Proposed Care Home

Station Road, Hampton, Richmond, London.

Fire Safety Statement

London Plan Policies D5 and D12

Original statement March 2021 Including Addendum July 2024

9th July 2024

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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.

Following changes to design and provision a revised application is to be made under section 73 of the Town and Country Planning Act 1990. The relevant detail for the section 73 application is attached as an addendum to this report. Pages 3-13 make up the original planning statement in relation to the London Plan policies D5 and D12.

The addendum deals with the current design and provides the relevant information required for the London Planning Policy D5 and D12 (A) and (B). The addendum starts at page 14 onwards.

Proposed Development

The proposed Care Home utilises a former Police Station, car park and associated buildings. The original building dates from 1905 and is arranged over 3 storeys, and is to be redeveloped and extended as part of the overall development.

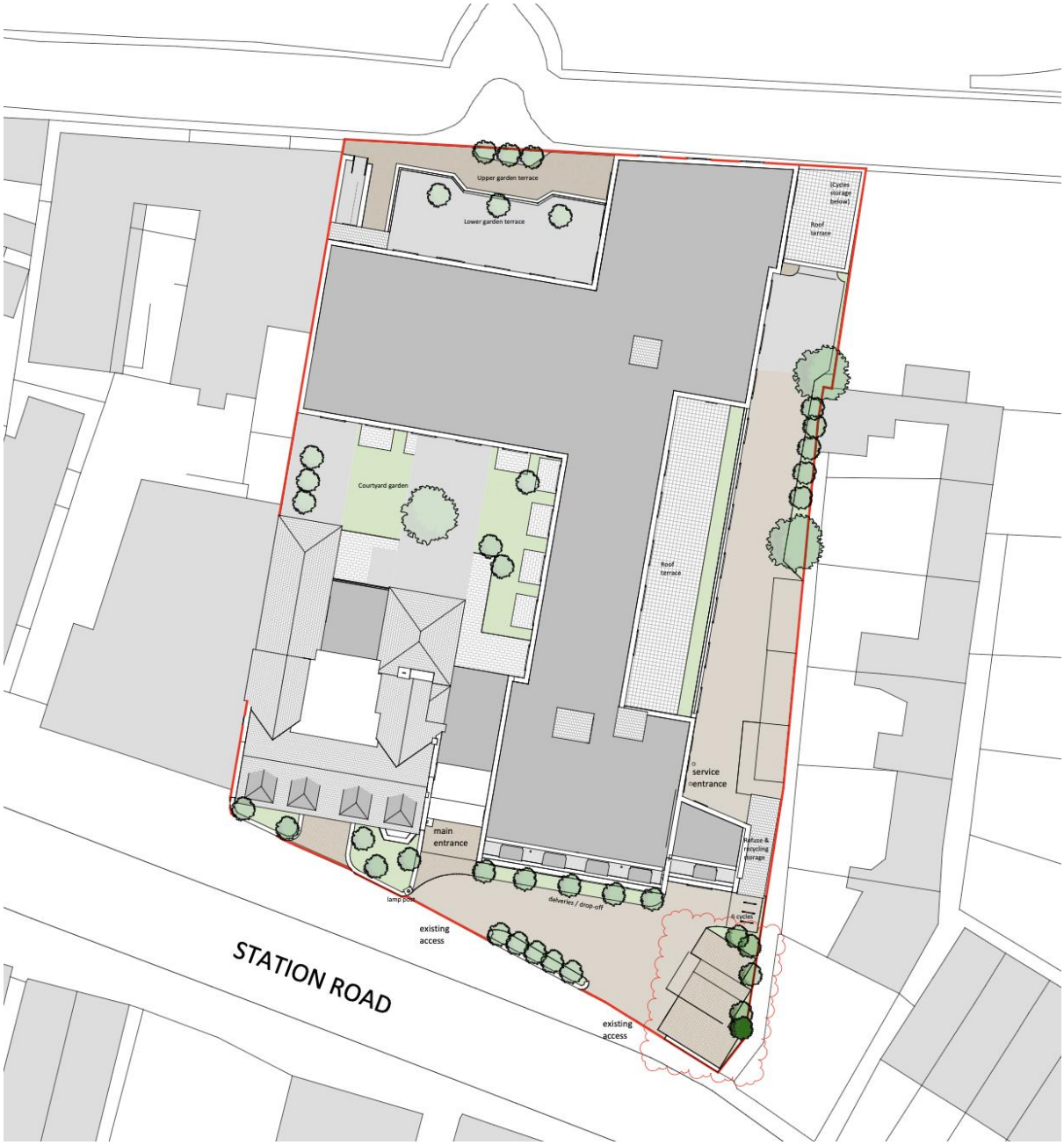

Figure 1 - Site Layout and Location

The proposed development is set over four floors including a lower ground floor and will accommodate 66 care beds and 22 care suites (apartment style layouts which can accommodate two persons). In addition, there are facilities such as a gymnasium, a library and communal lounges/sitting areas. The premises will accommodate between 88 and 100 residents and falls within Purpose Group 2a of the Building Regulations.

