

FIRE STATEMENT



PROJECT NAME:	Rochester Place	FAO:	Tasou Associates
PROJECT No:	FE01402		
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1. INTRODUCTION

CHPK Fire Engineering (CHPKFE) has been appointed to produce a fire statement for a residential development at Rochester Place in London in terms of the London Plan Policy D12 – Fire Safety and D5 Inclusive Design.

The scheme is comprised of Ground and 1st – 5th Floor with a topmost storey c.15m above the lowest adjacent Ground Level; this should be re-confirmed in RIBA Stage 3 to ensure the height is not over 18m which would have implications on the Fire Strategy.

The scheme consists of two blocks each served by a single stair up to the 3rd Floor. 4th Floor incorporates a common internal corridor which provides a route of escape to both stairs, while 5th Floor has been provided with an external escape route connecting both stairwells.

A Design Review has been conducted and the comments raised will be considered within the RIBA Stage 3 Detailed Fire Strategy which should be submitted to the approving authorities.

2. FIRE STRATEGY SUMMARY

At this stage the guidance of BS 9991 has been considered but it should be noted final confirmation of the guidance adopted will be in RIBA Stage 3 within the Detailed Fire Strategy drafted for submission and agreement with the approving authorities. At this stage considering BS 9991 the main consideration with respect to the Fire Strategy can be seen in Table 1.



Table 1 Fire Strategy Summary

FIRE SAFETY DESIGN ELEMENT	DESCRIPTION
Evacuation philosophy	<p>Flats A defend in place evacuation regime will be adopted where the occupants within the flat or dwellinghouse of fire origin only evacuate.</p> <p>Commercial Unit All occupants will leave at one time in the event of a fire within this space.</p>
Fire detection and alarm system	<p>Flats The following is coverage is proposed at this stage:</p> <ul style="list-style-type: none"> • Flats – Grade D Category LD2 (TBC following the fit out layout being shown) designed and installed in accordance with BS 5839-6. • Residential common corridors – Category L5 designed and installed in accordance with BS 5839-1. <p>Commercial Unit To be determined at fit-out. We recommend an L3 system in accordance with BS 5839-1 is allowed for provisionally within the cost plan.</p>
Firefighting equipment	<ul style="list-style-type: none"> • Part B complaint smoke ventilation system to ventilate the corridors. • Part B complaint smoke ventilation system to ventilate the Car Park. • AOV with a geometric free area no less than 1.0m² to be provided at the head of the stair. • Dry riser mains in accordance with BS 9990. •
Means of escape	<p>The Commercial Unit should be separate from the residential areas; it should be noted inward opening doors limit the maximum population to 60 persons.</p> <p>Travel distance within the residential common corridors are generally acceptable as sprinkler protection is required (this is provided ventilation within the common corridors and stair are provided in accordance with BS 9991).</p>
Fire Compartmentation	<p>Fire compartmentation should provided in accordance with ADB recommendations.</p> <p>It should be noted fire resistance where require should be tested to the relevant parts of BS 476 (20-24).</p> <p>Fire Plans should be produced in RIBA Stage 3 for submission to the approving authorities.</p>
Suppression	<p>A BS 9251 sprinkler system should be provided throughout the residential areas.</p> <p>A BS EN 12845 sprinkler system should be provided in the Commercial Unit.</p>

Full detail on the performance specification should be detailed within the RIBA Stage 3 Detailed Fire Strategy.

3. LONDON PLAN POLICY D12 - FIRE SAFETY

The proposed development meets the requirements of London Plan Policy D12 – Fire Safety as detailed in Table 2; it should be noted the Table 2 assumptions should be confirmed within the RIBA Stage 3 Detailed Fire Strategy for submission to the approving authorities.

