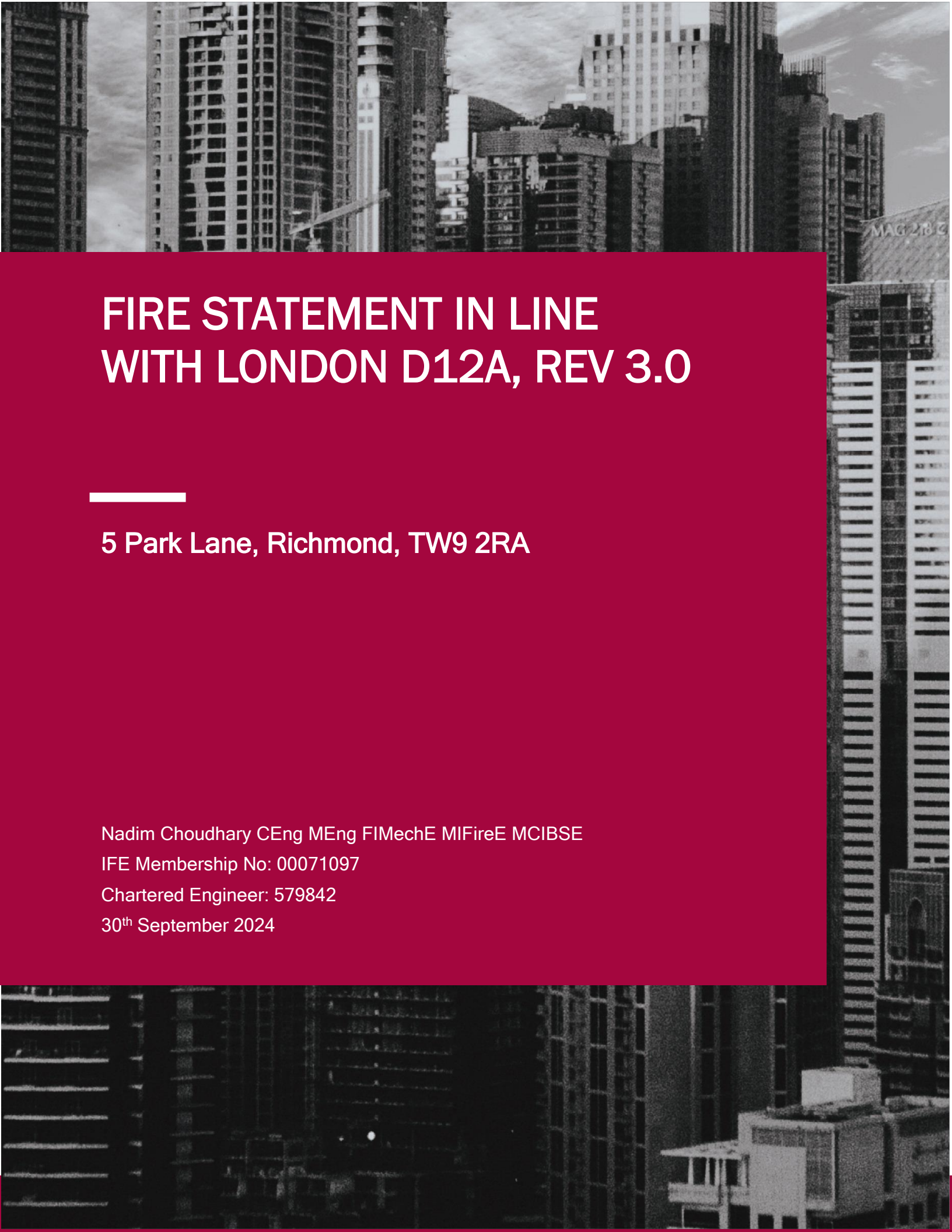

FIRE STATEMENT IN LINE WITH LONDON D12A, REV 3.0

5 Park Lane, Richmond, TW9 2RA

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30th September 2024

Author Credentials

Nadim has a first-class honors MEng in Aerospace Engineering, an international Diploma in Risk Management including having studied at Oxford University (Exploring the Universe) and Imperial College Business School (Business Economics).

