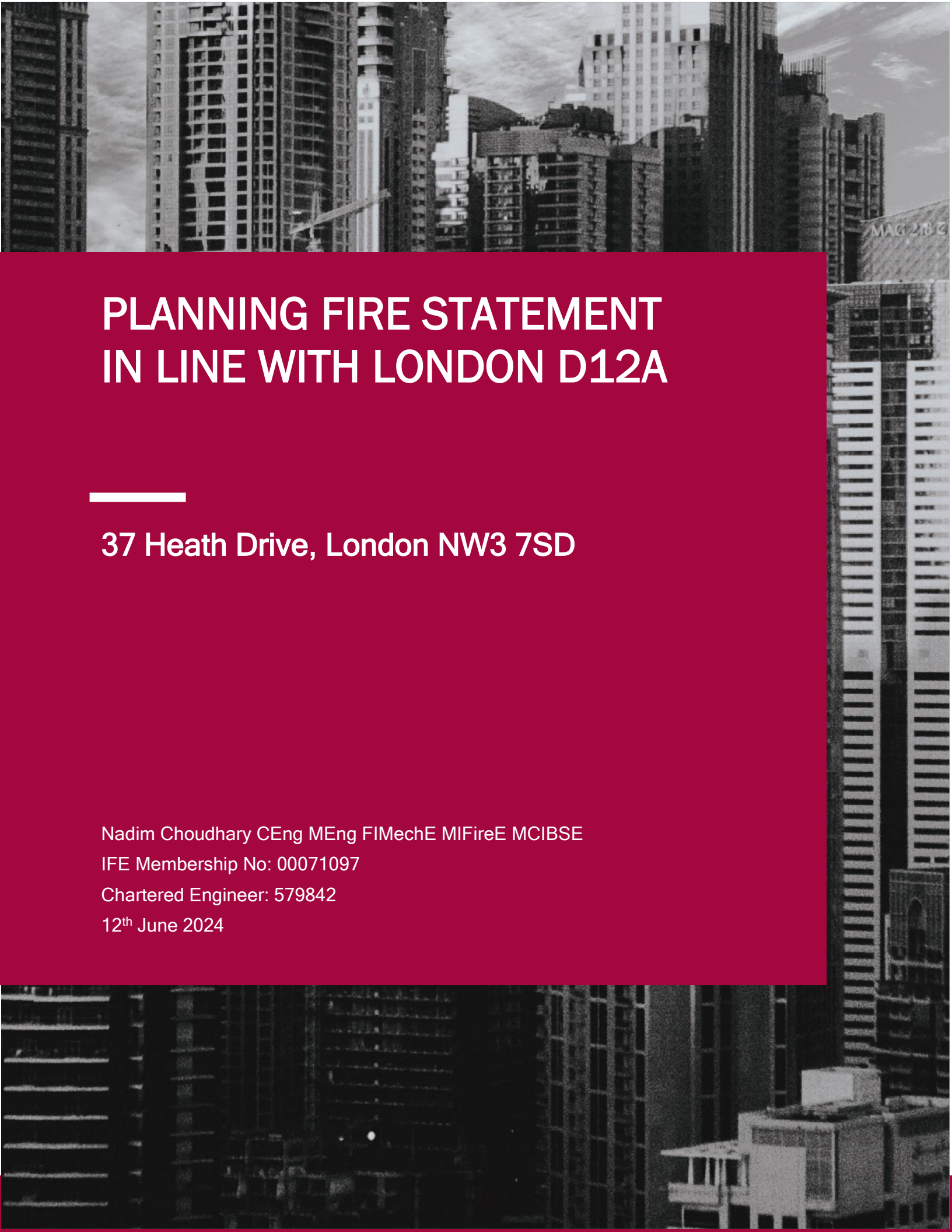


PLANNING FIRE STATEMENT IN LINE WITH LONDON D12A

37 Heath Drive, London NW3 7SD

Nadim Choudhary CEng MEng FIMechE MIFireE MCIBSE
IFE Membership No: 00071097
Chartered Engineer: 579842
12th June 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	12.06.2024	Nadim Choudhary	Issued for Comment	

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.

Rockland Safety Services Ltd T/A Fire Safety Services
124 City Road
London
EC1V 2NX

Company Reg Number: 12897127
VAT Registration Number: 399 2883 23

Telephone number: 020 3797 3053
Website: www.fire-safety-services.co.uk
Email Address: info@fire-safety-services.co.uk

Table of Contents

1. Purpose of Document

Fire Safety Services trading under Rockland Safety Services Ltd have been instructed to develop a Planning 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

