



Fire  
Safety  
Engineering  
Consultancy

**Fire Statement**

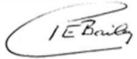
**RIBA Stage 2**

**For**

**117 Pinner Road, Northwood Hills, HA6 1DA**

# FIRE STRATEGY REPORT



Date	Issue no	Prepared by	QA	Signed
18/11/2022	1	M Hurst	PB	

FSEC Tech ref 18/11/2022 MH/PB

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## 1.0 Summary

1.1 Fire Safety Engineering Consultancy have been commissioned by our client, about Studio V architects on behalf of the building owners, Lithium Properties Ltd of 45 Boundaries Road Balham London SW12 8EU to provide a Fire Planning Statement in support of a planning application for the addition of two new residential floors and the alterations to the existing third floor to the existing staircase to extend them up to the new floors.

The new floors will have 11 apartments consisting of a mixture of studios, and one and two bed units.

The site is well located to public amenities, including parks and transport.

Historically the original Somerfield store had a bigger footprint and which present to the public as large building, bigger than the surrounding. Prior to this site was part of the school.

1.2 This statement includes the policies set out in the London Plan 2021 Planning Policy D12 both A and B (Fire Safety) which are required to be met by new Developments within the London Borough of Hillingdon.

Although this proposal falls under the London Plan Policy D12(B) this statement is cross referenced with both policies to demonstrate compliance.

The details of these proposals are subject to formal approval by a Building Control Body (either Local Authority or Approved Inspector), at the building regulations application stage and agreement should be reached with both the building control and the fire authority for all the fire safety arrangements contained in this report, to ensure compliance with the Building Act 1984 amended.



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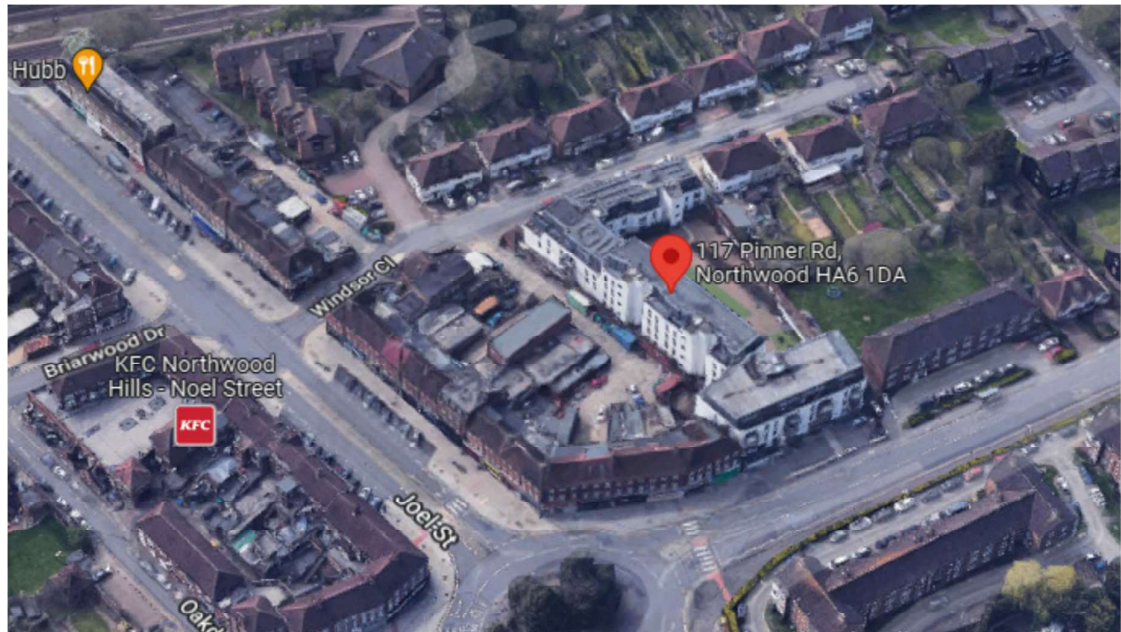


Figure 1. Aerial view of site.

1.3 This Fire Statement has been developed to satisfy the requirements of the London Plan by documenting strategic fire safety provisions for the development.

1.4 This fire statement outlines the minimum fire safety provisions required for the proposed development at development at 117 Pinner Road, Northwood Hills, HA6 1DA, which is to be compliant with the Functional Requirements of the Building Regulations 2010 (as amended) Approved Document B (Fire safety) volume 1: Dwellings 2019 edition (including amendments up to May 2020).

