Gateway One – Fire Statement

Barrie House, 29 St. Edmonds Terrace, NW8 7QH

Date: 26/09/2023

Contents

Document Release

Assessor: Pat Scott

Date: 26/09/2023

Reviewer: T Lawrence

Date: 27/09/2023

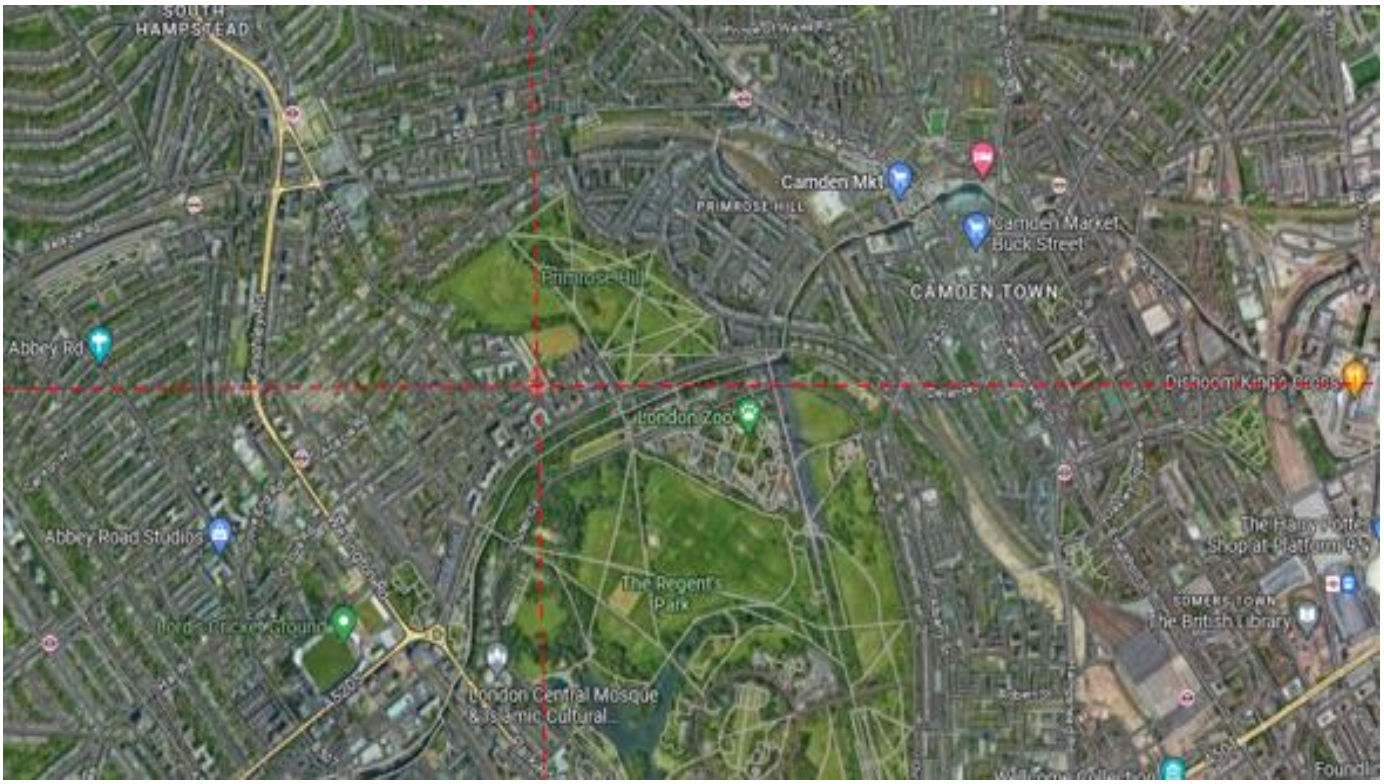
Introduction

Tennyson Suite have been appointed to provide a fire statement to support the planning application at Barrie House, 29 St. Edmonds Terrace on behalf of Kaleminster.

