature	16
2.16	Section 16: Date	16
2.17	Conclusion	16
3.	Fire Safety Management	17
4.	References	18
	Appendix A – Indicative Muster Point	19
	Appendix B – Site Plan and Key	20
	Appendix C – Additional Comments/Responses to Planners	21

## **1. Introduction**

### **1.1 Overview**

Marshall Fire has been appointed by Dartmouth Capital Advisors Ltd to provide a fire statement for the Stag Brewery development. Our role is therefore to assist in steering the scheme towards meeting the requirements of the London Plan, Policy D12 and Policy D5.

This Fire Statement will consider the evolution of the development and the principles of the golden thread concept and will form the basis of the developing Fire Strategy.

The 'Golden Thread' refers to a concept where the fire safety information of a building is to be updated and maintained through the whole life cycle of the building. The fire safety information should be maintained and updated as the development evolves in line with the principles of the golden thread. The fire safety information provided at planning application stage should be developed to inform the overall fire strategy for the development. When passing fire safety information to subsequent development stages, consideration should be given to the accessibility, accuracy and relevance of the information to ensure the development is constructed as it has been designed and originally specified.

### **1.2 Purpose of this report**

The purpose of this report is to review the proposals in terms of the London Plan requirements and to demonstrate the development meets the highest standards of fire safety, proportionate to the size and nature of the development.

It is considered a planning requirement to provide a fire statement and best practice to follow the structure for Planning Gateway One which also covers the London Plan requirements.

It should be noted that the project will still need to comply with the requirements of the Building Regulations and therefore the information presented herein may be developed further such that compliance with the requirements of the Building Regulations are demonstrated.

The contents of this report should therefore not be considered sufficient to form a part of the Building Regulations submission for the project and Building Regulation approval should be considered a risk until such time that approval in principle has been granted by the appointed Building Control Body.

The findings of this statement are based on the information available at the time of review. Marshall Fire cannot be held responsible for any subsequent changes to the design that we are not made aware of.

### **1.3 Scheme description**

The project consists of approximately 353,000sq ft of existing accommodation, of which the site as a whole has 16 buildings. This planning application relates to all buildings on the site, but with full details at this stage only provided for buildings 11, 12, 14 and 15. The proposed site is to be used for filming use and the erection of a film set for film production operations and ancillary activities.

At this stage, only buildings labelled as 11, 12, 14 & 15 are to be used for film production works, but further buildings may be used for film production in due course, subject to the submission and approval of further detailed information. At this stage, buildings 11, 12, 14 and 15 will undergo a change of use but without change to the existing layouts or fire service provisions such as access and firefighting (perimeter access).

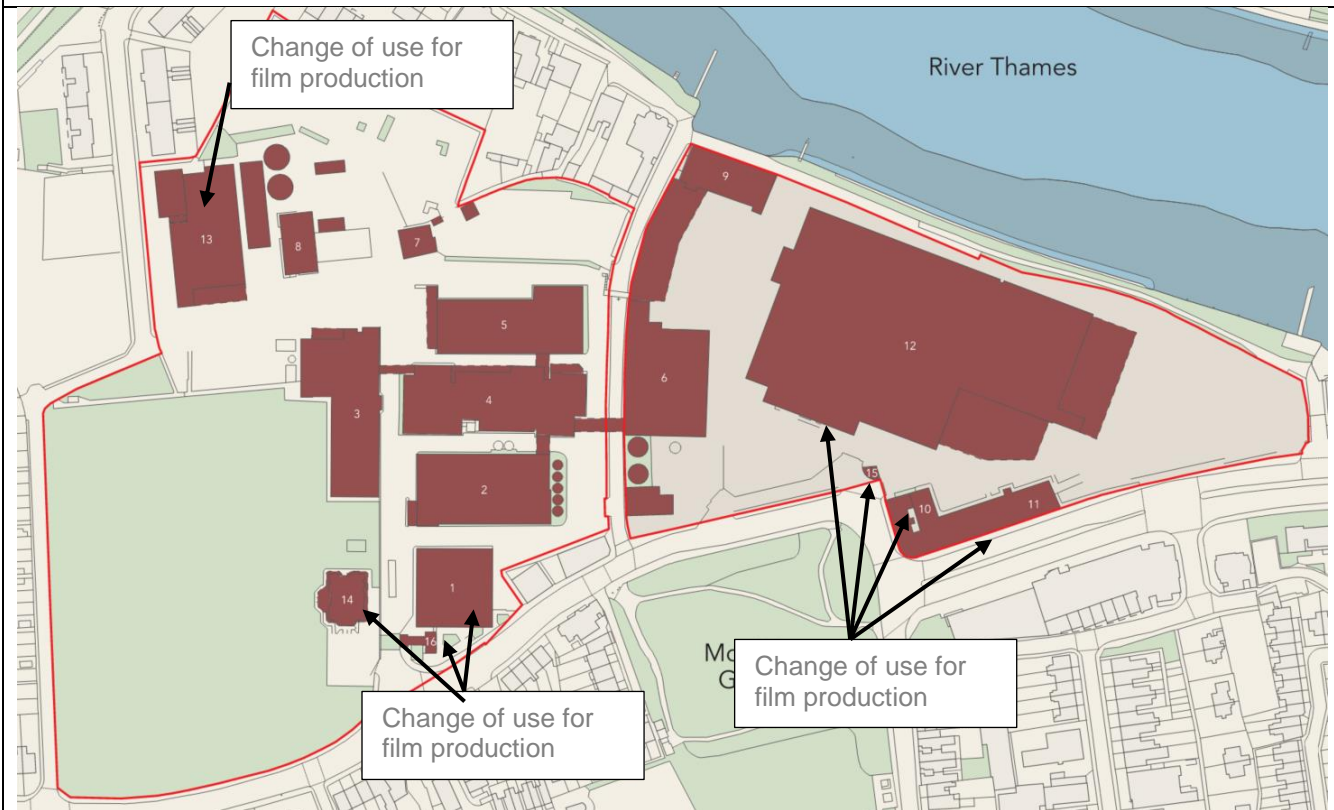
The topmost storey height varies as each block is different but can be classified as under 11m in height and not sprinkler protected.

See Figure 1 for the current design proposals.

