

FIRE STATEMENT

260 Coombe Lane,
London, UK, SW20 0RW

ISSUED ON JANUARY 2024



FIRE STATEMENT

A. OVERVIEW

A.1 INTRODUCTION

This Fire Statement has been prepared for the building of new six flat three-storey house with basement at 260 Coombe Lane, London SW20 0RW, UK. This document has been prepared to support the full planning application of the proposed and shall ensure that the London Plan 2021 has been satisfied in accordance with the latest Merged Approved Document B (Part B, Volume 1 – Dwellings). The information indicated as fire strategy is for the compliance with the guidance of Part B Volume 1: Dwelling. It should be checked and approved by the appointed Building Control Body prior to the start of the necessary works. Any changes on the proposal during construction stage must be reported to the designers and approving authorities.

A.2 PROJECT DESCRIPTION

The proposed detached three-storey dwelling unit with basement by single front entry doors at ground floor level.

- Flat 1 is a three-bedroom, 4-person duplex flat located at the ground floor down to the basement. It has a double bedroom with ensuite, a single bedroom, a bathroom and storage at the ground floor. Down to the lower floor, there is another single bedroom with access to an open space at front through a sliding door, a shower room, and an open kitchen combined with dining and living area. It has a garden at the rear side that can be accessed by a bi-folding door.
- Flat 2 is a two-bedroom, three-person flat located at ground floor. double bedroom with ensuite, a single bedroom, an open kitchen combined with dining and living area, a bathroom, and a storage. It has a terrace at the rear that can be accessed by a sliding door.
- Flat 3 is a three-bedroom, four-person flat located at the basement floor. It has a double bedroom with ensuite and an access to an open space at front through a sliding door, two single bedrooms, an open kitchen combined with dining and living area, a bathroom, and a storage. It has a garden at the rear that can be accessed by a bi-folding door.
- Flat 4 is a one-bedroom, one-person flat located at the first floor. It has a single bedroom, an open kitchen combined with dining and living area, a bathroom and a storage. It has a terrace at the front that can be accessed by a sliding door.
- Flat 5 is a two-bedroom, three-person flat located at the first floor. It has a double bedroom with ensuite, a single bedroom, an open kitchen combined with dining and living area, a bathroom, and a storage. It has a terrace at the front that can be accessed by a sliding door.
- Flat 6 is a two-bedroom, three-person flat located at the second floor. It has a double bedroom with ensuite, a single bedroom, an open kitchen combined with dining and living area, a bathroom, a study room and a storage. It has a terrace at the front and right side that can be accessed both by a swing door.

A.3 CATEGORY OF DEVELOPMENT

The new dwelling is designed to be six, self-contained flats spread across two storey house with accommodation at the loft and basement. It does not exceed the floor area of 1,000m², and therefore is not considered as a Major Development under Annex 6 of the London Plan 2021 and does not introduce any lift. Hence, the London Plan Policies D12B (Fire Safety-Major Developments) and D(B5) (Evacuation Lifts) do not apply to the new dwelling.

B. FIRE SAFETY

B. 1 Fire Detection and Alarm System

All the new flats are provided with a fire detection and alarm system, minimum Grade D2 Category LD3 standard, in accordance with the relevant recommendations of BS 5839-6.

- Smoke alarms should be mains operated and conform to BS EN 14604.
- Heat alarms should be mains operated and conform to BS 5446-2.
- Smoke and heat alarms should have a standby power supply, either battery or capacitor.
- Smoke alarm should be sited within 7.5m of the door to every habitable room;
- Smoke alarm should be ceiling mounted and installed not less than 300mm from walls and light fittings;
- A design, installation and commissioning certificate should be provided for fire detection and alarm systems.

B.2 Means of Escape from Flats on All Floors

All flats are accessed via a communal entrance lobby which is enclosed by a building entrance door and fire rated flat entrance doors and compartment walls. The compartment walls between the lobby and flats are constructed with 60 minutes of fire resistance and flat entrance doors are fire doors with smoke seal not less than 30 minutes of fire resistance. Party walls, floors and ceilings between flats are constructed to have 60 minutes of fire resistance from each side. Within each flat there is a protected hallway with 60-minute fire resisting partitions and fire doors with rating not less than FD30. Travel distance in the protected hallway of all the flats is restricted to 9m, therefore it complies with Part B requirements.

B.3 Openable Ventilation

Openable ventilation (OV) to stairway is not required to the private staircases therefore it is not proposed or installed.

B.4 Emergency Escape Windows

All flats are not required to have an emergency escape door and window because it was designed in compliance with Diagram 3.2 of the Part B Volume 1, means rooms are accessed by an internal protected hallway.