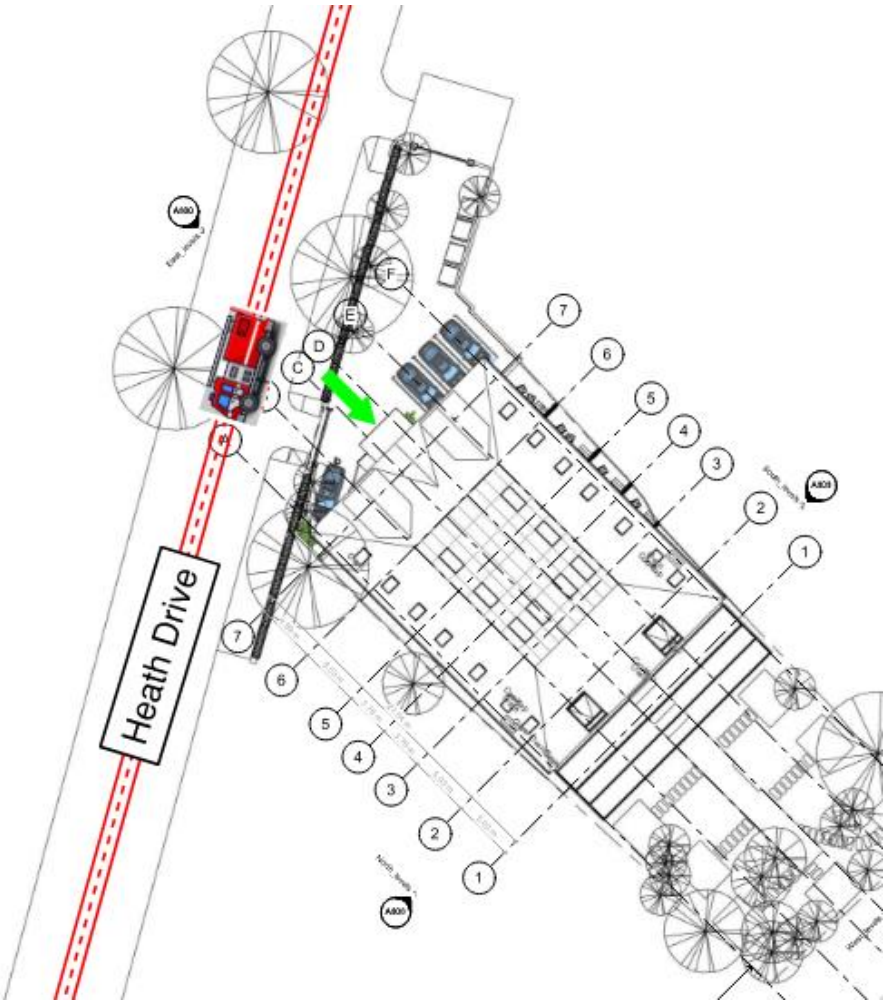
1. The proposed scheme involves a residential development consisting of a new building.
2. The site is bound by other buildings towards the North-East, South-East and South-West, and Heath Drive towards the North-West.
3. The building comprises a total of six storeys (B+G+4). The top occupied floor of the building (fourth storey) is assumed to be more than 11m, but less than 18m above the lowest adjoining ground outside the building (approximately 12.9m).
4. The building is served by a single staircase and one lift.
5. The basement includes ancillary areas for the residential building (gym, yoga room, cycle store, caretaker room, changing rooms, electrical room, waste room).
6. The ground and above ground floors will each comprise of 2 residential flats.
7. The proposed design will be based on the guidance listed in Approved Document B Volume 1:2022.
8. Following the guidance in ADB, a purpose group has been established for the building to inform the appropriate means of escape and design features for life safety. The purpose group selected is Residential (Flat) [1(a)] as described in Table 0.1 of ADB.
9. The gym, yoga room, cycle store, caretaker room, changing rooms, electrical room and waste room are ancillary to the main use of the building.

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 Heath Drive, which represents an existing public road.
2. A dry rising main in accordance with BS 9990 should be provided in the residential staircase in order for all areas on all floors in the building to be within 45m along a route suitable for laying hose.
3. The access route should be confirmed by the design team to comply with the requirements of London Fire Brigade's Guidance Note 29 (GN 29). As the pump appliance access route exists, it is expected to meet the requirements of GN 29.
4. The pump appliance should not have to reverse more than 20m without a suitable turning point.
5. Security provisions should 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 along Heath Drive, 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. Disabled egress will be required from all areas up to the designated assembly point. Steps or stairs are not suitable for disabled occupants and should be removed from the design. Suitable ramps should be provided instead in order to ensure independent disabled evacuation.

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. Each residential unit should include a Grade D1 Category LD1 fire detection and alarm system designed, installed and maintained in accordance with BS 5839-6.
2. The common residential parts of the building should be covered by a standalone Category L5 fire detection and alarm system designed, installed and maintained in accordance with BS 5839-1. The communal system should include smoke detection in the communal staircase and ancillary areas.
3. Wall and ceiling linings should achieve the performance in Table 6.1 of ADB.
4. All floors should be constructed as compartment floors achieving 60 minutes fire resistance. Any shaft penetrating compartment floors should be constructed as a protected shaft achieving 60 minutes fire resistance (i.e., staircase, lift, service risers, natural smoke shaft, etc.).
5. Each flat should be a standalone, independent fire compartment achieving 60 minutes fire resistance and FD30S fire doors.
6. Each ancillary area should be a standalone, independent fire compartment achieving 60 minutes fire resistance and FD30S fire doors.
7. Each common corridor / lobby should be protected, achieving 60 minutes fire resistance and FD30S fire doors.
8. At ground floor, the above and below ground portions of the staircase should be separated from each other using a fire resisting partition achieving 60 minutes fire resistance and FD30 fire doors.
9. At basement level ancillary areas should open into a ventilated protected basement lobby including 0.4m^2 permanent ventilation, therefore design adjustment is expected going forward.
10. As the building includes a floor in excess of 11m above ground, automatic fire suppression should be provided throughout the building.

11. Within residential units, it is proposed to employ a Category 2 residential grade suppression system designed, installed and maintained in accordance with BS 9251, as the top occupied floor (fourth floor) is in excess of 11m, but less than 18m above ground.
12. Ancillary areas should be covered by an enhanced Category 2 residential grade suppression system to BS 9251, by employing the recommendations of Sections 5.5 and 5.6 of BS 9251, as ancillary areas are small fire compartments as per Table 4 of BS 9251.

3.3. Minimise the Risk of Fire Spread

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

1. Green roofs (if applicable) should be designed in accordance with 'Fire Performance of Green Roofs and Walls', published by the Department for Communities and Local Government.
2. The proposed building is located on a constrained urban site, in close proximity to site boundaries. 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.
3. The external walls should include materials achieving Class A2-s1, d0 or better.
4. 60 minutes structural fire resistance should be provided to all elements of structure.
13. All floors should be constructed as compartment floors achieving 60 minutes fire resistance. Any shaft penetrating compartment floors should be constructed as a protected shaft achieving 60 minutes fire resistance (i.e., staircase, lift, service risers, natural smoke shaft, etc.).
14. Each common corridor / lobby should be a standalone, independent fire compartment achieving 60 minutes fire resistance and FD30S fire doors.
15. Each flat and ancillary area should be a standalone, independent fire compartment achieving 60 minutes fire resistance and FD30S fire doors.