**Marshall Fire Ltd.**  
**Stag Brewery Fire Statement**

Building	Existing Use	Sq m GIA	Sq ft GIA
1	P.O.B	2,216	23,853
2	Brewhouse	3,990	42,948
3	Process Building	3,488	37,549
4	Chip Cellar	2,319	24,956
5	Finishing Cellar	2,045	22,019
6	Power House	2,848	30,660
7	Powder Store	169	1,823
8	Effluent Treatment	228	2,454
9	Maltings	1,174	12,634
10	Former Hotel	1,088	11,721
11	Former Bottling Hall	709	7,631
12	Packaging	9,461	101,844
13	Stable Court	2,240	24,115
14	Sports Club	672	7,233
15	East Gatehouse	23	249
16	West Gatehouse	79	847
		<b>32,749</b>	<b>352,507</b>

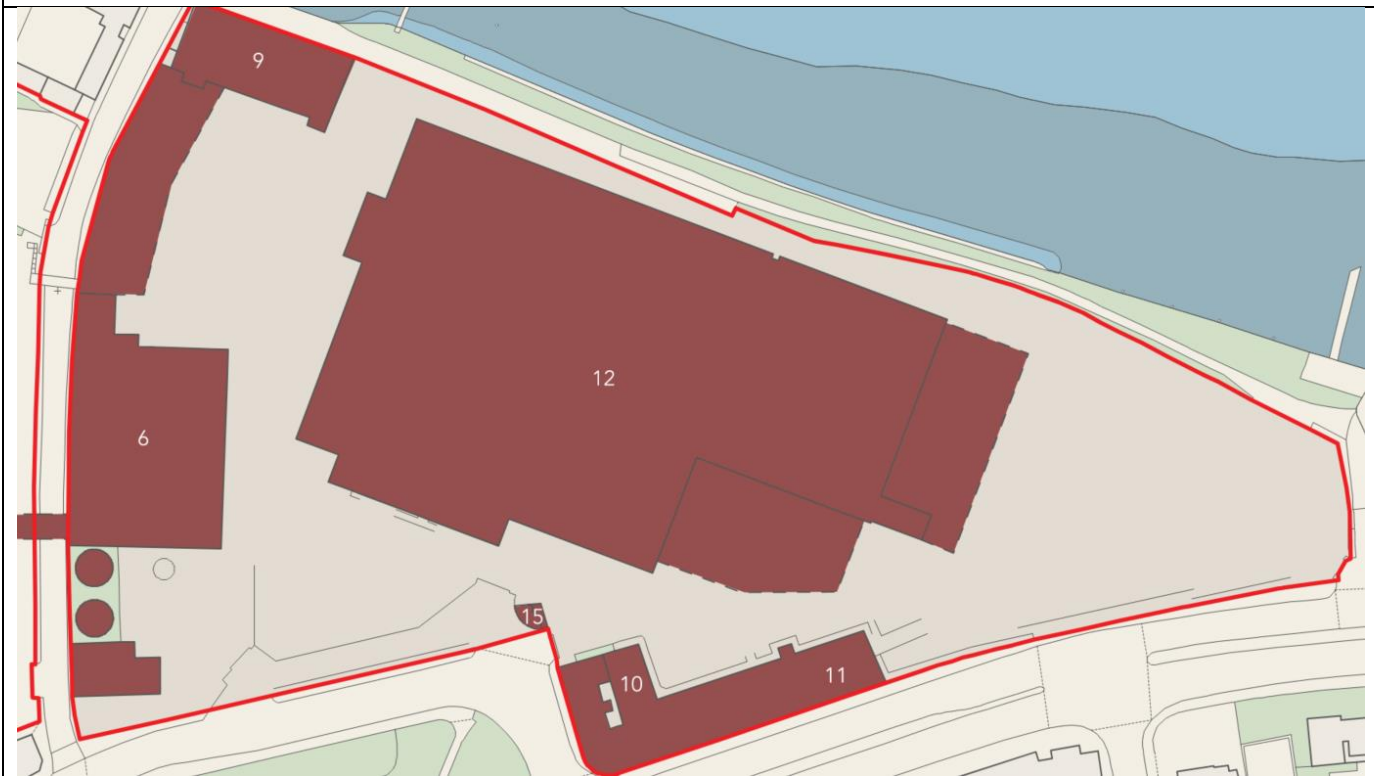
**Building List and Reference Names**



Site Plan (1, 10, 11, 12, 13, 14, 15& 16)



Site Plan for Buildings 1, 13, 14 & 16



Site Plan for Buildings 10, 11, 12 & 15

Figure 1: Design intent drawings

## 2. Fire Statement

### 2.1 Section 1: Site address

The development is located at Stag Brewery, Lower Richmond Road, Mortlake, London, SW14 7ET.

### 2.2 Section 2: Description of proposed development including any change of use

The project consists of approximately 353,000sq ft of existing accommodation, of which the site as a whole has 16 buildings. This planning application relates to all buildings on the site, but with full details at this stage only provided for buildings 11, 12, 14 and 15. The proposed site is to be used for filming use and the erection of a film set for film production operations and ancillary activities.

At this stage, only buildings labelled as 11, 12, 14 & 15 are to be used for film production works, but further buildings may be used for film production in due course, subject to the submission and approval of further detailed information. At this stage, buildings 11, 12, 14 and 15 will undergo a change of use but without change to the existing layouts and fire service provisions such as access and firefighting (perimeter access).

The topmost storey height vary as each block is different and are no greater than 4 storey in height but can be classified as being under 18m in height and not sprinkler protected.

A 3D view of the proposed development is provided below.



Figure 2: Proposed Site

The following is a summary of the buildings key parameters:

**Table 1: Building key parameters**

<i>Designation</i>	<i>Designated purpose group</i>	<i>Topmost Story Height</i>	<i>Number of Storeys</i>	<i>Sprinklers</i>	<i>Firefighting Shaft</i>	<i>Elements of structure</i>
<i>Building 1</i>	Commercial (Purpose Group 4)	Under 18m	4 storey	No	No	60 minutes*
<i>Building 10</i>	Commercial (Purpose Group 4)	Under 11m	3 storey	No	No	60 minutes*
<i>Building 11</i>	Commercial (Purpose Group 4)	Under 18m	4 storey	No	No	60 minutes*
<i>Building 12</i>	Commercial (Purpose Group 4)	Under 11m	2 storey	No	No	60 minutes*
<i>Building 13</i>	Commercial (Purpose Group 4)	Under 11m	Part 1 storey, Part 3 storey	No	No	60 minutes*
<i>Building 14</i>	Commercial (Purpose Group 4)	Under 18m	4 storey	No	No	60 minutes*
<i>Building 15</i>	Commercial (Purpose Group 4)	Under 11m	1 storey	No	No	30 minutes*
<i>Building 16</i>	Commercial (Purpose Group 4)	Under 18m	3 storey	No	No	60 minutes*

**Note:** \*The existing elements of structure are deemed to be satisfactory with the building height not changing and therefore is no worse than before the change of use.

#: Elevational height is based on storey height of approximately 3m per storey and courtesy of Google Maps.

### **2.3 Section 3: Name of person completing the fire statement and relevant qualifications and experience**

This document was completed by Daniel Taylor. He has a BSc (Hons) in Fire Safety Engineering and is an Associate member of the Institution of Fire Engineers. He is a Senior Fire Engineer at Marshall Fire and has at least 5 years' experience in the industry.

Daniel has a high level of understanding Part B compliance and has worked on a wide range of projects including commercial projects such as industrial and assembly use buildings across the UK of varying scales whilst acting as the lead fire engineer leading projects from RIBA Stage 2 to RIBA Stage 6 successfully.