B.5 Head Room in Common Escape Routes

The main escape route is the internal protected hallway and communal stairway. Its minimum clear headroom is 2.6 meters. The only projections allowed below this height are door frame and is subject to building control approval.

B.6 Compartmentation

All flats in the building is designed as a compartmentation. All party and internal floors are designed as compartment floor with 60 minutes of fire resistance from underside of the structure. All internal walls between flats are designed as compartment walls with 60 minutes of fire resistance. Party walls between flats and the compartment wall on communal stairway are designed with 60 minutes of fire resistance. All for fire resistance are based on Table B4 Minimum periods of fire resistance.

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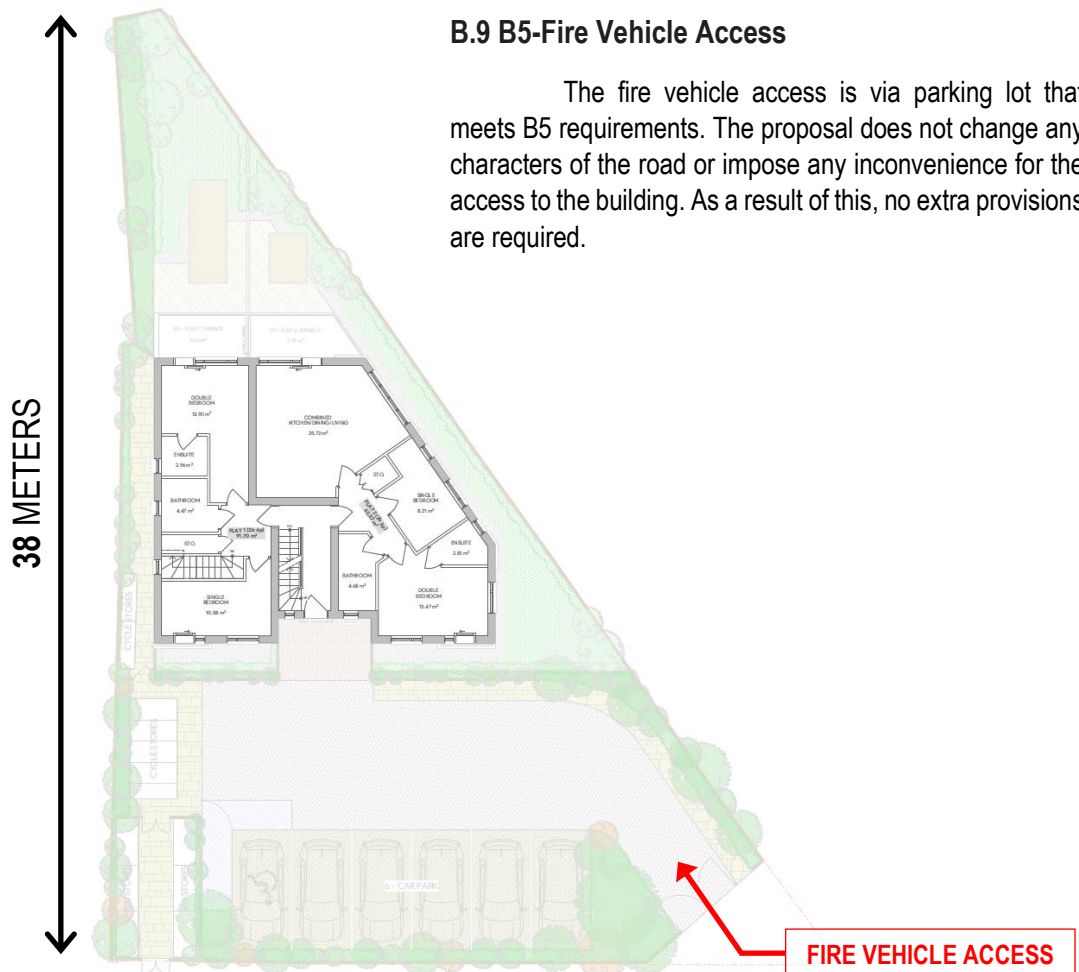
B.7 Permitted Unprotected Area/Window Opening Area in External Walls of Each Flat/Compartmentation

The two-storey building with basement and loft is located more than 1000mm from the relevant boundaries. The external walls are constructed with brick and block with plastering finish, therefore the walls are considered as protected area. Windows and doors are considered as unprotected area. With we conclude that the project complied with Approved Document Part B under B4 Section 11 Resisting fire spread from one building to another building

B.8 Calculation of Unprotected Area

Approved Document Part B under B4 Section 11 Resisting fire spread from one building to another building, method 1 calculation is the most appropriate calculation of unprotected area designed for dwelling houses or block of flats.

