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event & fire safety consultancy

Fire Statement Report D12

189 Mount View Road
London
N4 4JT

DRAFT

Information Provision & Document Control Information

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Please note all text in **red** is TBC and requires further work

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The information within this document has been produced for this specific client / premises and in line with our company terms and conditions.

This report does not include fire safety during construction works.

We accept no responsibility for the performance of any installed active or passive fire safety features in the building that may be prescribed in this report.

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Declarations

The London Plan D12A

This development proposal achieves the highest standards of fire safety and:

1. identifies, with some flexibility and guidance given to the building users, suitably positioned unobstructed outside space:

   - for fire appliances to be positioned on, and
   - appropriate for use as evacuation assembly point

2. 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 measures

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

4. provides suitable and convenient means of escape, and an associated evacuation strategy for all building users

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

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

The London Plan Policy D5 Inclusive Design

Clause 3.12.8 requires that:

Policy D5 requires developments to incorporate safe and dignified emergency evacuation for all building users, by as independent means as possible. In all developments where lifts are installed, Policy D5 Inclusive design requires as a minimum at least one lift per core (or more, subject to capacity assessments) to be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building.

Fire evacuation lifts and associated provisions should be appropriately designed and constructed, and should include the necessary controls suitable for the purposes intended.

Fire Safety Objectives

Application of Approved Document B1

	Information/Requirement		ADB1 Reference
Scope of Building Work	The main works consist of the construction of a two-storey building with four bedrooms, plus other living rooms and associated mechanical and electrical services and finishes. The project involves demolition and dismantling works to a single storey link extension to allow better access to the rear of the property; along with possible tree works and groundworks to reduce levels on site.		
Design Standards	Approved Document B - Volume 1 Dwellings		
Deviations from Approved Document	Access for the Fire and Rescue Services		
Purpose Group	1(c) Dwellinghouse that does not contain a habitable storey with a floor level a minimum of 4.5m above ground level.		Table 0.1
Number of Storeys	Two		
No of Basement Storeys	None		
Small Single Stair Building	Permitted if: - Top storey <11m above ground - No more than 3 storeys above ground - Stair does not connect with a covered car park meeting the restrictions set out in ADB2 section 11* - Stairs do not connect with offices or stores * Car park ventilation ADB2 para 11.2.b – check that the aggregate ventilated area is a minimum of 1/20th of the floor area of the car park area		3.28
Height to top of storey FFL	2.975m		
Depth of basement to FFL	N/A		
Storey Heights and Use	Ground 2.65m (lower and mid levels) 1st Floor 2.5m (upper level)	Residential	
Approx. Floor Area per Floor	Ground 115m2 (lower and mid levels) 1st Floor 45m2 (upper level)		

	Information/Requirement	ADB1 Reference
Approx. Total Gross Floor Area	160m2	
Total Proposed Number of Occupants	Total 4 Based upon two double bedrooms	
Evacuation Strategy	Simultaneous; a fire in any part of the house should result in all parts of the house being evacuated	
Travel Distances Within Dwellings	N/A No specific guidance for private dwelling	
Inner Rooms (Inner-inner room)	An inner room is permitted when it is one of the following: a) A kitchen. b) A laundry or utility room. c) A dressing room. d) A bathroom, WC or shower room. e) Any room on a storey that is a maximum of 4.5m above ground level which is provided with an emergency escape window as described in paragraph 2.10. f) A gallery that complies with paragraph 2.15. A room accessed only via an inner room (an inner inner room) is acceptable when all of the following apply: a) It complies with paragraph 2.11 ADB1. b) The access rooms each have a smoke alarm (see Section 1). c) None of the access rooms is a kitchen.	2.11
Escape Window Provision	2.1 Escape from ground floor (GF only) 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. 2.2 Escape from upper storeys a maximum of 4.5m above ground level. 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.	2.1 2.2