This document was reviewed and approved by Steven Marshall. Steven is a Chartered Engineer registered with the Engineering Council by the Institution of Fire Engineers, of which he is a full member (membership number 00037507). Steven has in excess of 20 years' experience working the fire safety design of buildings and has been responsible for the development of fire safety strategies for a very large number of building projects, of which include industrial and assembly use. Having reviewed the proposals confirm that I believe that they exceed the minimum requirements of Part B of the Building Regulations and the London Plan.



**2.4 Section 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**

The project team have not undergone any pre-app or other consultations to date regarding Fire Safety.

**2.5 Section 5: Site layout plan with block numbering as per building schedule referred to in section 6**

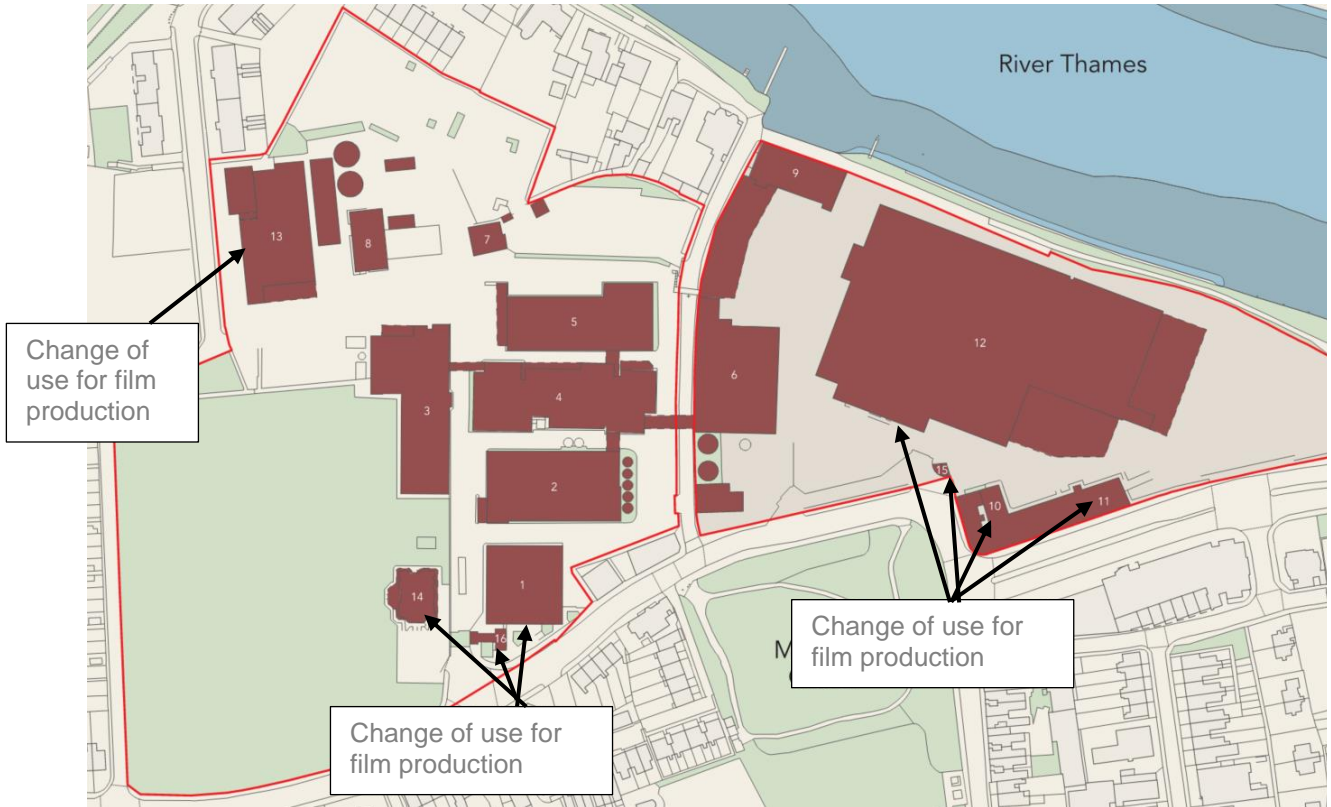


Figure 3: Site layout plan with block numbering

**2.6 Section 6: Building schedule**

**Table 2: Buildings Schedule Table**

*Notes: The proposed guidance will be adopted from Approved Document B, Volume 2 (2019 + 2020 amendments) for the non-residential areas.*

<i>Site Information</i>			<i>Building Information</i>			<i>Resident Safety Information</i>		
<b>No.</b>	<b>Block height (m)*</b>	<b>No. of Storeys*</b>	<b>Proposed use</b>	<b>Balconies</b>	<b>External Wall Systems</b>	<b>Evacuation approach</b>	<b>Sprinklers</b>	<b>Accessible housing provided</b>
<i>1 (Building 1)</i>	Less than 18m	4 storey	Commercial	No	Limited Combustibility, or Class B-s3, d2 or better.	Simultaneous Evacuation Policy	No	<b>N/A</b>
<i>Building 10</i>	Less than 18m	3 storey	Commercial	No	Limited Combustibility, or Class B-s3, d2 or better.	Simultaneous Evacuation Policy	No	<b>N/A</b>
<i>Building 11</i>	Less than 18m	4 storey	Commercial	No	Limited Combustibility, or Class B-s3, d2 or better.	Simultaneous Evacuation Policy	No	<b>N/A</b>
<i>Building 12</i>	Less than 11m	2 storey	Commercial	No	Limited Combustibility, or Class B-s3, d2 or better.	Simultaneous Evacuation Policy	No	<b>N/A</b>
<i>Building 13</i>	Less than 18m	Part 1 storey, Part 3 storey	Commercial	No	Limited Combustibility, or Class B-s3, d2 or better.	Simultaneous Evacuation Policy	No	<b>N/A</b>

**Marshall Fire Ltd.****Stag Brewery Fire Statement**

<i>Building 14</i>	Less than 11m	2 storey	Commercial	No	Limited Combustibility, or Class B-s3, d2 or better.	Simultaneous Evacuation Policy	No	<b>N/A</b>
<i>Building 15</i>	Less than 11m	1 storey	Commercial	No	Limited Combustibility, or Class B-s3, d2 or better.	Simultaneous Evacuation Policy	No	<b>N/A</b>
<i>Building 16</i>	Less than 18m	4 storey	Commercial	No	Limited Combustibility, or Class B-s3, d2 or better.	Simultaneous Evacuation Policy	No	<b>N/A</b>

Note: \* Elevational height is based on storey height of approximately 3m per storey and courtesy of Google Maps.

## **2.7 Section 7: Specific technical complexities**

The fire strategy will be developed using guidance from Approved Document B, Volume 2 for non-residential buildings. The buildings will adopt a Purpose Group 4 (Commercial), being a change from Purpose Group 6 (Industrial).