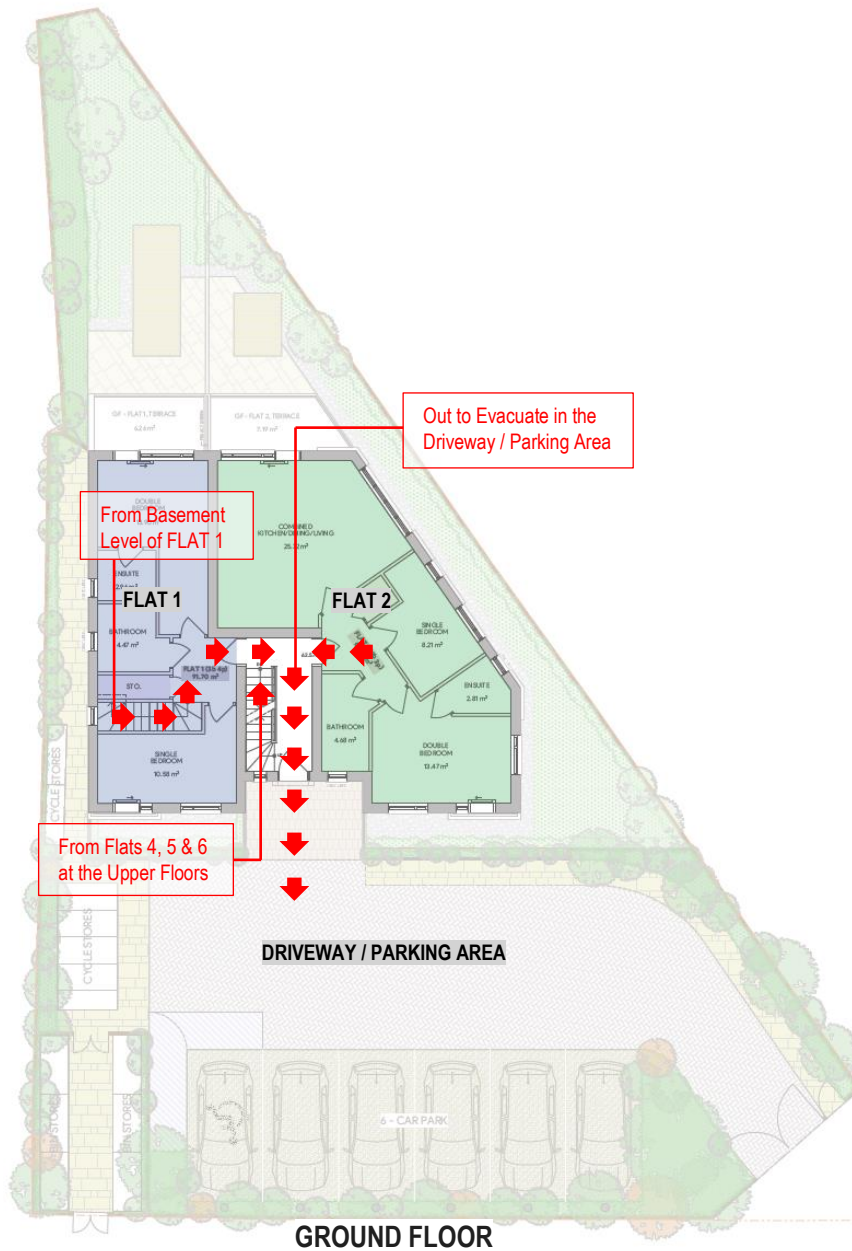
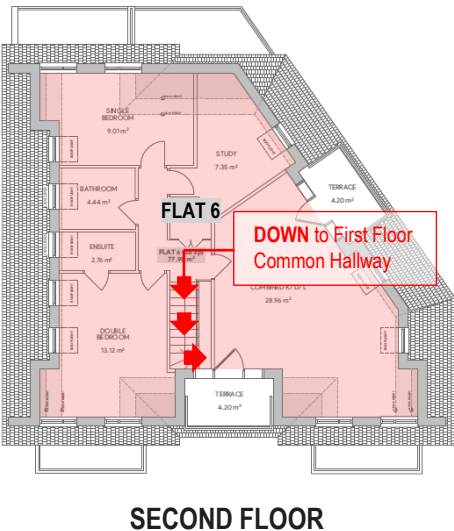
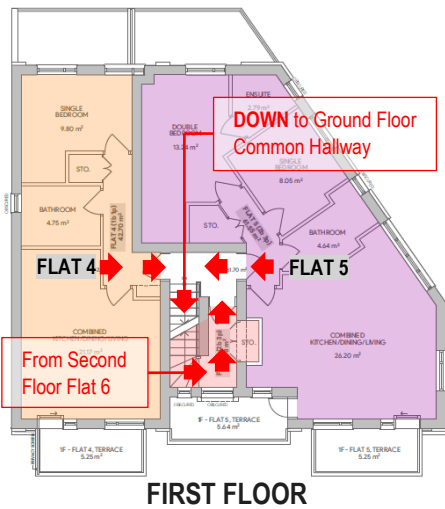
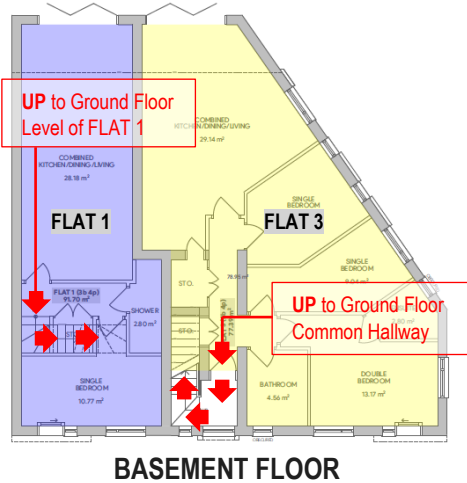
- Unprotected areas on each elevation of the building are required to be within the limits stated in Diagram 11.7 and paragraph 11.18.
- Front elevation facing Coombe Lane has a distance of 11.2m away to the relevant boundary, its unprotected area is less than 30sqm.
- The side elevation facing left and right side has a distance of 1.5m, away from the relevant boundary. Its unprotected area is not more than 5.6sqm
- The rear elevation has a minimum distance of 2.5m away to the relevant boundary, its unprotected area is less than 12sqm.