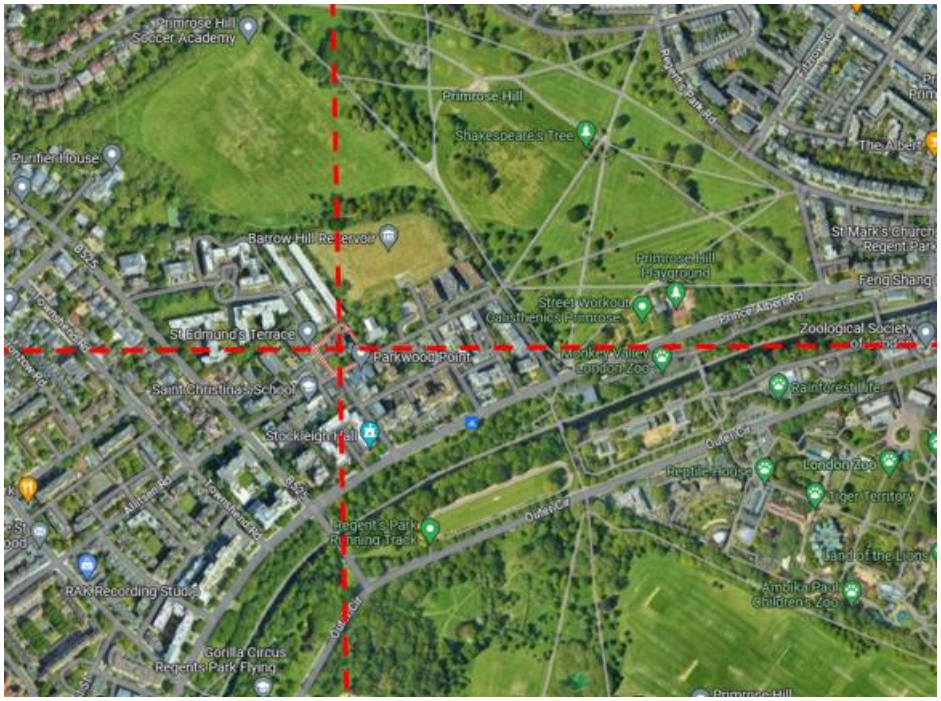
We shall cover the following within the statement:

- the principles, concepts and approach relating to fire safety that have been applied to each building in the development
- the site layout
- emergency vehicle access and water supplies for firefighting purposes
- 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
- how any policies relating to fire safety in relevant local development documents have been taken into account

As a gateway one statement the considerations provided within the document are specific to the development but are not fully developed design solutions, they are purely conceptual to provide the planning authority and consultees with adequate understanding as to the thinking upon fire safety matters to further develop for gateway 2.



Description of the Development

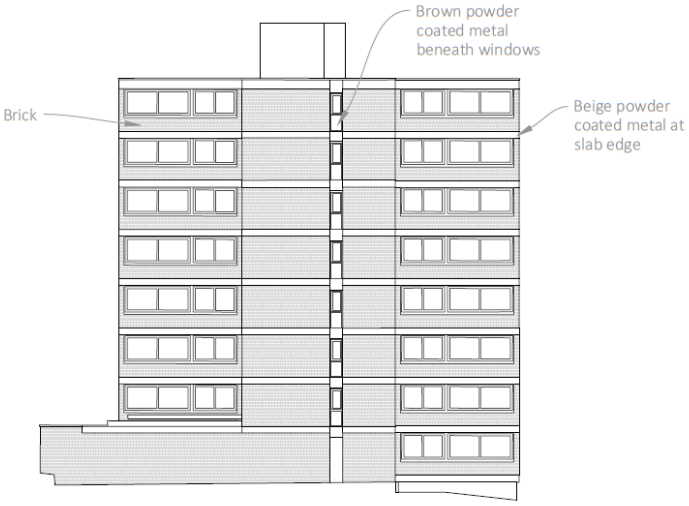


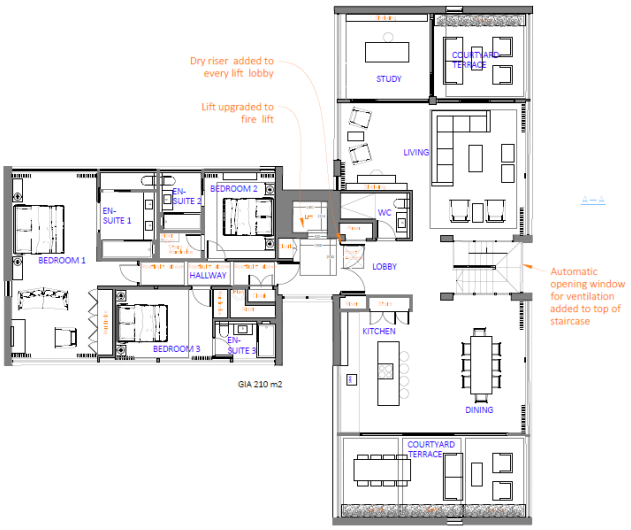
Barrie House is an existing 8 storey (approx. 24m tall) purpose built block of residential flats. Proposed plan is to add a pent house to the 8th floor.

Floor Level	Use & Description
-1	Existing plant
G	3No. Existing residential apartments
1	3No. Existing residential apartments
2	3No. Existing residential apartments
3	3No. Existing residential apartments
4	3No. Existing residential apartments
5	3No. Existing residential apartments
6	3No. Existing residential apartments
7	3No. Existing residential apartments
8	Proposed pent house

Based upon the above BS9991 will be used as the principal guidance document.