Nadim is ex Technical Director of Arcadis and ex Associate Director of Arup (both global engineering design firms) where he headed up the Safety Risk and Human Factors teams. Nadim is dual Chartered through the Institute of Mechanical Engineers (IMechE) and Chartered Institute of Building Service Engineers (CIBSE).

Nadim became a Chartered Engineer in an unprecedented three years and then followed this up by becoming one of IMechE's youngest Fellows. Nadim is a full member of the Institute of Fire Engineers (IFE) and has specialist experience in Safety, Reliability, Fire and Risk having worked in this field for over 15 years. His experience covers a range of industries including rail, nuclear, defence and the built environment. Nadim has established himself as a technical risk leader and has won numerous industry awards (4-won, 8 finalist positions) testifying to this including being nominated for the prestigious, Royal Academy of Engineering (RAE) Silver Medal Prize.

Nadim has served as a Non-Executive Director on 2 separate Risk and Audit boards, written numerous technical publications and has frequently spoken at international conferences including being invited on to expert panels. Nadim currently sits on the Institute of Fire Engineers working group for fires in electric vehicles.

Revisions

Revision	Date	Prepared By	Comments	Signature
1.0	23.04.2023	Nadim Choudhary	Issued for Comment	
2.0	01.08.2024	Nadim Choudhary	Issued for Comment	
3.0	30.09.2024	Nadim Choudhary	Updated report with drawings	

This report has been prepared for the sole benefit, use and information of the client named in this report only and the liability of Rockland Safety Services Ltd, its directors, and Employees in respect of the information contained in the report will not extend to any third party.

This report is formulated based on information and experience available at the time of preparation. It is applicable to the above-mentioned project only in accordance with the client's instructions. It is only valid provided no other modifications are made other than those for which a formal opinion has been sought and given by Rockland Safety Services Ltd.

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Table of Contents

1. Purpose of Document

Rockland Safety Services Ltd trading as Fire Safety Services have been instructed to develop a Fire Statement (this document) in line with Policy D12A.

1. Identify suitably positioned unobstructed outside space:
    - For fire appliances to be positioned on.
    - Appropriate for use as an evacuation assembly point.
2. Be 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. Be 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, and 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.

To demonstrate the development proposed has met the highest standards of fire safety, proportionate to the development, the following information has been provided and addressed in line with Policy D12 part A.

The details provided within this document are based at the early planning stage, and the fire safety provisions will need to be revisited at later stages. This should be captured in a full fire safety strategy, which will detail the specific provisions covering B1-B5 of the Building Regulations.

2. Introduction

2.1. Description

1. The property is located at 5 Park Lane, TW9 2RA.
2. The building is an existing residential building consisting of two storeys (G+1). The site is bound by other buildings towards the East and West.
3. The work proposed is the is the introduction of a single storey rear extension and rearrangement of the property internally.
4. Approved Document B Volume 1 (ADB) has been employed as the guidance document to develop this fire strategy.
5. The house will be in the selected purpose group [1(b)], as described in Table 1.0 of ADB (see extract below).

Volume 1 purpose groups

Title	Group	Purpose for which the building or compartment of a building is intended to be used
Residential (dwellings)	1(a)[1]	Flat.
	1(b)[2]	Dwellinghouse that contains a habitable storey with a floor level a minimum of 4.5m above ground level up to a maximum of 18m.[3]
	1(c)[2][4]	Dwellinghouse that does not contain a habitable storey with a floor level a minimum of 4.5m above ground level.