1.5 The primary objective of this statement is to provide high level advice at this early stage on how an acceptable level of life safety may be achieved commensurate with the Functional Requirements of the Building Regulations 2010 for means of egress (B1), internal fire spread structure (B3), external fire spread (B4) and firefighting access (B5) only.

1.6 This fire strategy statement is a preliminary outline of key considerations at RIBA Stage 2 as required for planning application purposes and follows the policies of the

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Planning Policy D12 (Fire Safety).

1.7 This report is based on drawings received from the design team.

1.8 The Client and Design Team should be aware that there may be further comments from the building control body and/or London fire brigade upon submission of drawings, which may necessitate further design changes.

## **2. Design basis and guidance.**

### **2.1 Primary Legislation**

In this instance the primary design guidance used has been The Building Regulations 2010 is the Statutory Instrument which seeks to ensure that the policies set out in the Act are implemented. The Functional Requirements of the Building Regulations 2010 may be met in one of two ways; compliance with an accepted design guidance (i.e., British Standards or Approved Documents), or through a fire engineered approach.

In this instance the primary design guidance used has been Approved Documents Approved Document B volume 1 dwellings - B1 to B5. Where deviations from the prescriptive recommendations are proposed these have been identified these will be assessed as part of a fire engineered approach. All fire engineered solutions will be justified by following the general methodology proposed within BS 7974.

2.2 To be able to demonstrate in broad terms that all structures, systems and components will be designed, constructed, commissioned, operated and maintained in such a way as to enable duty holders of the building, to manage the risk and provision of fire service access and water supply, a Fire Statement document sets out to achieve the following principles;

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- i. Demonstrate that the building conforms to relevant building regulations and planning legislation and applies proportionate good engineering practice and sound risk management principles,
- ii. Identify the failure modes and potential hazards with respect to fire service access and water supply,
- iii. Provide sufficient information (“Golden thread”) that demonstrates that any measures have been applied in an appropriate manner.

**1.2 Policy D12 of The London Plan, states in section B that -** *“all major development proposals should be submitted with a Fire Statement, which in an independent fire strategy, produced by a third party suitably qualified assessor”. Policy D12 goes on to state that “the statement should detail how the development proposal will function in terms of;*

- iv. The buildings construction - methods, products and materials used, including manufacturers details,
- v. The 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,
- vi. Features which reduce the risk to life - fire alarm systems, passive and active fire safety measures and associated management and maintenance plans,
- vii. 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 of these,
- viii. How provision will be made within the curtilage of the site to enable fire appliances to gain access to the building, and
- ix. Ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures.

2.2 All aspects of the fire safety design remain subject to formal approval by the

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Building Control Body, including their statutory consultation with the local fire and rescue service (FRS) being London Fire Brigade.

## 3. Project Overview

### Introduction & Building Description

3.1 The application site is an existing mixed-use building of five floors, consisting of a mixture of retail on the ground floor and residential on the upper floors.

3.2 The building is predominantly commercial with residential upper parts. In terms of height, the existing building is 4 storeys.

3.3 The building is located between pinner Road (A404) and Windsor Close to the south. Pinner Road forms the main road through the area and leads to the surround areas and distributor roads.

3.4 The site is well located to public amenities, including parks and transport.

Historically the original Somerfield store had a bigger footprint and which present to the public as large building, bigger than the surrounding. Prior to this site was part of the school. Thus, site has always had larger buildings than the surrounding area.

The area is predominantly commercial with residential upper parts.

### Proposed Development

3.5 The application proposals include the alterations to the third floor to enable the staircase to be extended up a further two floors and the construction of the two floors to cater for 11 new apartments of one and two bed units and studios.

3.6 The proposed floors will be located at each end of the building and centralized over the staircase below.

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3.7 The existing building is non-traditional construction with the upper two floors externally clad in zinc powder coated sheeting with aluminum colour coded windows.

3.8 The new floors will be constructed of non-traditional construction and finished in powder coated zinc cladding. The façade will incorporate high quality detailing and architectural design features including glazed areas.

3.9 There will be access to the roof and this will be developed once planning is achieved.

3.9 Fire Service vehicle access is via the existing residential roadway from Pinner Road or to Windsor close via Joel Street.