Building Construction





Construction Method

The existing building appears to be of traditional masonry construction.
There are number of existing spandrel panels of unknown construction. These will be investigated as part of the design work.

Fire Spread Across External Walls and Attachments

Construction of External Walls

Constructed of Euroclass A2-s1,d0 or better ☒ Constructed of worse than Euroclass A2-s1,d0 ☐

Notes: All external wall construction to the airspace development will achieve Euroclass A2-s1, d0 or better. The existing is to remain unchanged unless investigations into the spandrel panels provide need for remediation.

Construction of Attachments

Constructed of Euroclass A2-s1,d0 or better ☒ Constructed of worse than Euroclass A2-s1,d0 ☐

No balconies proposed ☐

Notes: Terraces will be provided to the airspace development these will be constructed on top of the floor slab and therefore will be wholly constructed of Euroclass A2-s1,d0 or better.

Fire Spread to Other Buildings

There is no change to the curtilage of the building and therefore it is considered to be non-worsening scenario.

Specific Technical Complexities

There are no specific technical complexities anticipated.

Means of Escape

Approach to Evacuation Strategy

Simultaneous	☐	Stay Put	☒
Phased	☐	Progressive Horizontal	☐
Staged	☐	Delayed	☐

Notes:
The airspace development will adopt the same evacuation strategy as the existing property.

Passive and Active Fire Safety Measures

Passive

Suppression

Yes – Full Residential Sprinkler	☐	Yes – Partial Commercial Sprinkler	☐
Yes – Partial Residential Sprinkler	☒	Yes - Other	☐
Yes – Full Commercial Sprinkler	☐		

Notes:
Existing block is not sprinklered. The airspace development will be provided with a residential sprinkler system.

Compartmentation
As the property is approximately 24m tall when measured in-line with ADB the minimum periods of fire resistance anticipated are:

Between floors – from underside	90 minutes
Compartment Walls – each side separately	60 minutes

Active

Detection
The new development (penthouse) will be provided with a Grade D standard, Category LD1 type fire alarm system. The systems will be designed and installed in accordance with BS 5839-6:2019.

Smoke Ventilation
As part of the proposed works automatic opening windows will be added to every lift lobby to allow smoke ventilation.
An automatic opening window will also be added to the top of the stairwell to allow for smoke ventilation as part of the works.

Fire Service Access and Facilities

Fire Service Site Plan

The main fire service access route will be from the highway. This is existing and unchanged by the proposals.

Emergency Vehicle Tracking Route

Is the emergency vehicle tracking route to the siting points for appliances clear and unobstructed?

Yes ☒ No ☐

Notes:

Suitability of Water Supply

Nature of water supply:

open water- limited	☐	hydrant- private	☐
open water- unlimited	☐	tank supply	☐
hydrant- public	☒		

If the proposed development relies on existing hydrants are they confirmed to be currently usable/openable?

Yes	☐	No	☐	Unknown	☒

Notes:

The 'Golden Thread' of information

To ensure the highest standard of fire safety, any amendments to the development should be reflected in the fire strategy to ensure the protective fire safety measure are retained and are not compromised.

The critical part of the fire strategy for the building is the maintenance of internal compartmentation. This shall be independently verified on completion of the building, and regularly reviewed as part of the fire risk assessment. Any deficiency noted should be rectified by a competent contractor.

Details of the compartmentation lines will be held within the health and safety file for the property.

Competence of Author

Qualifications and Professional Associations:
Bachelor of Engineering in Fire Safety Engineering **CMI Strategic Diploma – Management and Leadership** **Member of the Institute of Fire Engineers (IFE)** **IFE Members Examination: Fire Investigation** **NEBOSH Certificate – Occupational Safety and Health (Distinction)** **Tall Building Fire Safety Management (IFE Accredited)** **Member of Fire Engineering Council at FIA**

Career:	
Current:	**Technical Director**
2011-2017	**Senior Fire Safety Adviser**
2009-2011:	**Head of Fire Safety, East Sussex Fire and Rescue Service**
2010:	**Acting Director of Prevention and Protection**
2001-2009:	**Projects Manager, Head of Operational Response, East Sussex Fire and Rescue Service**

1995 -2001:	**Fire Safety Manager, Fire Engineering Manager, Fire Investigation Officer, East Sussex Fire Brigade**
1981-1995:	**Firefighter and Fire Safety Officer, East Sussex Fire Brigade**
Skilled in: developing fire strategies, cladding reviews and desk top studies, extended field of application reports, fire and evacuation modelling, complex fire risk assessments and fire safety management reviews, compartmentation surveys and sign off of 3rd party works.	

Tennyson Suite Limited
Unit Y, Avis Industrial Estate, Newhaven, BN9 0DU
Company Number: 06309956