3.4. Means of Escape

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

1. All residential units should employ a 'defend-in-place strategy', whereby only the residential unit of fire origin should evacuate immediately upon activation of the fire detection and alarm system therein.
2. All ancillary areas within the building will employ a simultaneous evacuation strategy, whereby all residential ancillary areas should evacuate immediately upon activation of the fire alarm anywhere in the communal parts of the building.
3. Each residential unit should include a Grade D1 Category LD1 fire detection and alarm system designed, installed and maintained in accordance with BS 5839-6.

4. The common residential parts of the building should be covered by a standalone Category L5 fire detection and alarm system designed, installed and maintained in accordance with BS 5839-1. The communal system should include smoke detection in the communal staircase and ancillary areas.
5. The ancillary areas at basement level should include protected lobby separation from the lift and basement portion of the staircase. These protected basement lobbies require 0.4m^2 permanent ventilation directly to the outside, therefore design adjustment is expected going forward.
6. All flats will be designed as flats with protected entrance hallways. Maximum travel distances in the protected entrance hallway should be 9m from the furthest room door up to the flat entrance door, therefore design adjustment is expected going forward. The protected entrance hallways should achieve 30 minutes fire resistance, include FD30 fire doors and serve all habitable rooms.
7. Kitchen hobs or other similar high risk cooking appliances should be located away from the flat entrance door. Special care should be employed when selecting the hob location to comply with this requirement.
8. Withing common corridors, maximum travel distances should be 7.5m from any flat entrance door to the ventilated corridor door.
9. Within ancillary areas (gym, yoga room, cycle store, caretaker room, changing rooms, electrical room, waste room), travel distances should be limited to 18m in a single direction of escape.
10. The building should follow the lobby access flats design in accordance with Diagram 3.7 b) of ADB. Design adjustment is required to separate all flats from the staircase using ventilated communal corridors.
11. Smoke ventilation to the common corridor connecting to the staircase should be provided by a 1.5m^2 natural smoke shaft achieving 60 minutes fire resistance and FD60S fire doors. The natural smoke shaft above should also serve the below ground portion of the staircase.
12. Each common corridor / lobby should be a standalone, independent fire compartment achieving 60 minutes fire resistance and FD30S fire doors.
13. The staircase should include smoke ventilation provided by a 1.0m^2 AOV.
14. The ancillary areas should not connect directly to the staircase, lift or the discharge route from the staircase.
15. At the basement level, the lift and staircase should be approached only via a protected lobby, enclosed in 60 minutes fire resisting construction and FD30S fire doors.
16. The ancillary areas at basement level should include protected lobby separation from the lift and basement portion of the staircase. These protected basement lobbies require 0.4m^2 permanent ventilation directly to the outside, therefore design adjustment is expected going forward.
17. All service risers should be separated from the staircase and lift (including any discharge route from the staircase) by a ventilated lift/staircase lobby.
18. At the ground floor, the staircase should discharge directly to the outside. The ground floor flats should open into the new ventilated communal corridor.

19. Only fire resisting letter boxes achieving 30 minutes and constructed of materials achieving Class A2-s3, d2 or better are permitted in the main entrance lobby at ground floor level. Furniture or combustibles are not permitted.
20. At ground floor, the above and below ground portions of the staircase should be separated from each other using a fire resisting partition and fire door.
21. Escape doors should not be fitted with a lock, latch or bolt fastening. These should always be easily openable from the inside by occupants making their escape. Any security devices should release the door upon activation of the fire alarm.
22. The minimum clear exit width of any door will be 850mm in support of independent disabled evacuation.
23. Emergency escape signage in accordance with BS 5499-4 should be provided.
24. Emergency lighting in accordance with BS 5266-1 should be provided.

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. All residential units should employ a 'defend-in-place strategy', whereby only the residential unit of fire origin should evacuate immediately upon activation of the fire detection and alarm system therein.
2. All ancillary areas (gym, yoga room, cycle store, caretaker room, changing rooms, electrical room, waste room) will employ a simultaneous evacuation strategy, whereby all residential ancillary areas should evacuate immediately upon activation of the fire alarm anywhere in the communal parts of the building.
3. A fire Evacuation Plan to be developed as part of the Regulatory Reform (Fire Safety) Order 2005 detailing escape routes and muster points.
4. London Plan 2021 contains a number of policies which indicate fire safety to be considered. The development will consider the guidance notes from LFB in design development including vehicle access requirements.
5. Policy D5 (Inclusive Design) criterion B(5) relates to the requirements of development proposals where lifts are installed. It is expected that the access lift serving the building will be designed as an evacuation lift. Evacuation lifts should be designed, installed and maintained in accordance with BS EN 81-20 and BS EN 81-70. All ground floor areas are expected to be provided with step-free egress to the outside, via all the existing escape routes.

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 Heath Drive, which represents an existing public road.

2. Vehicle access to the ancillary areas on the basement should also be via the same access road. This results in the pump appliance parking within 45m measured along a route suitable for laying hose from any point in any ancillary area on the basement and residential areas on the ground floor.
3. A dry rising main in accordance with BS 9990 should be provided in the residential staircase in order for all above ground floor areas in the building to be within 45m along a route suitable for laying hose.
4. The access route should be confirmed by the design team to comply with the requirements of London Fire Brigade's Guidance Note 29 (GN 29). As the pump appliance access route exists, it is expected to meet the requirements of GN 29.
5. The pump appliance should not have to reverse more than 20m without a suitable turning point.
6. Security provisions should enable the fire appliance to gain access to the building in a fire scenario.
7. A site survey and/or consultation with the London Fire Brigade should be carried out to confirm whether an existing operational public hydrant is located within 90m of the building.
8. If no existing operation hydrant is available, a new private hydrant in accordance with BS 9990 should be provided.
9. The building should be provided with special wayfinding signage in accordance with Sections 15.13 to 15.16 of ADB Volume 1 in support of firefighting operations, as the block exceeds 11m in height.
10. The building should be provided with a secure information box in accordance with Sections 15.18 to 15.21 of ADB Volume 1 in support of firefighting operations, as the block exceeds 11m in height.