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B.10 Evacuation Strategy and Assembly

Evacuation shall not rely on Fire Service Intervention. The sounding of the automatic fire detection and alarm system shall motivate simultaneous evacuation of all occupants. The single protected stairway will serve as the primary means of egress from upper levels. In the event of an emergency, front area of the house may be used as a point of assembly eventually discharging to the main fire service access route which is Coombe Lane.



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C. LONDON PLAN 2021 D12 (FIRE SAFETY)

This section of the report addresses each individual requirement of Section D12 of the London Plan. It is demonstrated that the proposed scheme meets all the relevant clauses of Policy D12 – Fire Safety.

POLICY D12 REQUIREMENT	PROPOSED SCHEME DESIGN	COMPLIANT W/ POLICY D12
<p>D12.A.1.a</p> <p>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 appliances to be positioned on.</p>	<ul style="list-style-type: none"> ✓ The proposed is equipped with a fire alarm and detection system with a minimum Grade D2 Category LD3 standard. ✓ Primary fire service access route is Coombe Lane which is unobstructed and sufficient enough to accommodate a fire appliance. 	YES
<p>D12.A.1.b</p> <p>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.</p>	<ul style="list-style-type: none"> ✓ Parking space may be used as a point of assembly in case of any emergency being directly leading to Northway Road. 	YES
<p>D12.A.2</p> <p>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 active fire safety features.</p>	<ul style="list-style-type: none"> ✓ The proposed is equipped with a fire alarm and detection system with a minimum Grade D2 Category LD3 standard. ✓ All walls, ceilings, structural elements will be made with 30-minutes fire resisting materials. FD30 Doors will also be used. ✓ Protected stairway (fire resisting construction minimum REI 30). 	YES
<p>D12.A.3</p> <p>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 minimize the risk of fire spread.</p>	<ul style="list-style-type: none"> ✓ All party and internal floors are designed as compartment floor with 60 minutes of fire resistance from underside of the structure. ✓ All the walls between flats are designed as compartment walls with 60 minutes of fire resistance. 	YES

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	<ul style="list-style-type: none"> ✓ Compartment walls between flats and the communal stairway are designed with 30 minutes of fire resistance. 	
<p>D12.A.4</p> <p>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.</p>	<ul style="list-style-type: none"> ✓ The multiple flat dwelling has a single protected stairway that serves all upper levels and discharges into ground floor hallway space which leads to the main entrance. The fire escape route is protected by fire rated doors and plasterboards. 	YES
<p>D12.A.5</p> <p>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.</p>	<ul style="list-style-type: none"> ✓ The sounding of the automatic fire detection and alarm system shall motivate simultaneous evacuation of all occupants. 	YES
<p>D12.A.6</p> <p>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</p>	<ul style="list-style-type: none"> ✓ The main fire service access is Coombe Lane. All areas of the multiple flat dwelling are within the 45-meter parameter of fire service access. 	YES

D. CONCLUSION

The project 260 Coombe Lane has been designed in accordance to high quality standards. As demonstrated in this report, it adheres to all the regulation written in **Merged Approved Document B (Part B, Volume 1 – Dwellings) and The London Plan 2021**. It fully complies with the fire safety requirements and the fire risk is well controlled by the provisions of detection system, fire resistance, emergency escape windows, compartmentation, and protected escape routes.