	Information/Requirement	ADB1 Reference
Minimum Number of Protected Stairways	Minimum of 1 stair (alternative escape route required for each storey >7.5m, or provide sprinkler system throughout the property) Building height <5m	2.2-2.5
Fire Resistance of Structure	Building height <5m, without sprinkler system 30 minutes	Table B1 / B2
Compartment Walls	Building height <5m 30 minutes (each side separately)	Table B1 / B2
Compartment Floors	Building height <5m 30 minutes (from underside)	Table B1 / B2
Structural Frames, Beams, Columns	Building height <5m 30 minutes 5.3 The following are excluded from the definition of 'element of structure'. a) A structure that supports only a roof, unless either of the following applies. i. The roof performs the function of a floor, such as a roof terrace, or as a means of escape. ii. The structure is essential for the stability of an external wall that needs to be fire resisting b) The lowest floor of the building.	5.1 5.2 5.3 Table B1 / B2
Passenger Lift FR Requirements	N/A No passenger lift within this design. A passenger lift serving any storey more than 4.5m above ground level should be in either of the following. a) The enclosure to the protected stairway, as described in paragraph 2.5 b) A fire resisting lift shaft (minimum REI 30)	2.7
Firefighting Shaft	N/A dwellinghouse	
Number of Firefighting Shafts	N/A dwellinghouse	
Firefighting Lift	N/A dwellinghouse	
Firefighting Lobby	N/A dwellinghouse	
Dry/Wet Riser	N/A dwellinghouse	

	Information/Requirement	ADB1 Reference
Fire Alarm System	All dwellings should have a fire detection and alarm system, minimum Grade D2 Category LD3 Standard; BS 5839-6 -Smoke alarms mains operated BS EN 14604 -Heat alarms mains operated BS 5446-2 Large dwellinghouse: (N/A no storey >200m2) Grade A Category LD2 / LD3 fire detection and alarm system, as described in BS 5839-6	1.1-1.10 BS5839 Part 6 Annex A
Fire Suppression	Dwelling Not required top storey <18m Sprinklers should be provided within the individual flats, they do not need to be provided in the common areas such as stairs, corridors, or landings when these areas are fire sterile.	2.6 7.4 Appendix E
Smoke Ventilation	N/A FFLA <4.5m Floors >4.5m require all precautions to be taken to avoid the spread of smoke and fire to the protected stairway – see 2.9 for further info.	2.9
Access for the Fire and Rescue Services	Information on space provisions for fire appliances and assembly points: Every elevation to which vehicle access is provided should have a suitable door(s), not less than 750mm wide, giving access to the interior of the building. For dwellinghouses, access for a pumping appliance should be provided to within 45m of all points inside the dwellinghouse. This is not possible from the main road or the rear access given the unique location of the house. See available options below; pages 9-10.	13.1 13.3 13.4 Table 13.1
Relevant Boundary	External walls on, and within 1000mm of, the relevant boundary External surfaces of external walls to be Class B-s3,d2 or better. External walls 1000mm or more from the relevant boundary. No provisions required.	Table 10.1 11.4 Diagram 11.2

Option 1
ADBV1
Access from the rear via Highbank Way
Pumping appliance located at the nearest point of Highbank Way. From here, see below, a light blue line (shown under the red line) is 44.7m long.
However obstacles lay in the path off the hose laying route including a fence line and a change in level (down) at approximately 1500mm.

Image 1 - HBW upper

Image 2 - HBW lower

Option 2
BS9991
BS9991 offers an alternative by way of sprinklers fitted throughout; the distance between the fire appliance and any point within the house (in houses having no floor more than 4.5 m above ground level) should not exceed 90m.
The blue line (see plan above on page 9) indicates the distance from the nearest fire hydrant on Mount View Road which is 89.5m. The pumping appliance will be able to park closer than this which therefore will be under 90m.

Option 3
BS9991
In buildings fitted with fire mains, fire appliances should have access to the perimeter at points near the mains, so that firefighters can enter the building to make a hose connection from the fire appliance to pump water into the main. Fire mains should be provided in accordance with 47.1.

Buildings fitted with dry fire mains should have access for a fire appliance to within 18m of each fire main inlet connection point.
Nb. This is typically on the face of the building close to the entrance point leading to the firefighting shaft, with the inlet visible from the fire appliance. Further guidance is given in BS 9990.
It is not possible to meet the requirements of the above, we then refer to the below.

BS9991 7.7.2.6 Compensating for poor vehicle access

7.7.2.6 Compensating for poor vehicle access

Where fire appliance access to the perimeter of a building is difficult (for example, where an access road to a building or a perimeter road is not suitable for use by a fire appliance), the provision of a fire hydrant from a town main is not acceptable as a suitable alternative to improving vehicle access. This is because mains water pressure alone is not adequate to fight fires. Water from fire hydrants is first fed through a fire-fighting pump before it can be projected onto a fire. A remote fire hydrant is therefore likely to be of little use to fire-fighters.