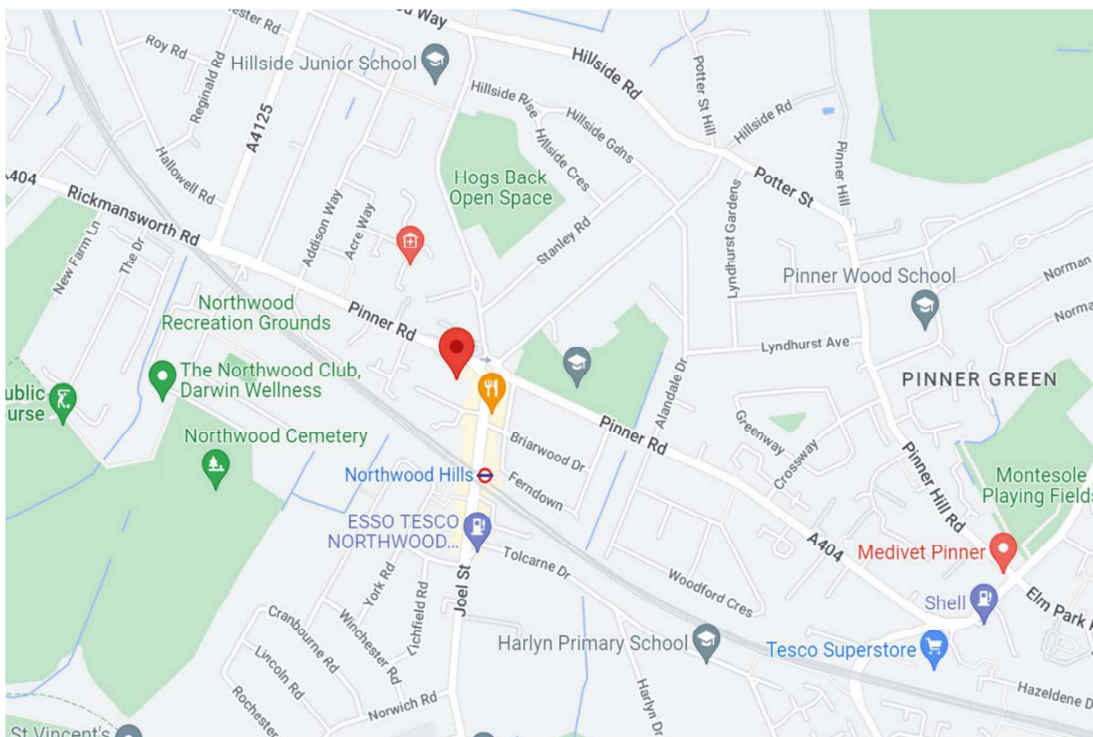


Figure 2. Location map.

## 4. Means or Giving Warning and Provision of Escape

*The London Plan (March 2021), Policy D12, paragraph A4- provide suitable and convenient means of escape, and associated evacuation strategy for all building users.*

*The London Plan (March 2021), Policy D12, paragraph A5 -Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence.*

*The London Plan (March 2021), paragraph 3.12.5- Developments, floor layouts and cores need to be planned around issues of fire safety and a robust strategy for evacuation from the outset, embedding and integrating a suitable strategy and relevant design features at the earliest possible stage, rather than features or products being applied to pre-determined developments which could result in less successful schemes which fail to achieve the highest standards of fire safety. This is of particular importance in blocks of flats, as building users and residents may be less familiar with evacuation procedures.*

**The London Plan (March 2021), Policy D12, paragraph A2-** Buildings 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 measures.

**The London Plan (March 2021), Policy D12, paragraph B3** (The Fire Statement will 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.

### Evacuation Principle

4.1 The general philosophy for means of escape is that upon activation of an alarm within a residential property those occupants should be able to turn their back on a fire and escape via their nearest exit without additional assistance from other occupants or Firefighters. In the first instance, this is achieved by limiting travel distances within the apartments, and then limiting the travel distance within the lobbied protected corridors and providing sufficient number of exits with suitable and exit width capacity.

4.2 All residential areas will operate a Stay-put (also known as defend-in-place) evacuation protocol, whereby only the dwelling house of fire origin evacuates in the first instance of a fire. Further evacuation of other properties in the close may be ordered and controlled by the



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Fire and Rescue Service, as instigated depending on fire or smoke development, or upon an occupant's own choice given perceived risk from fire or smoke.