The buildings will have an evacuation approach defined as 'Simultaneous Evacuation' with all occupants within that particular building escaping upon activation of the fire alarm. Other buildings on the same site are independent and would not be required to evacuate unless affected by the fire and smoke.

The minimum level of fire detection and alarm is to be a Category M system, however, a Category L2 fire alarm and detection system will be provided and is to be designed and installed in accordance with BS 5839 Part 1. The detailed fire alarm layout is not available to date at this planning phase but will be required for Building Control approvals and post-occupation.

Each building reception/main entrance will have an alarm control point and the design team has confirmed that a repeater panel is in the security cabin.

The buildings are under 30m in height and therefore are not required to have sprinkler protection in accordance with BS EN 12845.

CCTV may be provided but is not a Part B requirement for compliance with the Building Regulations.

The travel distance allowance where the layout is known is 18m in a single direction and 45m for alternative escape. Should the layout not be known, then 2/3<sup>rd</sup> of the direct travel should be used (i.e. 12m and 30m).

Emergency fire escape signage will be provided in accordance with BS 5499 at post-completion of works/Building Control approval stage. Every doorway or other exit providing access to a means of escape, will be distinctively and conspicuously marked by an exit sign in accordance with BS ISO 3864-1 and BS 5499-4.

Suitable lighting should be provided to all premises to enable the safe movement of persons along escape routes to a place of relative or ultimate safety. Emergency escape lighting, when needed, should be provided in accordance with Table 8, BS 5266-1 and BS EN 1838.

First aid fire-fighting equipment should be of a type appropriate for the hazards and for the users of the building, and placed in locations where it can be readily deployed. Portable fire extinguishers should be selected and positioned in accordance with BS 5306-8 and commissioned in accordance with BS 5306-3. This will be developed during a pre-occupation Fire Risk Assessment (FRA).

The security cabin will house the onsite management team/plans and fire related information.

The existing buildings relevant to this planning application are formed from either steel frame or reinforced concrete with brick facades or corrugated metal cladding. All internal partitions will be constructed from lightweight metal stud walls and gypsum plasterboard facings.

Any high risk area will be fire separated from the rest of the building and with plant shutting down in the event of a fire. No changes proposed to any existing high risk rooms (if applicable) in the proposed change of use. If new risks are introduced during the filming production, these will be independent fire risk assessments carried out to ensure high-level consideration for Fire Spread and Fire Occurrence.

The shell and core design does not require any smoke control systems for life safety under ADB and therefore not provided.

Current design does not have any firefighting shafts, and the existing stairs are to be retained, as there are no lift provisions to upper floors, occupants of reduced mobility will be limited to the ground floor only. Self-evacuation will be available on the ground floor with ramps at 1:12 or step-free access into the buildings.

In accordance with Approved Document B, the external wall surface classifications allow for 'No Provision' however the external wall should not be a medium for fire spread or growth therefore it is recommended that the units achieve a Class B, s3, d2 or better is provided. For the existing buildings, it is deemed that the wall construction is robust but to be confirmed by the design team.

The elements of structure are assumed to achieve 60 minutes fire resistances and is to be confirmed by the design team.

Building 10 is labelled as a former hotel and is therefore assumed to have compartment floors equal to the elements of structure. No other building is assumed to have compartment floors. The existing stair construction should achieve 60 minutes with FD30S fire doors.

All other buildings where stairs are provided are assumed to have a stair achieving no less than 30 minutes fire resistance with a self-closing door rated to FD30S.

Design Team has confirmed that the buildings on site do not contain any operational lifts. Therefore, Policy D5 is not applicable for this development as persons of reduced mobility will not have access to an upper floor level.

Existing refuge points will be maintained within the stair or protected lobby on the upper floor level. As occupants of reduced mobility have no way of gaining access to an upper floor level, and two-way communications are not available, this is subject to agreement with Building Control at post-planning as this is no less satisfactory than prior to the change of use.

A muster point has been identified so that in the event of a fire, all building occupants can escape to a fixed location. See Appendix's A of this report for the markup.

Firefighting access will be retained as it was achieved either 15% of the perimeter access or 45m hose coverage taken from the fire tender hardstanding area to the furthest point, whichever is the least onerous for buildings under 2000m<sup>2</sup>.

For buildings that exceed 2000m<sup>2</sup> but less than 8000m<sup>2</sup>, 15% perimeter access is to be provided with a height less than 11m and 50% for buildings over 8000m<sup>2</sup> and under 11m in height.

## **2.8 Section 8: Issues which might affect the fire safety of the development**

The following issues are noted as departures that require gaining the approving authorities sign-off.

1. Because the buildings have a change of use, they will need to be reviewed and approved under the requirements of the Building Regulations. They will therefore be subject to a detailed review and remedial works as necessary.
2. Existing refuge points will be maintained within the stair or protected lobby on the upper floor level but without two-way communications being available. This is subject to agreement with Building Control at post-planning as this is no less satisfactory than prior to the change of use.

## **2.9 Section 9: Local development document policies relating to fire safety**

There are no specific fire safety policies within Richmond's adopted or emerging Local Plans.

The project is located within the Greater London Authority (GLA) region and therefore should support the design intent of the London Plan Sections D12, Policy D5 (Inclusive Design Part B (5)), and Policy D11 (Safety, Security, and resilience to emergency).

## **2.10 Section 10: Fire service site plan**

The fire service will have the ability to park on hardstanding directly outside the building, with sufficient perimeter access and hose coverage limited to 45m for small buildings under 2,000m<sup>2</sup>.

Larger buildings exceeding 2000m<sup>2</sup> will adopt the same strategy but will require 15% - 50% perimeter access. Hose laying routes from the fire service tender to reach the furthest point on the plan, when measured on suitable ground. From inspection of the plans, this is achieved.

The design team will provide a site plan with the hydrant locations for the site/area as part of Section 12 and Section 14. Figure 4 below shows the indicative hardstanding area and approximate building entrance points.