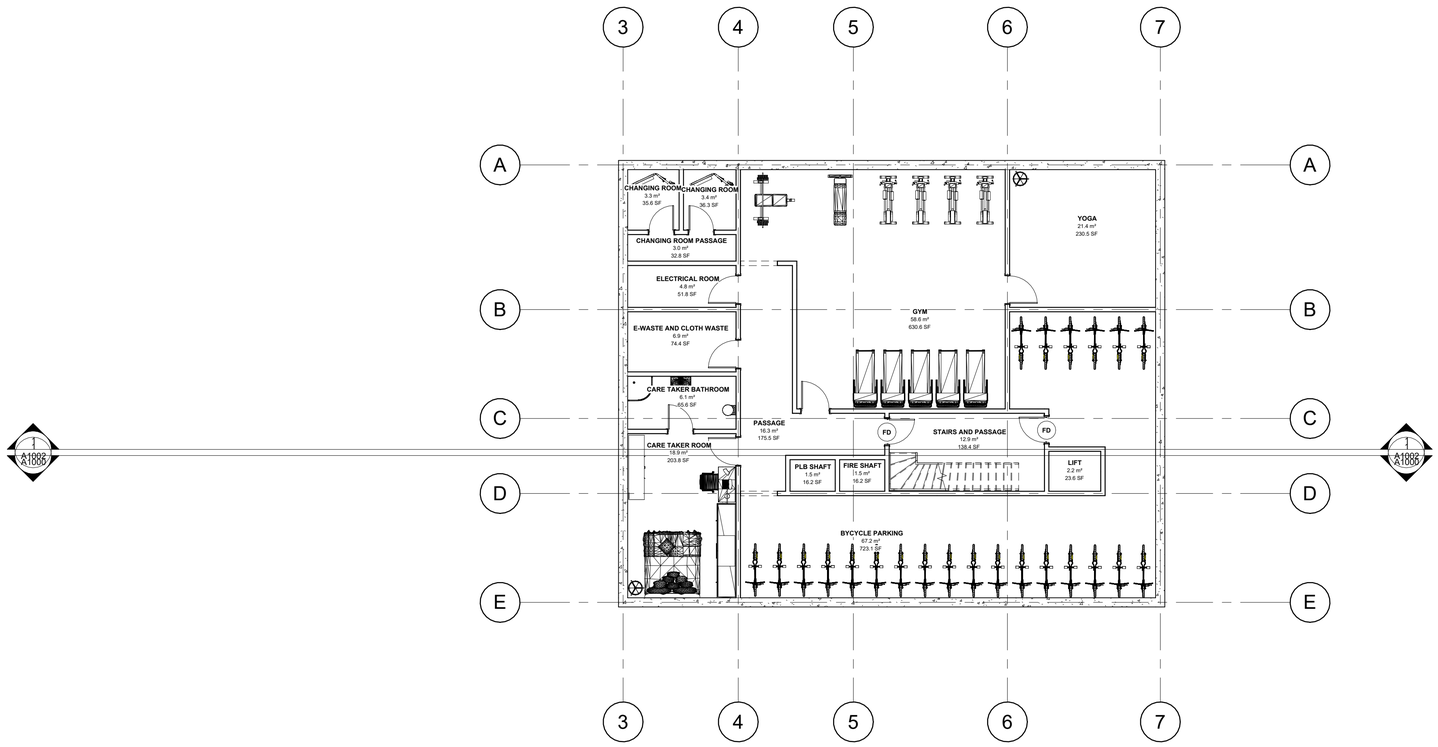
4. Summary

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

The PFS 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 PFS 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 the 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.

5. Drawings



1 BASEMENT FLOOR(3)

1 : 100

ARCHITECT :

AIP DESIGNS.INDIA

ARCHITECTURE COUNSULTANCY FIRM

GENERAL NOTES:

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL DRAWINGS

ALL DIMENSIONS ARE IN M.M.

DOORS / WINDOWS MARKED THUS ENCIRCLED

LEVELS SHOWN ARE FROM DEVELOPED GROUND LEVEL AS + / - 0.00

ALL DIMESIONS TO BE VERIFIED BY CLERK OF WORKS / SITE ENGINEER ON SITE BEFORE CONSTRUCTION

CLIENT DETAIL :

VEERA GADDAM / TAISHI LTD

SIGNATURE

PROJECT DETAIL :