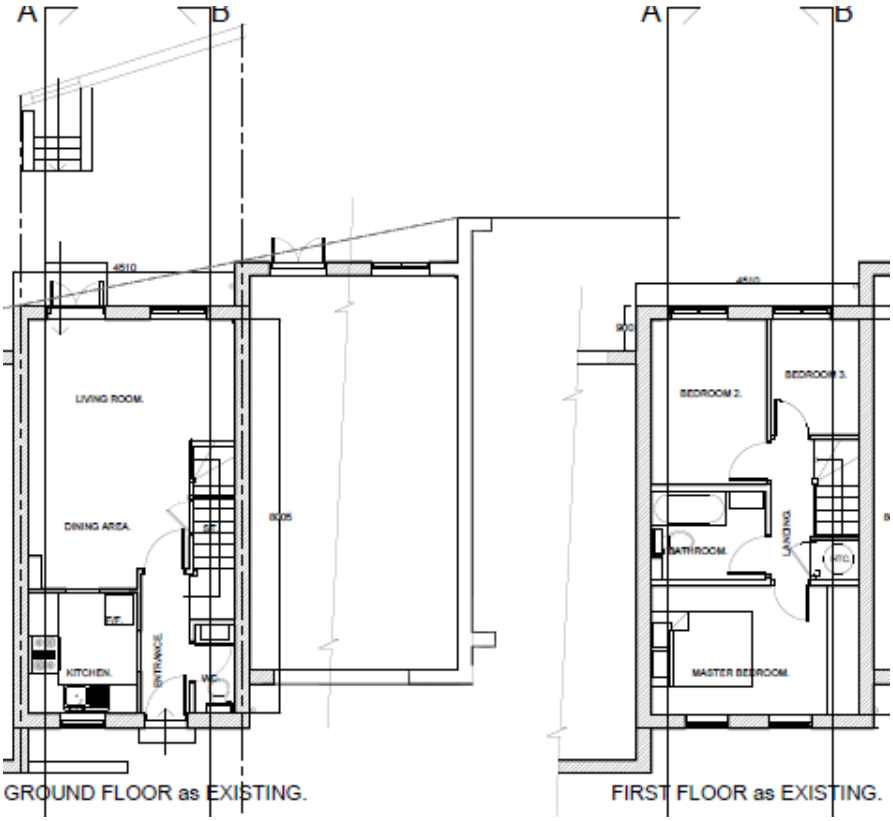


Figure 1 - Existing Floor Plans

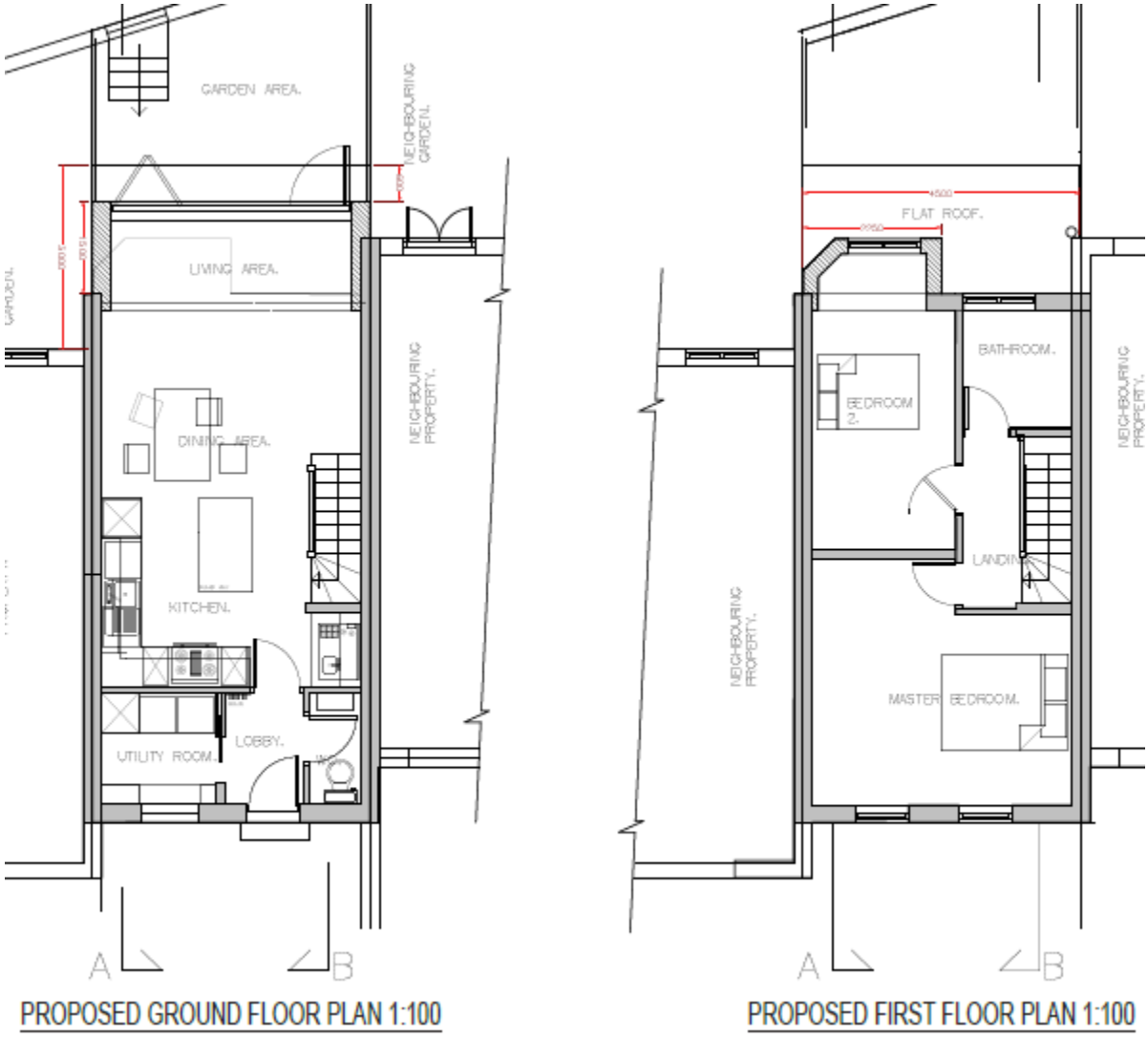


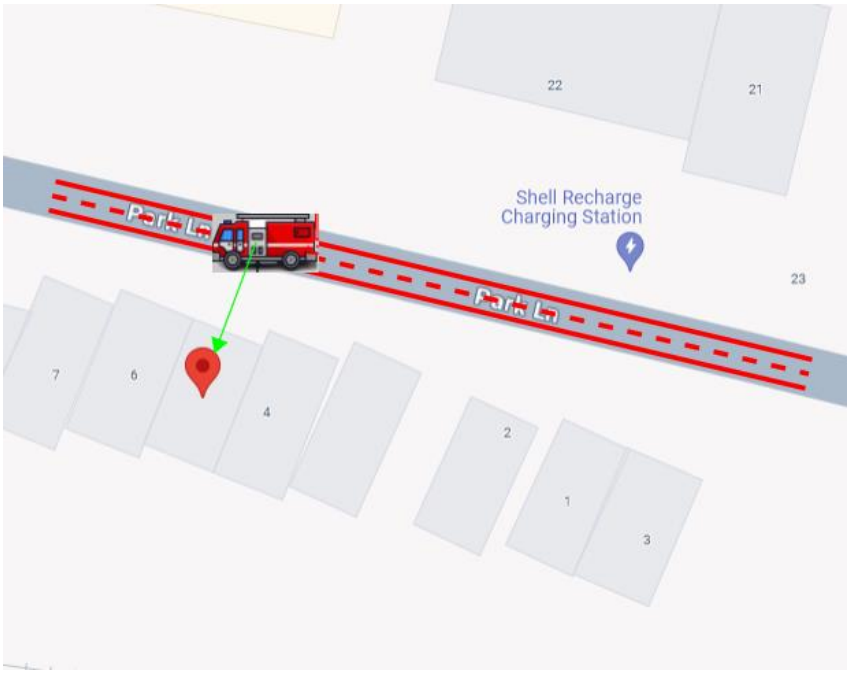
Figure 2 - Proposed Floor Plans

3. Policy D12A Provisions

3.1. Unobstructed External Space

Identify suitably positioned unobstructed outside space for fire appliances to be positioned on.

1. Pump appliance access is expected to be provided via Park Lane, which represents an existing public road.
2. This results in the pump appliance parking within 45m measured along a route suitable for laying hose from any point in the residential development.
3. As the pump appliance access route exists, it is expected to meet the requirements of GN 29.
4. The pump appliance shall not have to reverse more than 20m without a suitable turning point. It is noted that Park Lane does not include a dead end in proximity to the building.
5. Security provisions shall enable the fire appliance to gain access to the building in a fire scenario.