4.3 The proposed additional floors will not affect the existing means of escape arrangements from the apartments below. There are no planned alterations to the circulation areas of the building to make the means of escape any worse for the existing units.

This statement indicates that the additional floors will not make the ability of fighting the fire any worse.

4.4 Each Flat will have a protected hallway leading to a 30min self-closing fire door with intumescent strip and smoke seals. Travel distances within protected entrance hallways in apartments will be limited to 9m, measured from the furthest habitable room to the entrance door. Each apartment door will lead to a common corridor with a protected lift and lobbied staircase. The staircase leads down to the floors below. Travel distances within common corridors will be limited to 7.5m from all apartment entrance doors to the door of the escape stairs. As the building is over 11m the flat common lobby would need to be ventilated in compliance with the approved document.

4.5 Studios flats will have the cooking area remote from the exit door with heat and smoke detectors serving the apartment and be designed in accordance with BS9991.

4.6 Each apartment will have a Grade D2 Category LD2 in accordance with the relevant recommendations of BS 5839-part 6 2019. Consisting of a system of alarms in escape routes with a heat detector in the kitchen area.

4.7 Smoke detectors are to be installed in the common lobbies located on the residential floors to activate automatically opening smoke vents (AOVs) at the top of the staircase only and the ventilation extract system on the floor of the activated detector only. This system shall not raise an audible alert in any part of the building, it is just for the AOVs.

4.8 As the building is over 11m the flat common lobbies would need to be ventilated in compliance with the approved document, each vent should be 1.5m<sup>2</sup>. Smoke detectors are to be installed in the common lobbies located on the residential floors to actuate automatically opening smoke vent (AOVs) at the top of the staircase only and in the lobbies only. This system shall not raise an alarm in any part of the building and is for actuation of smoke vents only.

4.9 All flats will be separated from each other by compartment walls and floors achieving REI90 minutes.

4.10 Internally the dwellings will have 30-minute fire protected walls between rooms with fire doors fitted where indicated.



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4.11 As the building is over 11m a fire suppression system is also to be fitted throughout the apartments together with an early warning system.

4.13 Further details to be set out within subsequent fire strategy reports.

**The London Plan (March 2021), Policy D12, paragraph B4** - (The Fire Statement will 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 London Plan (March 2021), Policy D12, paragraph B2** - *(The Fire Statement will detail how the development proposal will function in terms of) the 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.*

**The London Plan (March 2021), paragraph 3.12.7** -The provision of stair cores which are suitably sized, provided in sufficient numbers and designed with appropriate features to allow simultaneous evacuation should also be explored at an early stage and provided wherever possible.

4.14 It is recommended as advised by the current consultation by MHCLG to consider the provision of an evacuation alert system for sole use of the Fire Service should full or partial evacuation of the building is considered necessary by the fire brigade officer in charge. The publication in November 2019 of British Standard 8629: 2019 Code of practice for the design, installation, commissioning and maintenance of evacuation alert systems for use by fire and rescue services in buildings containing flats. It is the recommendation of this statement that the client considers the adoption of this Standard and design for the installation of such an alert system. Further details and strategy design to be reported in subsequent fire reports, in particular consultation and liaison with the M&E consultant and the Fire Authority. Please note that this is not a fire alarm system.

4.15 A suitable opening vent will be provided (AOV). The AOV will be provided to the uppermost level of the stairs, this is provided by installing a rooflight at the head of the stairs linked to a smoke detector in the corridor and with a fireman's switch at ground floor level. This is to allow the fire and rescue service time to fight a fire and as there is a possibility of smoke within the staircase area.

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4.16 Common corridors / lobbies will be ventilated by the provision of a 1.5m<sup>2</sup> area of ventilation.

4.16 Any smoke ventilation system designed and installed to the building, provided with facilities for manual and automatic operation, should comply with BS 12101.

4.17 Minimum stair width of 1100mm between handrails for both means of escape and firefighting access.

4.18 Emergency lighting will be installed throughout the building in accordance with the recommendations of BS 5266 Part 1.