37 Heath Drive London,
NW3 7SD

SIGNATURE / STAMP

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by	Issued to

SHEET NAME : BASEMENT - FURNITURE

SCALE : 1 : 100

DATE : 01/09/23

PROJECT CODE : H-37

DRAWN BY

ASIF PATEL

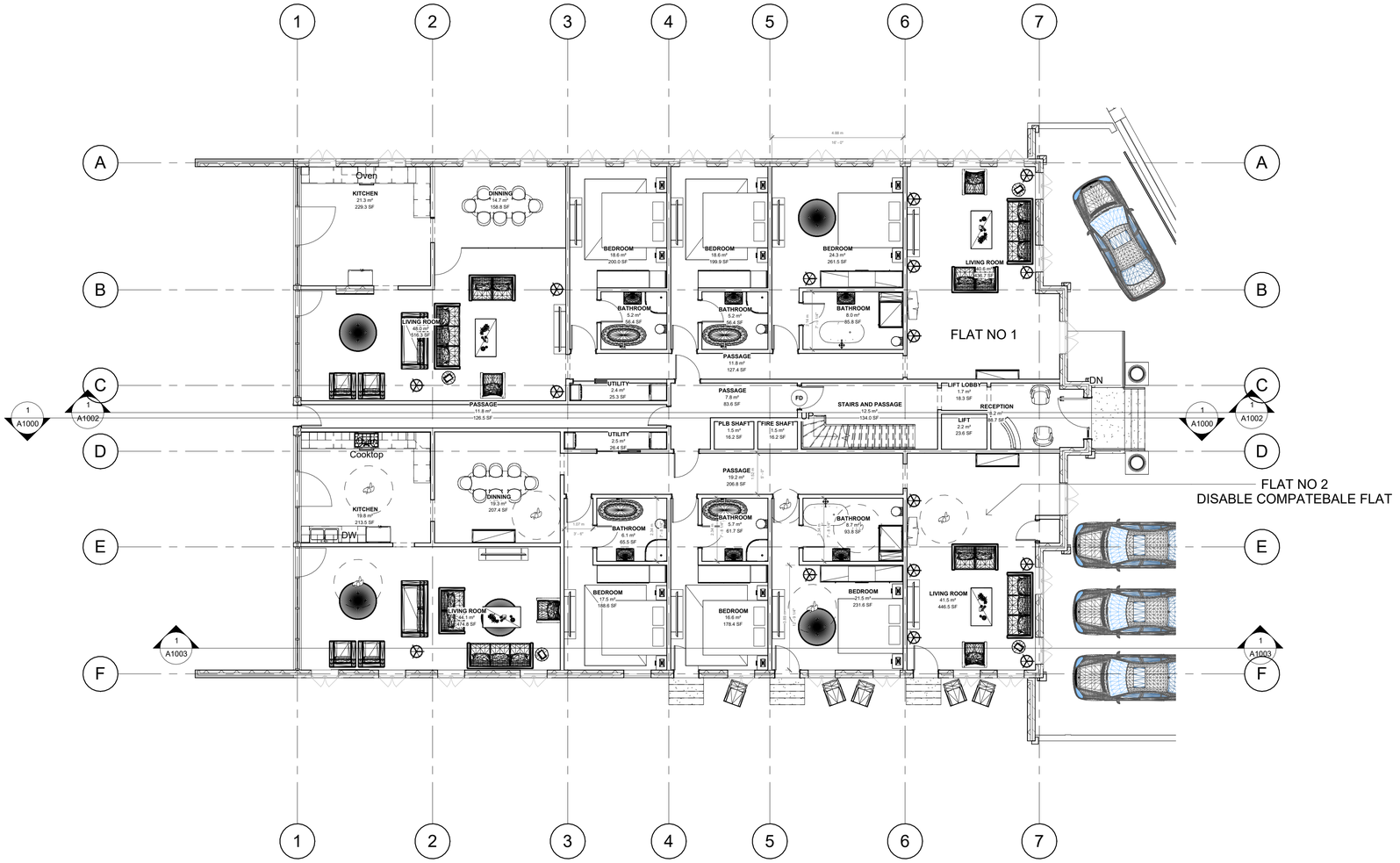
CHECKED BY

ASIF PATEL

SHEET NUMBER

A1100

37 HEATH DRIVE



1 GROUND FLOOR - PLINTH(3)

1 : 100

37 HEATH DRIVE

DESIGNS.INDIA

ARCHITECT :

AIP DESIGNS.INDIA

ARCHITECTURE COUNSULTANCY FIRM

GENERAL NOTES:

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL DRAWINGS

ALL DIMENSIONS ARE IN M.M.

DOORS / WINDOWS MARKED THUS ENCIRCLED

LEVELS SHOWN ARE FROM DEVELOPED GROUND LEVEL AS + / - 0.00

ALL DIMESIONS TO BE VERIFIED BY CLERK OF WORKS / SITE ENGINEER ON SITE BEFORE CONSTRUCTION

CLIENT DETAIL :

VEERA GADDAM / TAISHI LTD

SIGNATURE

PROJECT DETAIL :