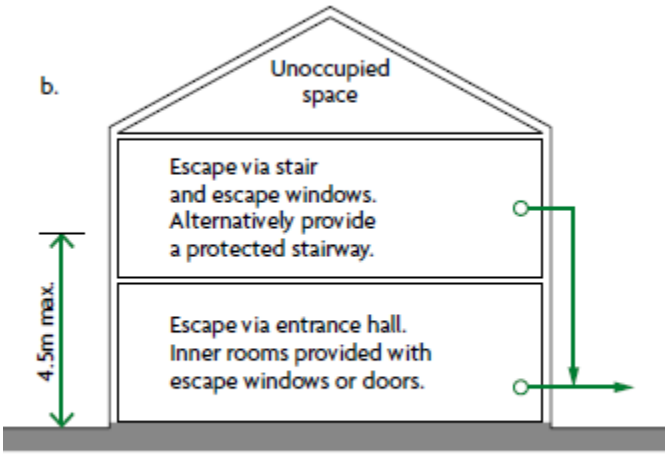
Identify suitably positioned unobstructed outside space appropriate for use as an evacuation assembly point.

1. This is expected to be towards the North of the building, on Park Lane, without obstructing the fire service access route.
2. The exact location of the assembly point will be outlined in the fire risk assessment conducted by the building operator. Management policies and procedures to be developed by the building operator in accordance with their duties in terms of the Regulatory Reform (Fire Safety) Order 2005.

3.2. Reduce the Risk to Life

The development is 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 features.

1. According to ADB Vol 1, Table 0.1, the property is considered to be a residential dwelling, of the type 1(b), namely "dwellinghouse with upper storeys a maximum of 4.5m above ground level"



Dwellinghouse with upper storeys a maximum of 4.5m above ground level (see paragraphs 2.2 and 2.3)

Escape from the ground storey

2.1 See Diagram 2.1a. All habitable rooms (excluding kitchens) should have either of the following.

a. An opening directly onto a hall leading to a final exit.

b. An emergency escape window or door, as described in paragraph 2.10.

Escape from upper storeys a maximum of 4.5m above ground level

2.2 See Diagram 2.1b. Where served by only one stair, all habitable rooms (excluding kitchens) should have either of the following.

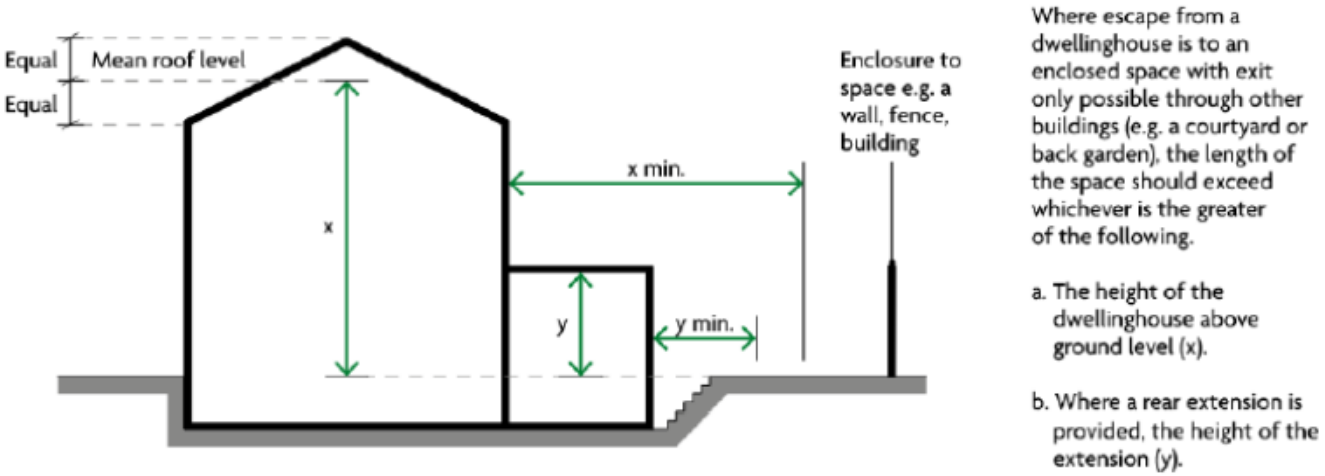
a. An emergency escape window or external door, as described in paragraph 2.10.

b. Direct access to a protected stairway, as described in paragraph 2.5a.