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 1 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 1 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.

Author: Richard Stott BEng (Hons) FIFireE

Reviewer: James Fowler BEng (Hons) FIFireE

Date of issue: 16th March 2021

Addendum 09.07.24

Proposed Care Home Station Road, Hampton, Richmond, London.
Fire Safety Statement **London Plan Policies D5 and D12** **Addendum July 2024**
9th July 2024
Version V0.1

Introduction

This addendum to the planning statement above is prepared by Surety Fire Solutions in support of a pre-application submission on behalf of Cinnamon Luxury Care who provides residential and specialist dementia care in a variety of locations across the country.

In response to Policy D5 (Inclusive Design) and D12 (Fire Safety) of the London Plan this addendum provides the statement which 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 site has a standing approval for a care home offering 66 bedrooms and 22 care suites. It is considered that in its current arrangement the Extant Permission is no longer viable. Therefore, amendments to the offering and the proposed layout are required, to deliver the scheme.

The revised proposal offers 75 bedrooms and 8 care suites, resulting in a reduction in population of the development from 93 to 91 people. The communal accommodation, staff and back of house facilities remain.

The proposed development is to include a retention of the locally listed Police Station building and demolition of all other buildings located within the site. The proposed alterations will ensure this site continues to deliver high standards of accommodation and excellent quality care through a dedicated team of experts for many years to come.

Competency Statement

Surety Fire Solutions Limited are a Fire Risk Assessment and Fire Engineering Company established in 2014, with significant experience in fire safety and are competent in the development of fire strategies for a wide range of premises, including offices and shops.
Fire Safety statements and 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 addendum to the statement has been produced and reviewed by the following individuals:
Paul Dorrington MIFireE, an ex-Local Authority Fire Inspecting Officer trained to national standards with 35 years' experience in the field.
Richard Stott BEng (Hons) FIFireE, a qualified Fire Engineer and ex-Local Authority Fire Inspecting Officer trained to national standards with 40 years' experience in the field.

Proposed Development

The proposed Care Home utilises a former Police Station, car park and associated buildings. The original building dates from 1905 and is arranged over 4 storeys, and is to be redeveloped and extended as part of the overall development.

The proposed development is set over four floors including a basement and will accommodate 75 bedrooms and 8 care suites. In addition, there are facilities such as a gymnasium, a library and communal lounges/sitting areas. The premises will accommodate up to 91 residents and falls within Purpose Group 2a of the Building Regulations.

The site is located in Hampton, within the London Borough of Richmond Upon Thames on the A308 Hampton Court Road / Thames Street / Upper Sunbury Road. The site lies within

Hampton Village Conservation Area. It is currently occupied by a former Police Station building, a Victorian, locally listed building.

This proposal is an application for the following changes and additions to the consented scheme under the application reference 19/2822/FUL.

1. Reduced basement
2. Single-storey building infill
3. Sub-station
4. An addition of protruding bays
5. Double-storey building infill
6. Single-storey extension
7. Reduction of parking bays
8. Full-height windows
9. Additional external staircase
10. Additional terrace
11. Omittance of obscured glazing in bedrooms
12. An addition of garden room
13. Additional bedroom
14. Removal of Juliet balconies
15. Omittance of obscured glazing on the roof terrace
16. Roof plant

London Policy Requirements

London Plan policy D5, 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.

To demonstrate the suitable provision of evacuation lifts has been incorporated into the development, the Fire Statement or the PFSS should include:

- A capacity assessment
- An evacuation strategy
- An evacuation lift management plan
- A declaration of compliance

London Plan policy D12 (A), States:

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;*
6) *Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.*

London Plan policy D12 (B), States:

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.

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.

London Plan policy D5

To demonstrate the suitable provision of evacuation lifts has been incorporated into the development, the Fire Statement or the PFSS should include:

- A capacity assessment
- An evacuation strategy
- An evacuation lift management plan
- A declaration of compliance

Capacity Assessment - the provision of evacuation lifts will conform to the minimum capacity requirements as detailed in BS 9999 and BS9991, where it is specified that the minimum capacity is 8 persons. Due to the Progressive Horizontal Evacuation (PHE) policy this is considered sufficient for the building.