37 Heath Drive London,
NW3 7SD

SIGNATURE / STAMP

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by	Issued to

SHEET NAME : GROUND FLOOR - PLINTH - FURNITURE

SCALE : 1 : 100

DATE : 01/09/23

PROJECT CODE : H-37

DRAWN BY

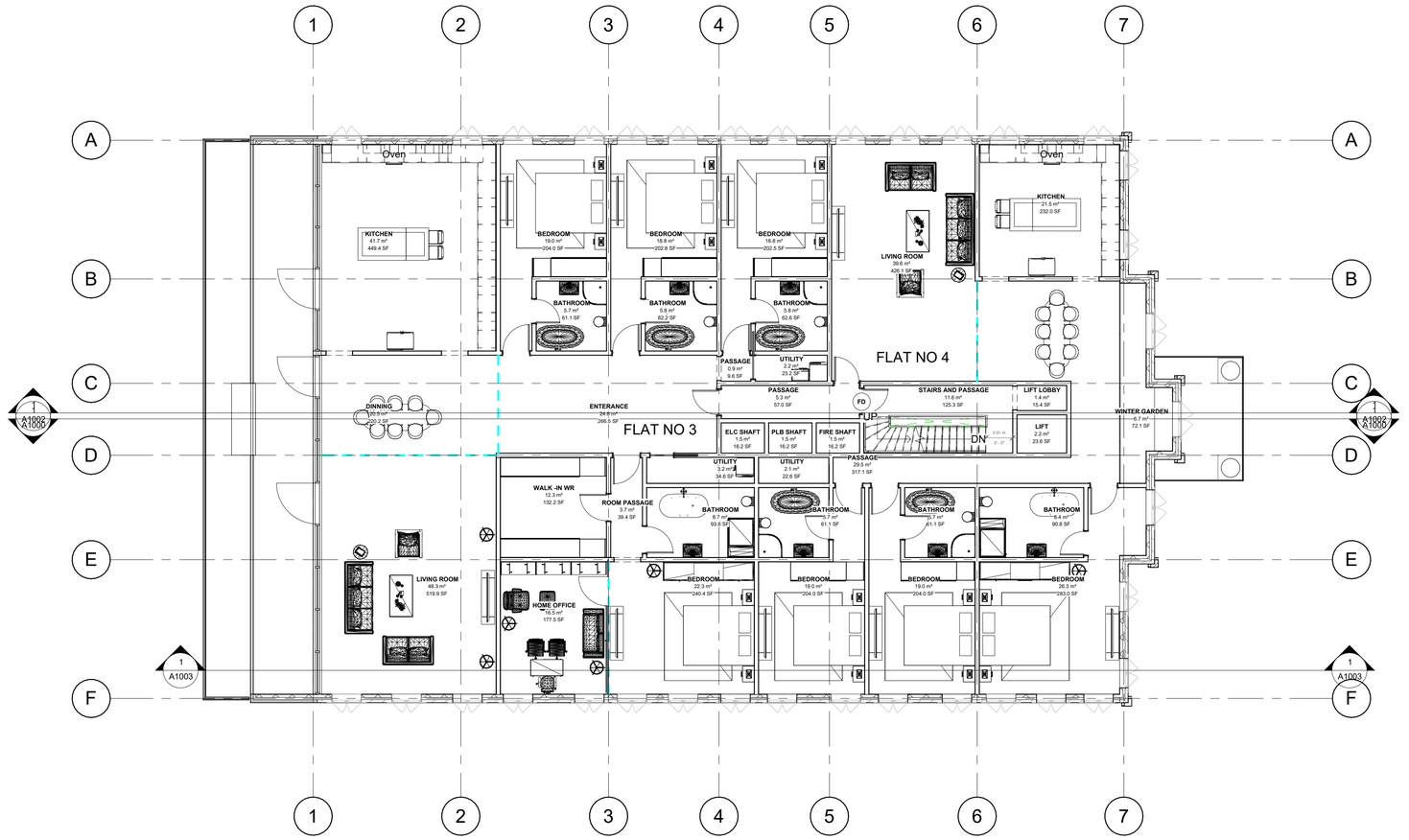
ASIF PATEL

CHECKED BY

ASIF PATEL

SHEET NUMBER

A1101



1 1ST FLOOR(3)

1 : 100

DESIGNS.INDIA

ARCHITECT :

AIP DESIGNS.INDIA

ARCHITECTURE COUNSULTANCY FIRM

GENERAL NOTES:

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL DRAWINGS

ALL DIMENSIONS ARE IN M.M.

DOORS / WINDOWS MARKED THUS ENCIRCLED

LEVELS SHOWN ARE FROM DEVELOPED GROUND LEVEL AS + / - 0.00

ALL DIMESIONS TO BE VERIFIED BY CLERK OF WORKS / SITE ENGINEER ON SITE BEFORE CONSTRUCTION

CLIENT DETAIL :

VEERA GADDAM / TAISHI LTD

SIGNATURE

PROJECT DETAIL :

