

PROPOSED DEVELOPMENT OF
35 CRESCENT ROAD, CATERHAM

FIRE STATEMENT

Project No.	106
Project	35 Crescent Rd, Caterham CR3 6LE
Status	PLANNING
Revision	-
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1.0 INTRODUCTION

35 Crescent Road, Caterham CR3 6LE

This document provides information on the fire strategy associated with the proposed 4 no. 3 bed family homes, with the provision of vehicular parking, refuse storage and associated hard and soft landscaping.

This document describes the application site and outlines how the proposed development will ensure compliance Policy D12 (Fire Safety) in the London Plan.

London Plan Policy D12 requires development proposals to achieve the highest standards of fire safety, embedding these at the earliest possible stage: "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."

2.0 SITE AND DEVELOPMENT DESCRIPTION

The application site is located on the north-west side of Crescent Road, set approx one storey above the road on the hillside, opposite Timber Hill Play Area, close to the junction with Timber Hill Road. There is currently a large detached dwelling, with an attached 2 bed annexe, situated on the application site, with hedged boundaries & self-seeded trees. There is also an existing vehicular crossover serving 3 car parking bays & a detached garage, off the back of the footpath along Crescent Rd.

The surrounding area is predominantly residential in character. The majority of Crescent Road is characterised by two and three storey detached and semi-detached dwellings, along with a large number of maisonette dwellings at either end of the road.

The project involves the demolition of an existing dwelling house and annexe and the erection of 4 semi-detached dwellings , with associated hard and soft landscaping etc.

The building will have footprint of approximately 230m² and storey heights of approximately 2.85m.

The height of the floor level of the top storey will be a 5.7m above entry level. The ground floor will consist of living and kitchen facilities, with a protected stair serving the 1st and 2nd floors. The first floor and second floors will consist of 3 bed rooms and bathroom facilities.

Proposed construction methods will not impact on the fire safety provisions for neighbouring sites and building occupants. The building methodologies do not pose a high risk of fire. The building will be traditionally constructed with brick walls and timber floors. The roof will be pitched and tiled. Internal partitions will be constructed of brick, block and plasterboard stud walls. Ceilings will be constructed of plasterboard. The external walls will be masonry cavity walls filled with non-combustible insulation.

3.0 FIRE STATEMENT

Although a full fire statement is not a requirement for minor schemes the applicant acknowledges the importance of achieving the highest standard of fire safety in the development, in line with new fire safety policy D12 London Plan, as follows.

i) The building's construction method and products and materials used

The buildings comprise walls of blockwork inner leaf and brickwork outer leaf and shall provide protection against undue fire spread via structure (Regulation B3). The proposed materials of construction generally comprise timber, masonry brick and stonework, gypsum plaster and glazed components. The houses shall be designed to retain their stability in the event of a fire for a reasonable period. This shall be verified during detailed design.

The buildings' elevations shall be controlled as necessary to include fire-resisting construction as necessary to ensure that fire does not spread beyond the site's relevant boundaries.

Specific construction products and manufacturer's verification of performance shall be proposed in due course by the Design Team to comply with the statutory regulations and standards of workmanship, with regard to delivery on the principles contained in this Planning application.

ii) Means of escape for all building users and evacuation strategy

The fire safety design shall deliver compliance with Part B of the Building Regulations. The proposed building has been appraised in terms of the means of escape infra-structure for all occupants (including persons of impaired mobility) comprising residents, their visitors etc.

Travel distances have been designed in accordance with best practice. Escape routes shall be universally accessible with level access.

The safety of occupants in and around the building in case of fire is to be assured by full adoption of all relevant fire safety guidance including provision of a protected entrance hallway enclosed with 30mins fire-resisting construction and limited to a max travel distance.

The single protected escape stairway shall be protected from smoke and heat ingress by its enclosure in fire- resisting and smoke-containing construction, and installed with a fire alarm system with detection at each level, tested and maintained periodically/annually, in line with the fire regulations.

The building is provided with a single protected escape stairway enclosed in min 60mins fire-resisting construction. having min FD30S fire-resisting doorsets. All exit doors shall have a clear width of 800mm.

Travel beyond the buildings final exits will be away from the building, towards a place of safety, and not be jeopardised by unprotected openings of the building. The Evacuation Assembly Point is to be in the parking area/drive in front of the dwellings.

iii) Passive and active fire safety measures

Provision of a minimum Type M fire automatic fire detection alarm system within the house. Detection alarm grade in line with private residential requirements.

Installation to good design practice and construction standards & maintenance, to reduce ignition risks; for example, electrical wiring, post box etc.

iv) Fire facilities in the building

Ventilated protected vertical circulation stair, as required.

v) Site access for the fire and rescue service

Fire Service access is provided from the existing public highway via the dropped kerb serving the site. The site is suitably sized to permit all fire-fighting access to the internal stair and no constraints arise in respect of the public road.

There is adequate access to the front of the property for an emergency pumping appliance, using standard service vehicle widths. This extent of access is sufficient for a building of this size and access is to within 18 metres and line-of-sight of the Building Entry Point. The extent of clear fire-fighting access shall be maintained during the construction process.

vi) Future development of the asset and the 'Golden Thread' of information

An evacuation strategy along with specification of construction products shall be proposed in due course by the Construction Design Team. All relevant design fire safety information, including operations, maintenance, and testing, shall be handed to the owner at completion.

The fire safety strategy underpinning the building design shall be maintained in the working design and construction stages, to maintain the 'golden thread' of fire safety design and allowing for future modifications that may arise.

4.0 CONCLUSION

The proposed development has carefully considered the requirements of London Plan Policy D12 and will ensure full compliance with the safety of future residents and neighbouring residents as a key priority.