2.3 Two rooms may be served by a single window. A door between the rooms should provide access to the window without passing through the stair enclosure. Both rooms should have their own access to the internal stair.

2. As the stairs open into the open plan living room, all bedrooms shall be provided with emergency escape windows.
3. Emergency escape windows and doors should comply with all of the following:
    a. Emergency escape windows should not be used for rooms that are more than 4.5m above the lowest adjoining ground outside the building.

b. Windows should have an unobstructed openable area that complies with all of the following:
    i. A minimum area of 0.33m2.
    ii. A minimum height of 0.45m.
    iii. A minimum width of 0.45m.
    iv. The bottom of the openable area is a maximum of 1100mm above the floor.
    v. People escaping should be able to reach a place free from danger of fire. Courtyards or inaccessible back gardens should comply with Diagram 2.5 (as extracted below).
    vi. Windows should be capable of remaining open without being held.



4. The entire building should employ a simultaneous evacuation strategy, whereby the entire property should evacuate upon activation of the fire alarm anywhere in the building.
5. The building should include a Grade D2, Category LD1 fire detection and alarm system designed, installed, and maintained in accordance with BS 5839-6. These should include smoke detection in all rooms and all areas and heat detection in the kitchen.
6. There is generally no requirement for smoke ventilation for residential dwellinghouses of this height, therefore this fire strategy does not currently propose any smoke ventilation provisions.
7. Based on the height of the building, there are no fire strategy requirements limiting combustible materials for the cladding and external insulation (i.e., Regulation 7 does not apply to this building).

3.3. Minimise the Risk of Fire Spread

The development is constructed in an appropriate way to minimise the risk of fire spread.

1. All external walls sited within 1m or less from relevant boundaries are to be provided with fire-rated construction achieving 60 minutes fire resistance from both sides

throughout. Any glazing in such areas shall be fire resisting to 60 minutes (integrity and insulation) kept fixed shut.

3.4. Means of Escape

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

1. The property should employ a simultaneous evacuation strategy, whereby the entire residential unit of fire origin should evacuate immediately upon activation of the fire alarm therein.

3.5. Strategy for Evacuation

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

1. In line with the Fire Safety Policy 12D(A) Pre-consultation Draft 2021 Table A1.1, Planning Applications, and Information Requirements for D12 (A) criteria 5 is not applicable for householder or full Planning Applications.

3.6. Equipment for Firefighting

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

1. Pump appliance access is expected to be provided via Park Lane, which represents an existing public road.
2. This results in the pump appliance parking within 45m measured along a route suitable for laying hose from any point in the residential development.
3. As the pump appliance access route exists, it is expected to meet the requirements of GN 29.
4. The pump appliance shall not have to reverse more than 20m without a suitable turning point. It is noted that Park Lane does not include a dead end in proximity to the building.
5. Security provisions shall enable the fire appliance to gain access to the building in a fire scenario.
6. A site survey and/or consultation with the London Fire Brigade shall be carried out to confirm whether an existing operational public hydrant is located within 90m of the building.
7. If no existing operation hydrant is available, a new private hydrant in accordance with BS 9990 should be provided.

4. Summary

The FS is outlined as required by the London Plan Policy D12A, which requires development proposals to achieve the highest standards of fire safety, embedding these at the earliest possible stage.

The FS has evidenced the provisions made for the safety of occupants as well as the provision of suitable access and equipment for firefighting in light of London Plan fire safety policy requirements and the justification for these measures.

This FS meets the requirements of the London Plan Policy D12A. This will be ensured with the development of the RIBA Stage 3 Fire Strategy, where each part of the policy is addressed in more detail within Part B Functional Requirements. The Fire Strategy will be developed further during the detailed design and other relevant guidance documents will be agreed with the approving authority ahead of submission to the fire service.