37 Heath Drive London,
NW3 7SD

SIGNATURE / STAMP

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by	Issued to

SHEET NAME : 1ST FLOOR - FURNITURE

SCALE : 1 : 100

DATE : 01/09/23

PROJECT CODE : H-37

DRAWN BY

ASIF PATEL

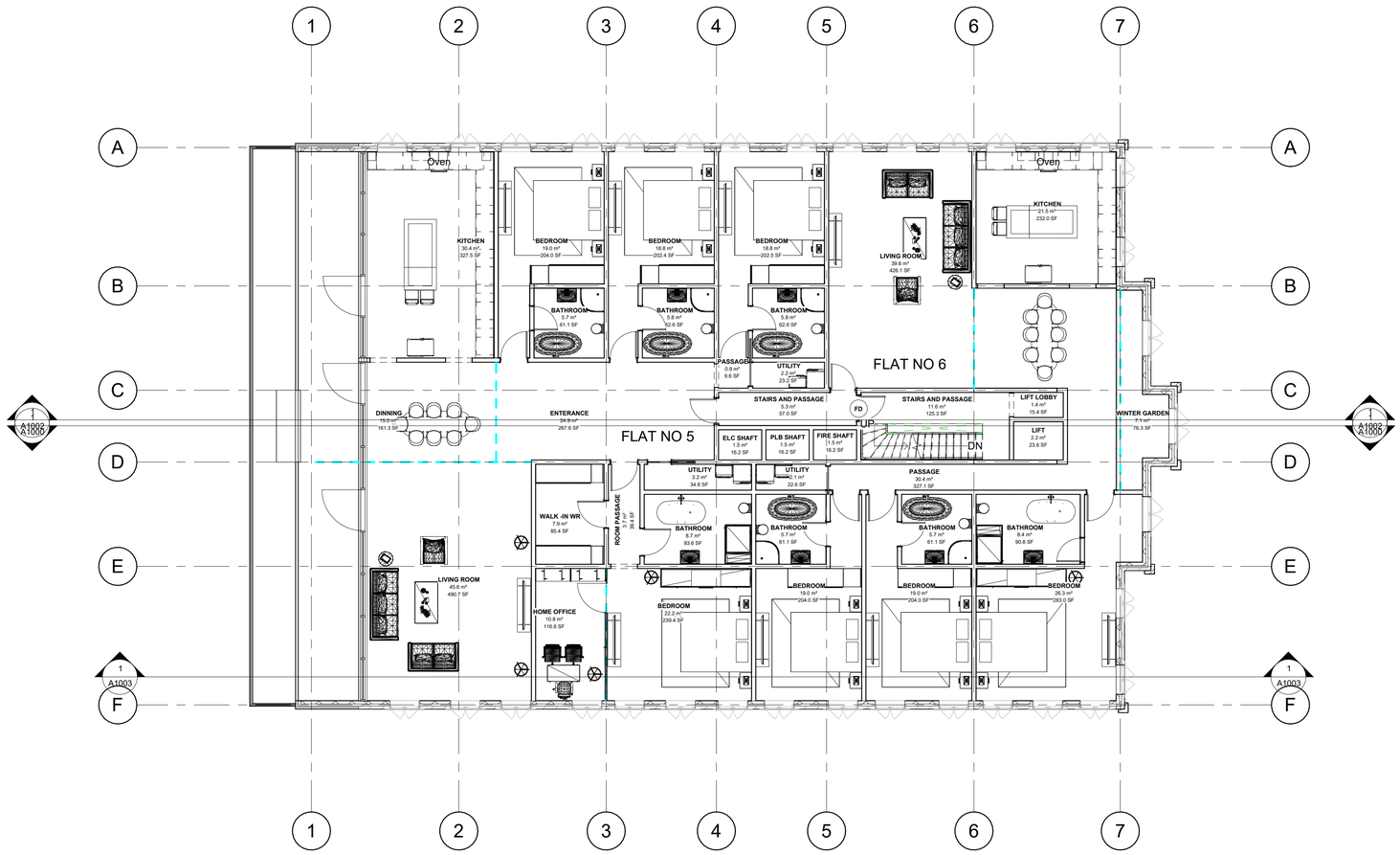
CHECKED BY

ASIF PATEL

SHEET NUMBER

A1102

37 HEATH DRIVE



1 2ND FLOOR(3)

1 : 100

37 HEATH DRIVE

DESIGNS.INDIA

ARCHITECT :

AIP DESIGNS.INDIA

ARCHITECTURE COUNSULTANCY FIRM

GENERAL NOTES:

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL DRAWINGS

ALL DIMENSIONS ARE IN M.M.

DOORS / WINDOWS MARKED THUS ENCIRCLED

LEVELS SHOWN ARE FROM DEVELOPED GROUND LEVEL AS + / - 0.00

ALL DIMESIONS TO BE VERIFIED BY CLERK OF WORKS / SITE ENGINEER ON SITE BEFORE CONSTRUCTION

CLIENT DETAIL :

VEERA GADDAM / TAISHI LTD

SIGNATURE

PROJECT DETAIL :

37 Heath Drive London,
NW3 7SD

SIGNATURE / STAMP

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by	Issued to

SHEET NAME : 2ND FLOOR - FURNITURE

SCALE : 1 : 100

DATE : 01/09/23

PROJECT CODE : H-37

DRAWN BY

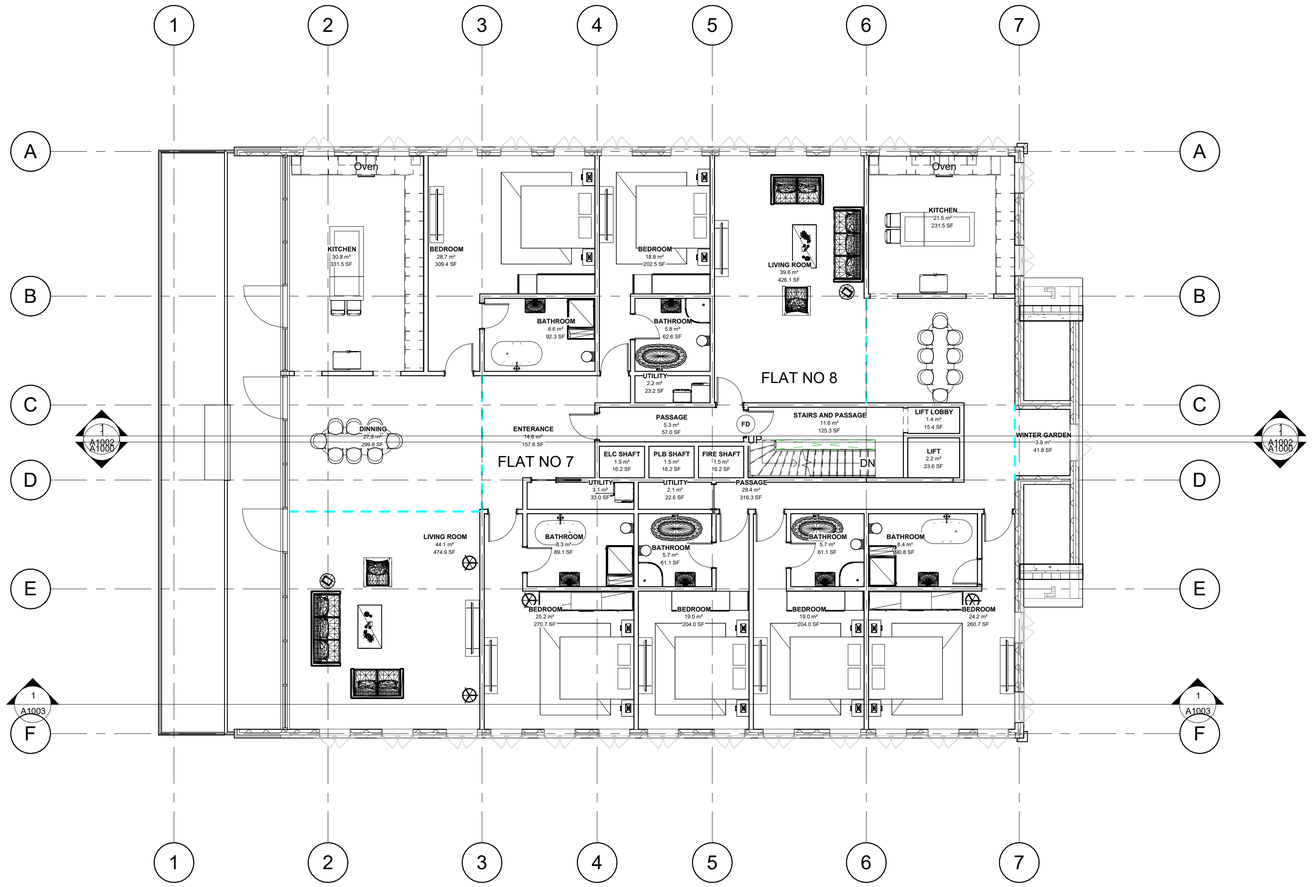
ASIF PATEL

CHECKED BY

ASIF PATEL

SHEET NUMBER

A1103



1 3RD FLOOR(3)

1 : 100

DESIGNS.INDIA

ARCHITECT :

AIP DESIGNS.INDIA

ARCHITECTURE COUNSULTANCY FIRM

GENERAL NOTES:

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL DRAWINGS

ALL DIMENSIONS ARE IN M.M.