The planning guidance does state that an evacuation lift should be provided for each stair core. The design has 4 stair cores, however one of these only serves the basement from ground floor, subsequently the design has not incorporated an evacuation lift in this stair. An evacuation lift in this stair will not support the PHE evacuation strategy. The stair serves a staff only area in the basement, and there is another stair serving the basement which is provided with an evacuation lift. Subsequently the reason to not provide an evacuation lift in this stair is considered acceptable.

The evacuation strategy - for the building is Progressive Horizontal Evacuation (PHE) which is the recognised evacuation strategy for residential care homes. PHE is the principle and process of moving patients and staff from the area of fire origin, which is compromised from a fire safety point of view, through a fire-resistant barrier, to a safe area on the same level. In the short-term, this will protect the occupancy from the effects of fire.

The area of safety is known as a protected area and will offer protection for a minimum of 30 minutes. For this care home the protected areas are separated by a minimum of 60-minutes. In many cases of fire, this time is sufficient for the Fire Service to attend and the fire to be

extinguished. For PHE a minimum of 3 protected areas on each residential floor are required, the design meets this requirement.

In cases where the 60 minutes may not suffice, onwards assisted evacuation by staff will be undertaken in order to move patients to a further adjoining protected area away from the fire or to a lower floor of the building. If each protected area move offers a further 60 minutes of protection, this provides adequate time for non-ambulant and partially-ambulant patients to be evacuated vertically to a place of safety, if necessary.

Evacuation lift management plan - although unlikely to feature in an evacuation an evacuation lift management plan will be put in place considering available guidance and will support the PHE strategy. Evacuation training for staff will incorporate the evacuation lifts.

ADB Vol-2 5.32 states 'generally, lifts should not be used when there is a fire in the building, unless their use forms part of a management plan for evacuating people and the following conditions are met.

a. Lifts are appropriately sited and protected.

b. Lifts contain safety features to ensure they remain usable during a fire.

Guidance on the design and use of evacuation lifts is given in Annex G to BS 9999.

An evacuation lift, where provided, should always be available for evacuation purposes. Wherever practicable it should be a lift used routinely as a passenger lift and not one used solely for evacuation or occasionally as a lift for transporting goods. It should be designed and installed in accordance with the relevant provisions in BS EN 81-20 and BS EN 81-70.

An evacuation lift should be situated within a protected enclosure consisting of the lift well itself and a protected lobby at each storey served by the lift, and should be provided with a protected route from the evacuation lift lobby at the final exit level to a final exit.

BS 9999 also recommends that an evacuation lift should be associated with a refuge point. Refuge points in care homes are not usually provided as staff are required to move residents to the adjacent protected area. The policy for use of refuges is that if staff take a vulnerable person to a refuge they should remain with them, this is counterproductive to an effective PHE being carried out.

The evacuation lifts will be provided with a switch clearly marked “Evacuation Lift” and situated adjacent to the lift landing door at the final exit level. Operation of this switch will cause the evacuation lift to operate as described in BS 9999.

To ensure that operation of the evacuation lift is maintained for as long as required for the evacuation of disabled people, an alternative power supply should be provided. This allows continued operation of the evacuation lift in the event of failure of the primary supply.

Declaration of compliance – the guidance for the London Planning Policy states that an evacuation lift should be provided in each stair core. This building has a stair that serves only the basement from the ground floor and is access to a staff only area. A lift in this stair will not support the PHE policy. The basement is still provided with an evacuation lift at the other stair serving the basement. BS 9999 recommends that an evacuation lift should be a lift that is routinely used as a passenger lift. A lift in this stair core would not be used at all by residents, and does not support the evacuation strategy. It is considered that the stair that only serves two floors the basement and ground is not required to be provided with an evacuation lift as it will not support the evacuation strategy for the building. The reasons above are considered to provide sufficient information to determine that not providing an evacuation lift in this stair is considered to be a reasonable exemption from the guidance and one that will not detrimentally affect the use and safety of the building.

All evacuation lifts provided will meet the criteria required and be in accordance with the relevant guidance and standards as highlighted above. All evacuation lifts are located in a protected stair case with lobby protection.

London Plan policy D12 (A)

Identify suitably positioned unobstructed outside space:

For fire appliances to be positioned on:

Access to the site is provided through existing entrances off Station Road, access for fire appliances will be in accordance with the requirements of Approved Document B Volume 2 ; 2019 (ADB Vol-2). Vehicle access will be provided to 15% of the perimeter, as required.