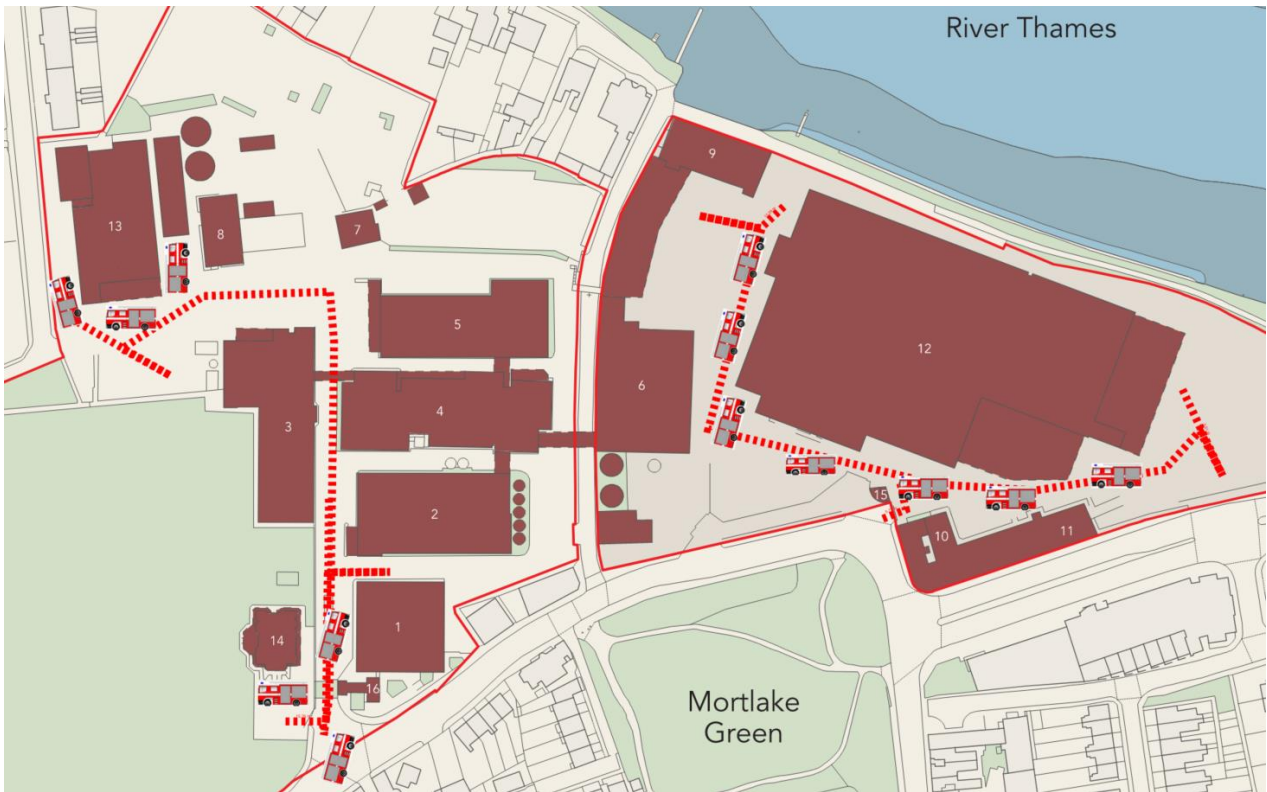


Figure 4: Indicative fire tender access points with perimeter access

### 2.11 Section 11: Emergency road vehicle access

Firefighting access is key for successful firefighting and therefore the appropriate provisions must be made regarding site access.

Table 3: Pump appliance access route requirements

Appliance Type	Min. width of road between kerbs	Min. width of gateways	Min. turning circle between kerbs	Min. turning circle between walls	Min. clearance height	Min. carrying capacity
Pump	3.7	3.1	16.8	19.2	3.7	12.5*
High Reach	3.7	3.1	26.0	29.0	4.0	17.0*

**Note:** \* The minimum carrying capacity should be checked with the local fire brigade.

Any access gates that the fire and rescue service vehicle must pass required to be provided with a fire brigade lock only (no other padlocks or locking devices are permitted).

Every elevation to which vehicle access is provided should have a door no less than 750mm wide, to give access into the building. The maximum distance between doors, or between a door and the end of the elevation, is 60m (e.g. a 150m elevation would need a minimum of two doors).

For small buildings up to 2000m<sup>2</sup> in floor area (i.e. Buildings 11, 14, 15 & 16) having a top occupied storey less than 11m above ground level, vehicle access for a pump appliance should be provided to whichever is the less onerous:

- a. 15% of the perimeter.
- b. Within 45m of every point of the footprint of the building

For Buildings 1 & 13, with a sum of floor areas greater than 2000m<sup>2</sup> but less than 8,000m<sup>2</sup>, 15% perimeter access is to be achieved.

For Building 12 with a sum of floor areas greater than 8000m<sup>2</sup> but under 16,000m<sup>2</sup>, 50% perimeter access is to be achieved.

Due to the nature of the buildings having large open plan floor plates and with a top occupied floor less than 11m, then no less than 15% perimeter access will be achieved for buildings with a floor area less than 8000m<sup>2</sup> and 50% for buildings less than 16,000m<sup>2</sup>.

Building 10, being a former hotel is considered to have a fire main serving all floor levels. This will allow for a dry riser with a 45m hose coverage allowance on each floor level. The dry riser inlet position is to be within 18m of the fire engine and is to be visible from the fire tender hardstanding location and designed and installed in accordance with BS 9990.

**Table 15.1 Fire and rescue service vehicle access to buildings not fitted with fire mains**

Total floor area <sup>(1)</sup> of building (m <sup>2</sup> )	Height of floor of top storey above ground (m) <sup>(2)</sup>	Provide vehicle access to:	Type of appliance
Up to 2000	Up to 11 Over 11	See paragraph 15.1 15% of perimeter	Pump High reach
2000–8000	Up to 11 Over 11	15% of perimeter 50% of perimeter	Pump High reach
8000–16,000	Up to 11 Over 11	50% of perimeter 50% of perimeter	Pump High reach
16,000–24,000	Up to 11 Over 11	75% of perimeter 75% of perimeter	Pump High reach
Over 24,000	Up to 11 Over 11	100% of perimeter 100% of perimeter	Pump High reach

**NOTES:**

1. The sum of the area of all storeys in the building (excluding basements).
2. For storage buildings (purpose group 7(a)), measure height to mean roof level (see Appendix D).

**Figure 5: Fire Service Perimeter Access Requirements (ADB- Vol2)**

## 2.12 Section 12: Siting of fire appliances

Siting of the fire appliances will be in front of the main entrance to each building. This has been illustrated in Figure 4, see Section 2.10 of this report. This is the current firefighting access which is satisfactory for the proposed change of use.

## 2.13 Section 13: Suitability of water supply for the scale of development proposed

Existing public hydrant locations for the site are to be retained as per the existing development.

Hydrants are to be located within 90m of an entry point to the building and not more than 90m apart. From inspection of the received markup, the hydrants appear satisfactory distance from the building entrance and are no less satisfactory than prior to the change of use.