DOORS / WINDOWS MARKED THUS ENCIRCLED

LEVELS SHOWN ARE FROM DEVELOPED GROUND LEVEL AS + / - 0.00

ALL DIMESIONS TO BE VERIFIED BY CLERK OF WORKS / SITE ENGINEER ON SITE BEFORE CONSTRUCTION

CLIENT DETAIL :

VEERA GADDAM / TAISHI LTD

SIGNATURE

PROJECT DETAIL :

37 Heath Drive London,
NW3 7SD

SIGNATURE / STAMP

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by	Issued to

SHEET NAME : 3RD FLOOR - FURNITURE

SCALE : 1 : 100

DATE : 01/09/23

PROJECT CODE : H-37

DRAWN BY

ASIF PATEL

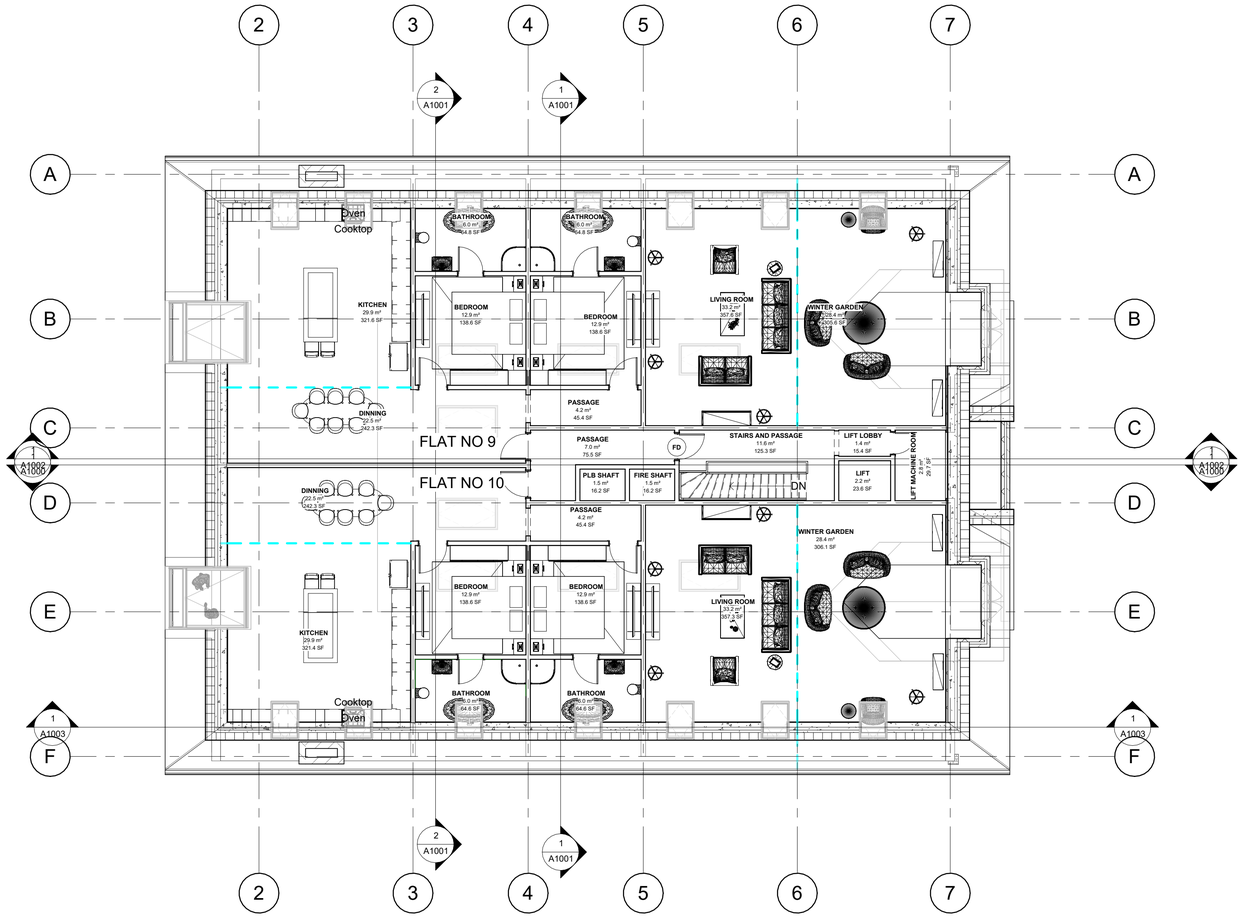
CHECKED BY

ASIF PATEL

SHEET NUMBER

A1104

37 HEATH DRIVE



1 ATTICK LEVEL(3)

1 : 100

DESIGNS.INDIA

ARCHITECT :

AIP DESIGNS.INDIA

ARCHITECTURE COUNSULTANCY FIRM

GENERAL NOTES:

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL DRAWINGS

ALL DIMENSIONS ARE IN M.M.

DOORS / WINDOWS MARKED THUS ENCIRCLED

LEVELS SHOWN ARE FROM DEVELOPED GROUND LEVEL AS + / - 0.00

ALL DIMESIONS TO BE VERIFIED BY CLERK OF WORKS / SITE ENGINEER ON SITE BEFORE CONSTRUCTION

CLIENT DETAIL :

VEERA GADDAM / TAISHI LTD

SIGNATURE

PROJECT DETAIL :

37 Heath Drive London,
NW3 7SD

SIGNATURE / STAMP

Revision Schedule

Revision Number	Revision Description	Revision Date	Issued by	Issued to

SHEET NAME : ATTICK LEVEL - FURNITURE

SCALE : 1 : 100

DATE : 01/09/23

PROJECT CODE : H-37

DRAWN BY

ASIF PATEL

CHECKED BY

ASIF PATEL

SHEET NUMBER

A1105

37 HEATH DRIVE