Table 2 London Plan Policy D12

POLICY D12 REQUIREMENT	PROPOSED DESIGN	COMPLIANT WITH POLICY D12
D12.A.1.a – In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they identify suitably positioned unobstructed outside space for fire appliance to be positioned on.”	The site is served by public road. The intent will be for the proposed access road to comply although loading requirements of the surrounding roads should be confirmed by the Structural Engineer.	Yes
D12.A.1.b – In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they identify suitably positioned unobstructed outside space appropriate for use as an evacuation assembly point.”	The locations of the assembly point will be outlined in the fire risk assessment. 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. <i>The intent if for the proposal to comply with Policy D12.</i>	Yes
D12.A.2 – In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they 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 features.	Appropriate fire alarm systems, passive and active fire safety features will be provided to meet the Functional Requirements of the Part B (Fire Safety) of the Building Regulations B1.	Yes
D12.A.3 – In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they are constructed in an appropriate way to minimise the risk of fire spread.	The detailed design is yet to be finalised, but protected areas will consider the guidance of BS 187: Rev 2. Further detail will be provided in the RIBA Stage 3 Detailed Fire Strategy.	Yes
D12.A.4 – In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they provide suitable and convenient means of escape, and associated evacuation strategy for all building users.	Means of escape in will be based on ‘stay put’ strategy within the flats. Non-residential areas will operate under a simultaneous evacuation strategy. The proposed evacuation philosophies are in line with the guidance to meet the functional requirements of the Building Regulations. (Part B).	Yes
D12.A.5 – In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in.	Regulation 38 of the Building Regulations require that fire safety information such as the fire strategy report be brought to the attention of building management and incorporated into the fire risk assessment. This will enable building owner/operator to develop relevant evacuation procedures and related documentation in accordance with their duties in terms of the Regulatory Reform (Fire Safety) Order 2005.	Yes

POLICY D12 REQUIREMENT	PROPOSED DESIGN	COMPLIANT WITH POLICY D12
D12.A.6 – In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.	Facilities for fire service should comply with the requirements set out in guidance to meet the functional requirements of the Building Regulations B5 although loading requirements of the surrounding roads should be confirmed by the structural engineer.	Yes
D12.B.1 – 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 the building's construction: methods, products and materials used, including manufacturers' details.	An appropriate construction method will be opted for, which we understand will be a traditional construction method.	Yes
D12.B.2 – 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 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.	Means of escape for able and mobility impaired persons will meet the functional requirements of the Building Regulations B1 (Means of warning and escape). The provisions provided will also be agreed with the approving authority ahead of submission of the Detailed Fire Strategy to London Fire Brigade.	Yes
D12.B.3 – 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 features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans.	Appropriate active and passive fire safety measures to be put in place in accordance with guidance to meet the functional requirements of the Building Regulations B1, B2, B3 and Regulation 38.	Yes
D12.B.4 – 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 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 fire strategy report and fire strategy drawings will address these aspects. The documents will meet the functional requirements of the Building Regulations. The fire safety systems installed will be designed and installed in accordance with relevant British Standards and manufacturer's specification. This package will form part of the information supplied at handover in terms of Regulation 38 of Building Regulations.	Yes
D12.B.5 – 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 how provision will be made within the curtilage	The site is served by public road; the access provisions should comply with Part B5 of the Building Regulations.	Yes

POLICY D12 REQUIREMENT	PROPOSED DESIGN	COMPLIANT WITH POLICY D12
of the site to enable fire appliances to gain access to the building.		
D12.B.6 – 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 ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures.	Any potential future modifications will need to meet the Building Regulations applicable at that time. A risk register has been produced to outline potential Building Regulation changes.	Yes

4. LONDON PLAN POLICY D5 - INCLUSIVE DESIGN

The London Plan recommendation to provide an evacuation lift should be noted despite this not being a recommended in ADB guidance in the interest of achieving compliance with the Functional Requirements of Part B of the Building Regulations. This will be discussed with the design team and the approving authority.

5. CONCLUSION

It should be noted that the policy requirement 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. The fire evacuation lift needs to be suitable for people evacuation and allow people who require level access from the building; we recommend a suitable evacuation lift is provided in addition to the firefighting lift, considering relevant guidance from BS 9999 for residential buildings.

Any evacuation lifts should be constructed and designed to include suitable and necessary controls.

6. LIMITATIONS

Our advice is strictly limited to the scope of our current brief. Complying with the recommendations of this document will not guarantee that a fire will not occur. This document is based on the drawings and supporting information issued to CHPK Fire Engineering.

CHPK Fire Engineering Ltd have not reviewed any other issues within the project other than those identified in our report. We offer no comment on the adequacy or otherwise of any other aspects of the development (whether related to fire safety or any other issue) and any absence of comment on such issues should not be regarded as any form of approval. The advice should not be used for buildings other than that named in the title.