A fixed horizontal fire main, with an inlet near to a fire appliance parking area and an outlet valve suitable for fire-fighting hose at the remote end, allows fire-fighting water pressure to be provided in areas where vehicle access is poor. However, this only alleviates the need to run out hose.

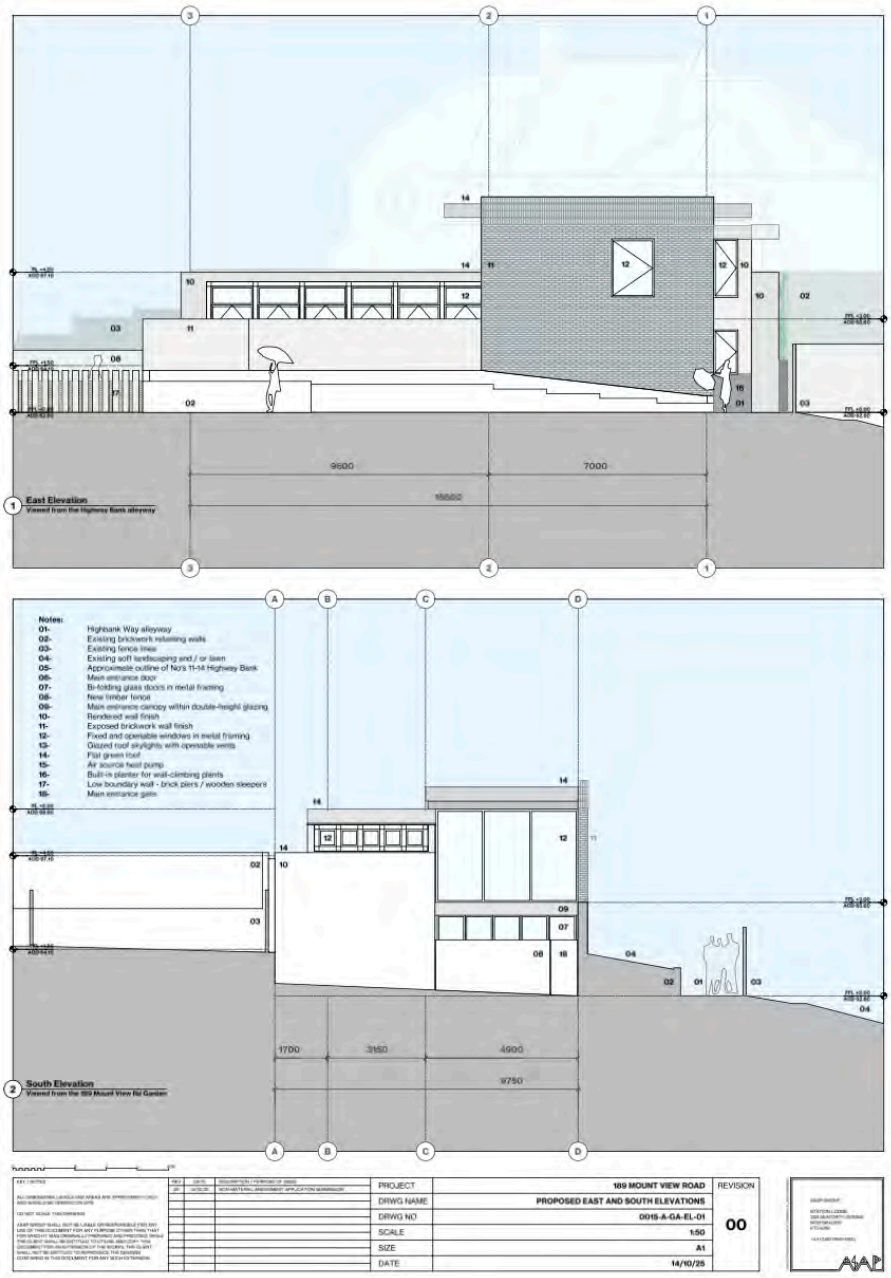
A fixed horizontal fire main should only be considered as a solution if it has the support of the local fire and rescue service.

In determining the acceptability of measures being proposed to compensate for poor vehicle access, the QDR should take into account the following points.