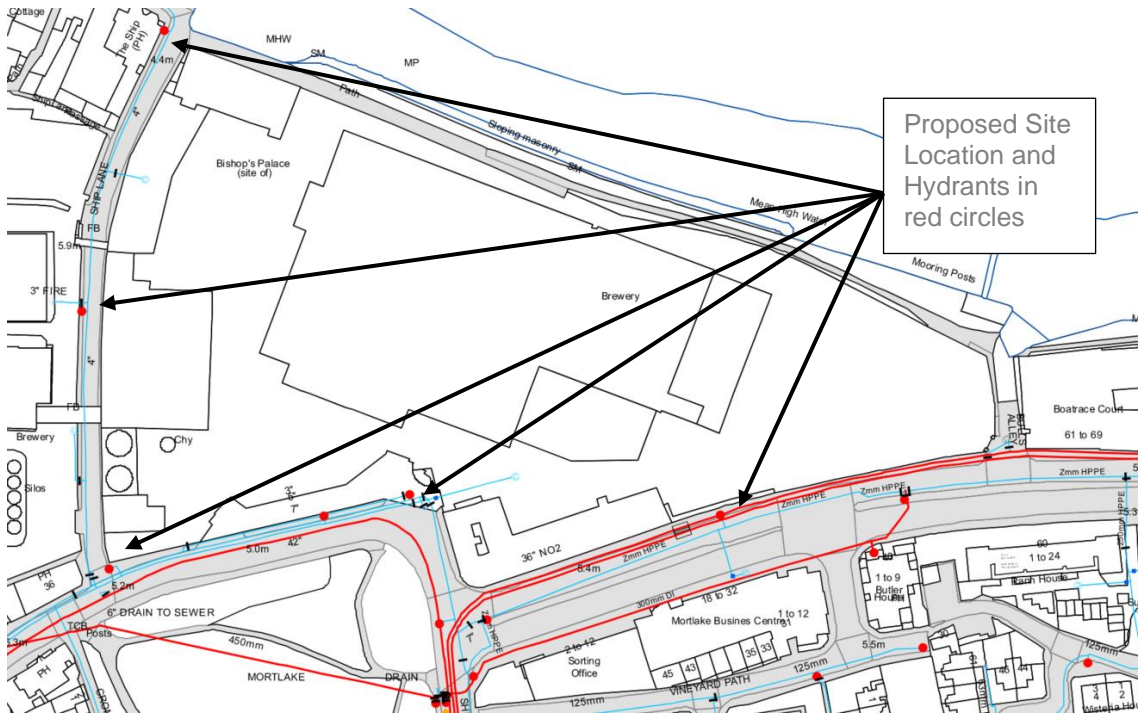


Figure 6: Approximate fire hydrant points (Provided by Site Team)

**2.14 Section 14: Fire service site plan**

The design team will provide a site plan as stated in Section 12. See also Figure 4.

**2.15 Section 15: Signature**

The following overview has been produced by Daniel Taylor.

*D. Taylor*

**2.16 Section 16: Date**

The following fire safety statement is dated **18/08/2023**.

**2.17 Conclusion**

Having reviewed the documentation issued to Marshall Fire Ltd by Squire & Partners LLP Architects and Dartmouth Capital Advisors Ltd, we agree with the overall design proposals and conclusion presented in the Stag Brewery brochure and survey plans are deemed to satisfy the preliminary fire safety design and comply with Policy D12 with respect to an existing building and for the change of use from Industrial to Commercial Use.

The London Plan requests that the 'Highest Standards of Fire Safety' be considered and therefore property protection whilst not a Building Regulation requirement may be considered to increase the life safety and fire safety of the building.

The existing firefighting access will be retained and supported by perimeter access.

There are no proposed works to be carried out on the buildings and therefore no change to the life safety provisions with external film sets and internal sets being created. (Set layouts are outside of the scope of works and are unknown but will adhere to the outline fire safety provisions for the building(s)).

We would however reiterate that the findings are limited to the information reviewed only and the installation, maintenance and ongoing maintenance are not our responsibility.



### 3. Fire Safety Management

The primary focus of this strategy is on two groups, the persons present in the building (and the provisions associated with ensuring safe egress), and on fire-fighter protection.

Regulation 38 of the Building Regulations requires that the Fire Strategy be brought to the attention of building management and incorporated into the risk assessment that will have to be carried out post occupation under the Regulatory Reform (Fire Safety) Order together with staff training, systems maintenance etc. and documented.

The Regulatory Reform (Fire Safety) Order 2005 requires that systems provided for fire safety are maintained in good working order at all times. This includes firefighting equipment together with other facilities to be provided for the safety of people in the building and to help firefighters.

At completion of the project (Handover to the client) the following information (where applicable) is recommended to be passed onto the responsible person to maintain the fire safety with respect to Part B:

- The Fire Strategy
- All design assumptions relating to the management of the building (where not included in the Fire Strategy)
- Escape routes, escape strategy and muster points
- Details of all passive fire safety measures including compartmentation, cavity barriers, fire doors, self-closing fire doors and other doors equipped with relevant hardware (e.g. access controls), duct dampers and fire shutters.
- Fire detector heads, smoke detector heads, alarm call-points, detection/alarm control panels, alarm sounders, emergency communication systems, CCTV, fire safety signage, emergency lighting, fire extinguishers, wet risers and other firefighting equipment, other interior facilities for the fire service, emergency control rooms, location of hydrants outside the building, other exterior facilities for the fire service.
- Details of all active fire safety measures including:
  - Smoke control system(s) (or HVAC system with a smoke control function) design, including mode of operation and control systems.
  - Any high risk areas (e.g. heating machinery) and particular hazards
  - As built plans of the building showing the locations of the above items.
  - Specifications of any fire safety equipment provided, including operational details, operators manuals, software, system zoning and routine inspection, testing and maintenance schedules. Records of any acceptance or commissioning test.
  - Any provision incorporated into the building to facilitate the evacuation of disabled people.
- Any other details appropriate for the specific building.

This information is mainly provided in the form of As-Built plans and supplemented by a Fire Strategy Report. (Not a Fire Statement for Planning as per this report, as it is required to have approval from the Approving Authorities at the end of construction).

Using this information the “responsible person” should ensure a fire risk assessment is carried out for the building. It is recommended that this is recorded, kept with the other information indicated in this document and updated on a regular basis or when any significant change is made to the fire risk or facilities in these areas.

## **4. References**

- i.** Approved Document B, Volume 2, 2019 + 2020 amendments – Other than Dwellings
- ii.** Fire Statement Guidance, Annex D Gov.co.uk
- iii.** BS 5839-1:2017, Fire detection and fire alarm systems for buildings. Code of practice for system design, installation, commissioning and maintenance.
- iv.** BS 9990:2015, Non automatic fire-fighting systems in buildings. Code of practice.
- v.** BS 476 series: 1987, Fire tests on building materials.
- vi.** BS EN 1366-3:2009, Fire resistance tests for service installations. Penetration seals.
- vii.** BR 187: 2014 External Fire Spread Building Separation and Boundary Distances.
- viii.** London Plan Guidance, Fire Safety Policy D12 February 2022