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.

Appropriate for use as an evacuation assembly point.

An assembly point will be provided at the front of the building located in a position so as not to interfere with the arrival and positioning of fire appliances.

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;

Passive Measures

The building will be constructed following the guidance of ADB Vol-2 and incorporate high levels of compartmentation and fire resisting construction to inhibit the risk from fire and limit fire and smoke spread. The fire strategy will detail the compartmentation and fire resisting requirements for the building. Materials and products used in the construction that impact on the passive fire safety measures both internally and externally will meet the required specifications .

Active Measures

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 5839:1 2017 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.

Fire Evacuation Lifts will be provided and installed in accordance with the relevant guidance and standards. BS EN 81-20 and BS EN 81-70.

A system of Emergency Lighting in accordance with BS 5266 -1,5 & 7,will be provided to cover both internal and external escape routes incorporating the route to the assembly point.

The basement will be provided with smoke control so that in the event of a fire smoke can be ventilated from the basement.

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

The Building will have a no smoking policy.

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

Are constructed in an appropriate way to minimise the risk of fire spread;

The building is to be split into protected areas to support the PHE strategy and to minimise the risk of fire spread. Compartmentation achieving a minimum of 60-minutes fire resistance will split each level into a minimum of 3 protected areas. Within each protected area fire resisting construction achieving a minimum of 30 -minutes fire resistance will separate rooms from other rooms and from the protected corridors.

60-minute compartmentation will be provided horizontally between each floor.

The compartmentation and fire resisting requirements of ADB Vol-2 will be met for this development.

The building is to be provided with a mains electric substation. This will be located and constructed in a way incorporating the appropriate fire safety measures so that any incident of fire in either the care home or the substation will not impact on the other.

The plant space on the roof is to provide a more sustainable electrically fed Air Source Heat Pump solution, as well as incorporating roof mounted PV. Plant rooms and equipment will be covered in more detail in the fire strategy. The PV panels will also be covered and the guidance from RC62: Recommendations for fire safety with PV panel installations The Joint Code of Practice for fire safety with photovoltaic panel installations, with focus on commercial rooftop mounted systems, will be consulted.

Provide suitable and convenient means of escape, and associated evacuation strategy for all building users;

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). This is the standard recognised evacuation strategy for care homes across the UK. 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 basement, 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.

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

The evacuation strategy will be PHE, this will be a written policy provided by Cinnamon Care for all its staff and will help form the basis of regular fire and fire evacuation training for all staff.

Notices will be provided and positioned to assist staff on the activation of the fire alarm. Some nominated staff will receive additional training on fire safety issues and will take up the role of fire marshal's.

Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

Access to the site is good, the premises will provide a Grab Bag with Personal Emergency Evacuation Plans (PEEPs) and building layout plans and information for Fire Service use in an emergency.

London Plan policy D12 (B):

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.

1) *the building's construction: methods, products and materials used, including manufacturers' details.*

The construction methods and materials used will be as the original planning statement, however as identified in the original statement these may be subject to change during RIBA stages 3 and 4. Any method, material or product change will be assessed by the relevant member of the design team, where the matter is in relation to or impacts on fire safety, consultation with a suitably qualified fire engineer will take place to determine suitability.

Manufacturers guidelines and installation instructions are key documents for reference to ensure materials and products are installed as required. The fire strategy will point out the requirement for the design team and installers to consult manufacturer's guidance and installation instructions.

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*

The evacuation strategy is PHE as described, the only anomaly to this is the basement. The basement is a staff area with only limited access to residents to specific rooms, the cinema and hairdressers, use of these rooms is under staff supervision.

The building is provided with evacuation lifts to support the requirement to move residents to lower floors. The policy will be for each resident to be assessed on taking up occupation at the home. This may result in a PEEP being required to facilitate the specific requirements of the individual recognising their difficulties and vulnerabilities. The outcome of a PEEP

assessment may be that unique items of equipment are to be provided to aid a resident in their evacuation. The home will respond to the outcomes of a PEEP assessment and provide the necessary measures to facilitate and support evacuation.

3) *features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans*

Passive Measures

The building will be constructed following the guidance of ADB Vol-2 and incorporate high levels of compartmentation and fire resisting construction to inhibit the risk from fire and limit fire and smoke spread. The fire strategy will detail the compartmentation and fire resisting requirements for the building. Materials and products used in the construction that impact on the passive fire safety measures both internally and externally will meet the required specifications .