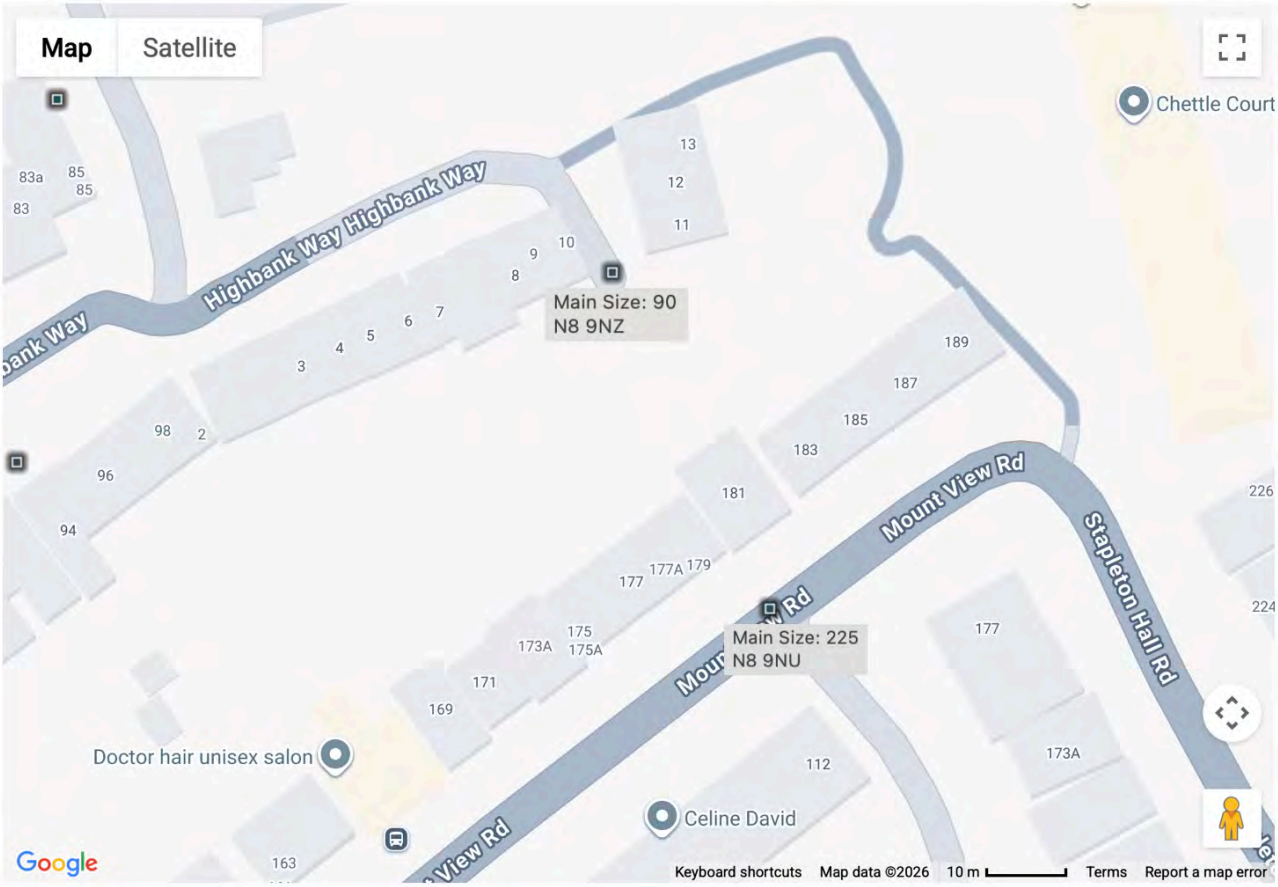
- The operability of the mains should be assured at all times and maintenance and testing should be undertaken in accordance with BS 9990.
- Fire fighting inside buildings might rely on high pressure hose reels, which cannot be operated from a water supply via a horizontal fire main.
- In most circumstances, the provision of sprinklers in a building causes a fire to develop more slowly and is likely to control a fire at a relatively small size. This means that fire-fighters have additional time to carry their equipment to the building allowing them to pace their work and remain physically capable of mounting an attack on the fire once their equipment is in place.
- Fire-fighters have to carry their equipment from the appliance to the building, which takes time and causes fatigue. For example, ladders are heavy and need a number of fire-fighters to carry them, therefore a horizontal dry main might be acceptable as compensation for poor vehicle access in a single-storey building but not an equivalent multi-storey building.
- The surface of the route between the fire appliance parking area and the building should be taken into account. It is easier, quicker and safer to carry equipment along a well-lit road or paved surface than an unlit rough track.

This option will require engagement with Building Control and, via Building Control the F&RS, for early intervention and consultation.

FFL drawing and measurements:



Fire Hydrant Mapping:



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