## Appendix A – Indicative Muster Point

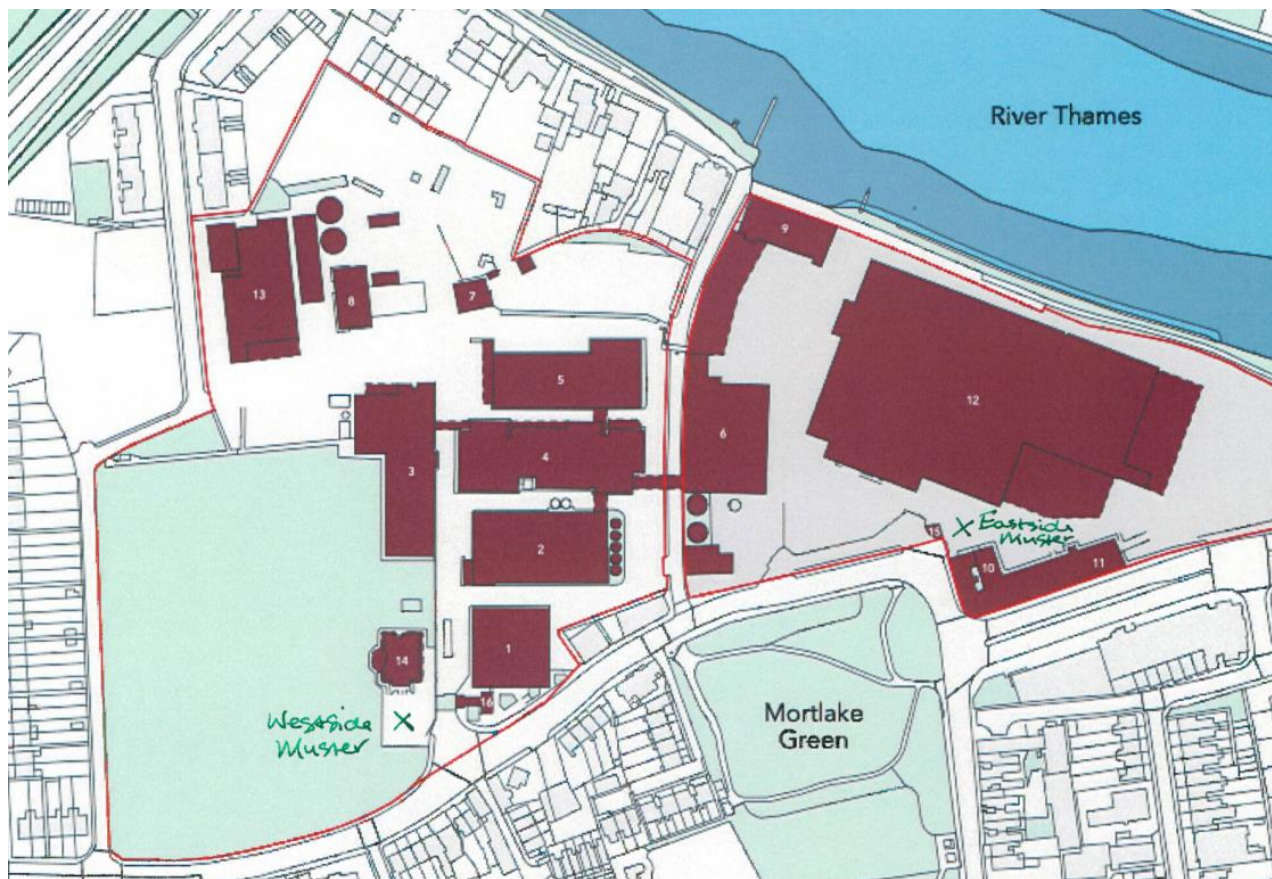


Figure A.1: Indicative Muster Points

## Appendix B – Site Plan and Key

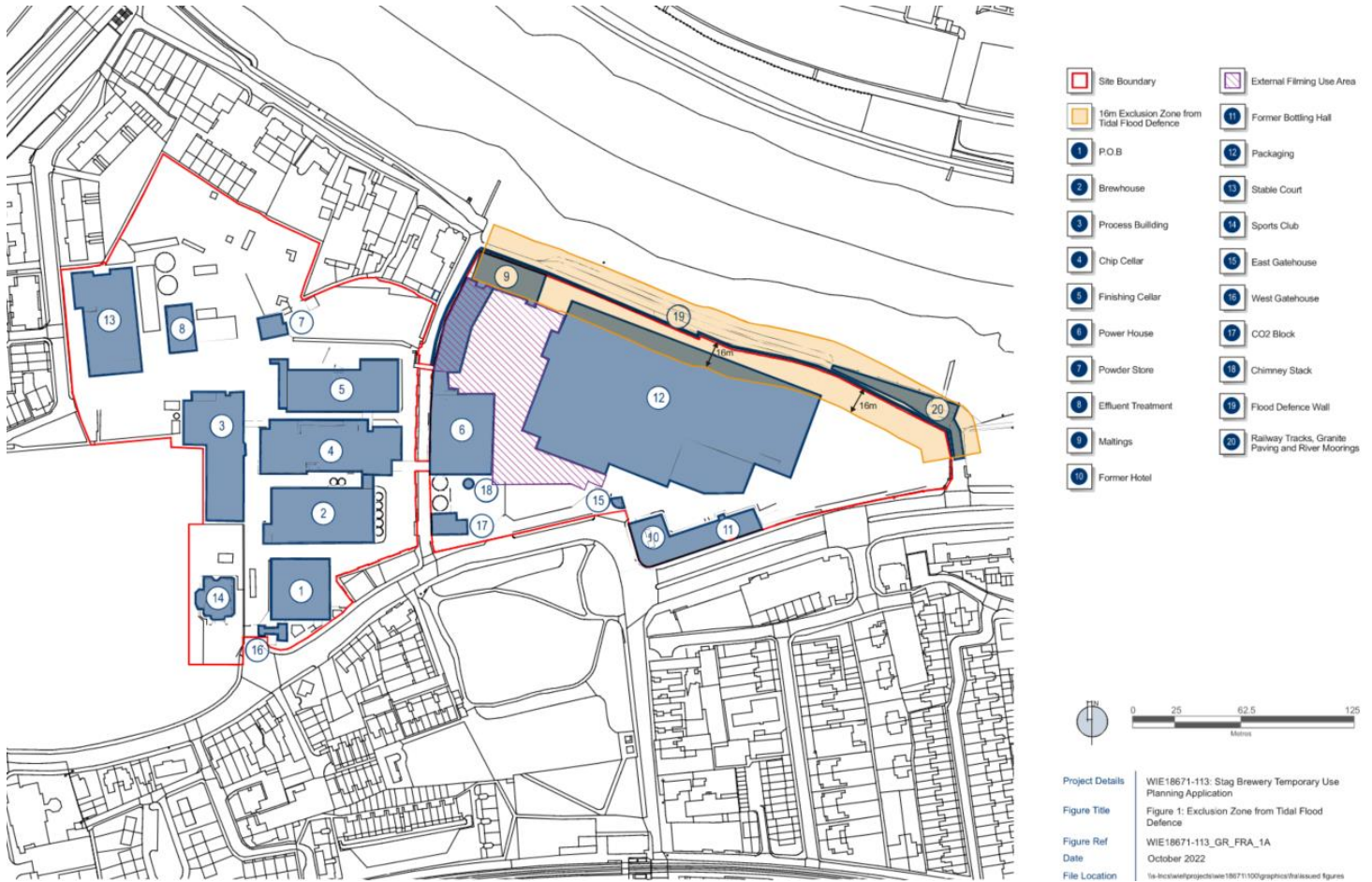


Figure B.1: Site Plan and External Film Use Area

## Appendix C – Additional Comments/Responses to Planners

### 1. Full details requested of the following:

a. **Fire detector heads, smoke detector heads,**

**Marshall Fire:** The minimum requirement under Building Regulations is a Category M fire alarm and it is proposed to provide a minimum fire alarm system graded to a Category L2 to each building. This will be developed as the design progresses and in accordance with BS 5839-1. See Section 2.7 of the Fire Statement.