Active Measures

The building is to be fitted with a BS 9251: 2014 Category 3 Life Safety sprinkler system throughout. The category of system will be defined in the fire strategy and will be in accordance with BS 9251: 2021

The building is to be fitted with a fully addressable B 5839:1 2017 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.

Heat and smoke from basement fires vented via stairs can inhibit access for firefighting personnel. This may be reduced by providing smoke outlets, or smoke vents, which allow heat and smoke to escape from the basement levels to the open air. They can also be used by the fire and rescue service to let cooler air into the basements. Smoke outlets connecting directly to the open air will be provided from the basement storey.

Smoke control engineers will design the system, however as the building is provided with a sprinkler system the ventilation system can be natural or mechanical. Each compartment in the basement will be provided with a smoke outlet.

Fire Evacuation Lifts will be provided and installed in accordance with the relevant guidance and standards.

A system of Emergency Lighting in accordance with BS 5266 -1,5 & 7,will be provided to cover both internal and external escape routes incorporating the route to the assembly point.

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

The Building will have a no smoking policy.

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

Management and Maintenance Plans

The care provider will be responsible for establishing suitable management policy and procedure in specific relation to fire safety matters and management.

The passive and active fire safety measures will require regular testing and maintenance to ensure they are working correctly and remain fir for purpose.

Legislation under the Regulatory Reform Order (Fire Safety) and the relevant British Standards require that regular testing and maintenance of fire safety equipment is planned and completed in a timely manner and records of the testing and maintenance are kept.

The fire strategy will provide detail on the management, testing and maintenance requirements of fire safety equipment and measures.

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.

The site is existing and access is considered to be suitable for fire service personnel and equipment. The management policy and PHE strategy should ensure that when the fire service arrive residents are still within the building in protected areas. Effective liaison with the fire service and provision of building information will support the passage of essential information to aid fire service decision making and actions.

In the unlikely event of residents having to be evacuated from the building to outside a suitable fire assembly point will be provided that will be at the front of the building but positioned so that it will not interfere with fire service arrival and actions.

A principal of a PHE policy is so that vulnerable residents are able to remain in the building in a warm environment. It is often considered appropriate for care homes to establish emergency refuge arrangements with nearby buildings so that residents from the home are able to be provided with shelter even in the extreme case of them having to be evacuated from their home. Consideration will be given to identification of a suitable emergency refuge provision.

The site is existing and water supplies existing, a check on the location and provision of hydrants will be carried out and where a shortfall in requirement is identified additional fire hydrants will be provided.

The fire strategy will detail firefighting equipment provision for the building. The active measures, sprinkler system, fire alarm, emergency lighting etc. will be installed in accordance with their relevant British Standard which covers issues like positioning and provision. Each system will meet the requirements of the relevant standard and certificates of compliance will be provided by the engineers and installers of the particular system.

The design of the building provides sufficient protected areas to support PHE, staircases and lifts have lobby protection and protected corridors will lead residents to the adjacent

protected area. The compartmentation and fire resisting construction will limit fire spread, this will be further limited by the provision of a sprinkler system.

The ongoing testing and maintenance of fire safety equipment will form part of the managements policies and procedures. Routines and arrangements will meet the requirements of the relevant British Standard in order for systems to remain compliant and fit for purpose

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

The site has sufficient tarmac and hardstanding to facilitate fire appliance access.

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

The building incorporates a high level of fire safety measures and construction detail supporting the use of the building as a residential care home. It is recognised that the measures incorporated will facilitate the building providing a safe environment for the elderly for years to come.

Future additions or internal modifications to the proposed building will be assessed at that time and will be considered against what will be the relevant guidance at that time for the continued use as a residential care home. Appropriate applications will be made relevant to the proposal and the guidance at that time.

Future use of the building changing from the provision of a residential care home to some other use would require a careful assessment of the requirements at that time for the proposed use and consider the suitability of the building. PHE has unique requirements in terms of the passive fire safety measure incorporated into the building, remembering the aim is to support residents not having to evacuate the building. Whilst under careful management and supervision.

Other building uses do not incorporate such measures and as such have different requirements in terms of fire safety measures.

The building is designed and will be built with a high level of fire safety measures incorporated, this could be adapted in the future for other provisions if applied for.

Conclusion:

This addendum to the original fire safety statement for application reference number 19/2822/FUL is written to provide the relevant fire safety information in specific relation to the Design Statement and section 73 application.

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.

Appendix A:

Proposed Plans

Proposed Basement

Proposed Ground Floor

Proposed First Floor

Proposed Second Floor

Proposed Roof Plan

Author: Paul Dorrington MIFireE

Reviewer: Jim Fowler BEng (Hons) FIFireE

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