b. **alarm call-points,**

**Marshall Fire:** Manual call points form a Category M fire alarm system, it is proposed to provide a Category L2 consisting of smoke detectors to circulation routes, rooms adjacent to the circulation route and high-risk areas.

c. **detection/alarm control panels,**

**Marshall Fire:** Each building reception/main entrance will have the alarm control point and the design team have confirmed that a repeater panel is in the security cabin.

d. **alarm sounders,**

**Marshall Fire:** It is proposed to provide a minimum fire alarm system graded to a Category L2 to each building. This will be developed as the design progresses and in accordance with BS 5839-1. The alarm will also include sounders and smoke detectors.

e. **emergency communication systems,**

**Marshall Fire:** Occupants are able bodied on upper floor levels and therefore no emergency communication systems are provided. Occupants with reduced mobility will have the ability to self-evacuate from ground via ramps or step-free access.

f. **CCTV,**

**Marshall Fire:** CCTV is not a Part B requirement.

g. **fire safety signage,**

**Marshall Fire:** Emergency fire escape signage will be provided in accordance with BS 5499 at post-completion of works/Building Control approval stage. Every doorway or other exit providing access to a means of escape, will be distinctively and conspicuously marked by an exit sign in accordance with BS ISO 3864-1 and BS 5499-4

h. **emergency lighting,**

**Marshall Fire:** Suitable lighting should be provided to all premises to enable the safe movement of persons along escape routes to a place of relative or ultimate safety. Emergency escape lighting, when needed, should be provided in accordance with Table 8, BS 5266-1 and BS EN 1838.

i. **fire extinguishers,**

**Marshall Fire:** First aid fire-fighting equipment should be of a type appropriate for the hazards and for the users of the building, and placed in locations where it can be readily deployed. Portable fire extinguishers should be selected and positioned in accordance with BS 5306-8 and commissioned in accordance with BS 5306-3. This will be developed during a pre-occupation Fire Risk Assessment.

j. **wet risers and other firefighting equipment,**

**Marshall Fire:** Not applicable and no other firefighting equipment.

k. **other interior facilities for the fire service,**

**Marshall Fire:** Not applicable and no other firefighting equipment provided.

l. **emergency control rooms,**

**Marshall Fire:** This is the security cabin, where the fire alarm control panel will be location and onsite management/plans and fire related information.

m. **location of hydrants outside the building,**

**Marshall Fire:** Hydrants have been identified within the Fire Statement, see Section 2.13. Given the buildings are not changing in footprint or main entrance then the existing public hydrants remain acceptable.

n. **other exterior facilities for the fire service.**

**Marshall Fire:** Not applicable and no other firefighting equipment provided.

**2. Details of all active fire safety measures including:**

• **Smoke control system(s) (or HVAC system with a smoke control function) design, including mode of operation and control systems.**

**Marshall Fire:** Not applicable and no other firefighting equipment provided.

• **Any high risk areas (e.g. heating machinery) and particular hazards,**

**Marshall Fire:** Any high-risk area will be fire separated from the rest of the building and with plant shutting down in the event of a fire. No changes to high-risk rooms (if applicable) in the proposed change of use. If new risks are introduced during the filming production, these will be independent fire risk assessments carried out to ensure high level consideration for Fire Spread and Fire Occurrence.

• **As built plans of the building showing the locations of the above items.**

**Marshall Fire:** Currently not applicable as the scheme for planning is shell and core and specific risks are unknown.

• **Specifications of any fire safety equipment provided, including operational details, operators manuals, software, system zoning and routine inspection, testing and maintenance schedules. Records of any acceptance or commissioning test.**

**Marshall Fire:** This information will come with Studio Creations handover of the space. i.e instruction manuals on fire alarms at post completion.

• **Any provision incorporated into the building to facilitate the evacuation of disabled people.**

**Marshall Fire:** Design of the building(s) do not allow someone in a wheelchair to access the first floor and therefore no evacuation lift is required. The ground floor will allow for self-evacuation with step-free access or ramps in 1: 12 as per Building Regulation Part M guidance.

• **Any other details appropriate for the specific building.**

**Marshall Fire:** Each unit is shell and core and is existing, no changes are proposed to the existing MOE or FF intervention. Available information is limited at planning stage until technical design stage commences for Building Control approvals and Fire Service Approval.

**3. Details required for the following:**

- a. **The firefighting stairs / lobbies – Marshall Fire:** Not proposed within the design but existing conditions to be retained.
- b. **What fire suppression and smoke ventilation systems proposed – Marshall Fire:** No proposal to introduce sprinkler suppression as buildings are under 30m but subject to clients' insurers.
- c. **The ongoing maintenance and monitoring –** Trained Fire Wardens and nominated Responsible Person to keep maintenance as per commission instructions.
- d. **What the evacuation strategy actually is –** Raise alarm. Muster at the assembly point outside building 12 as indicated on emergency signage and in fire induction training. Fire drills carried out every 2 months.
- e. **Whether the buildings have suitably designed stair cores – Marshall Fire:** Existing condition is assumed to have been previously approved and there is no awareness of any deviations. Vertical escape capacity will be determined using the actual stair width when determining the occupant limitations at the technical design **stage** for Building Control Approval.

**4. There is no mention of the external film set – risk of fire –**

- MEDIUM: during the working day – contractor tools, smoking, use of electrical equipment.
- LOW: out of hours – no ignition sources present, security patrols, secure site.

**fire safety measures –**

- Site inductions,
- Trained Fire Wardens,
- Fire evacuation drill carried out,
- Hot works permit system in place,
- Set materials Class 1/ 0 or treated,
- Minimal travel distance 12m one direction 30m 2 or more direction,
- Firefighting equipment and hand operated alarm (Air horn) in place,
- Silent hours security patrols carried out

**Marshall Fire:** The external film sets will be designed and situated in a manner which will not impede and will enable the fire tender access and routes as set out within the submitted Fire Statement to be maintained at all times. The occupier would be happy to accept a planning condition ensuring that these routes would not be impeded if that was considered necessary.

This will be controlled by the FRA and on-site fire marshals.