4.19 Due to the height of the building over 18m fire fighting shafts which include lift and stairs shall be provided, with dry risers located within the stair core and visible to the brigade. The lift should be within 7.5m of the stairs and the corridor will be ventilated. The fire-fighting stairs and enclosure will comply with ADB section 15 diagram 15.1

**The London Plan (March 2021), paragraph 3.12.8 - Policy D5 Inclusive design requires development to incorporate safe and dignified emergency evacuation for all building users, by as independent means as possible. In all developments where lifts are installed, Policy D5 Inclusive design requires as a minimum at least one lift to be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building. Fire evacuation lifts and associated provisions should be appropriately designed and constructed, and should include the necessary controls suitable for the purposes intended.**

4.20 BS EN 81-76:2011 Evacuation of disabled persons using passenger and goods passenger lifts describes the use of a passenger lift in an evacuation strategy to evacuate those less ambulant. Interfaces are required between the lift control system, fire detection and alarm system to support the evacuation management strategy.

4.21 The existing lifts will be extended and will comply with the London Plan and will be evacuation lifts.

4.22 The dwelling houses will have a stay put policy in the event of a fire, however If the occupants were asked to leave or took it on their selves to vacate the building, it is proposed that the occupants will leave the premises and make their way to an evacuation point located across the street in Pinner Road or Windsor Road.

## 5. Automatic Fire Suppression

**The London Plan (March 2021), paragraph 3.12.6** -*Suitable suppression systems (such as sprinklers) installed in buildings can reduce the risk to life and significantly reduce the degree of damage caused by fire, and should be explored at an early stage of building design.*

5.1 The changes to the building regulations with regard to the mandatory installation of automatic fire sprinklers in England, affect new build, material alteration, material change of use and extensions to flats over 11m. Therefore, the new apartments and existing building together with the commercial ground floor will be fitted with automatic fire suppression system (sprinklers) throughout each residential flat in accordance with BS 9251: 2014 [15]. The system design is to be a minimum category 1. There will be no recommendation for sprinklers to be provided in common areas when these are fire sterile (lacking in combustible materials.)

5.2 Further details of coverage and design of each fire suppression system is to be detailed in subsequent fire strategy reports and specialist consult reports as required. subject to HSe Regulator review.

## 6. Compartmentation, fire-resisting construction and fire doors

**The London Plan (March 2021), Policy D12, paragraph A3(Buildings)**- *are constructed in an appropriate way to minimise the risk of fire spread.*

**The London Plan (March 2021), Policy D12, paragraph B1-** *(The Fire Statement will detail how the development proposal will function in terms of) the building's construction: methods, products and materials used, including manufacturers' details.*

### Compartmentation, fire-resisting construction and fire doors

6.1 All floors are constructed as with to achieve 90-minutes fire resistance.

6.2 The buildings' elements of structure will be designed as protected to achieve 90-minutes fire resistance.

6.3 Each apartment will be formed as a compartment wall with at least 90-minute standard materials of fire resistance, with the enclosing flat front doors to the common corridor achieving FD30(s) standard, fitted with self-closing device and smoke seal.

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6.4 Any material within the external wall assembly and/or build-up, including specified attachments, i.e., balconies, will be required to achieve Class A2-S1, d0 or Class A1 fire resistance.

6.5 The buildings' elements of structure will be designed as protected to achieve 90-minutes fire resistance.

6.6 All shafts (e.g., risers and lift shafts) are to be constructed as protected shafts.

6.7 The fire-fighting staircases enclosure and lift are to be fire rated and protection provided to REI 120 externally to the shaft and REI 60 minutes inside the shaft.

6.7 Any material within the external wall assembly and/or build-up, including specified attachments, i.e., balconies, will be required to achieve Class A2-S1, d0 or Class A1 fire resistance.

6.8 Fire-stopping will be provided at the junction of fire-separating walls and external walls in order to maintain the fire resistance period of fire-separating walls.

6.9 An analysis of the allowable percentage of unprotected areas (UPA) to the elevations should be made in the subsequent fire strategy reports.

6.10 Balconies not to be constructed with combustible materials.

6.11 The 2019 amendments to Building Regulations 2010 which came into force on 31st August 2019, are considered to apply to this scheme., with respect to the external wall fabric which should be class A1, this would also include the existing building. Further details to be set out within subsequent fire strategy reports.

6.12 This list is not exhaustive and should be developed as the design and liaison process continues and detailed within subsequent fire strategy reports.

### **7. Access and Facilities for the Fire and Rescue Service**

**The London Plan (March 2021), Policy D12, A1** (The Fire Statement will detail how the development proposal will function in terms of) Identify suitably positioned unobstructed outside space for: a. fire appliances to be positioned on and b. appropriate for use as an evacuation assembly point.

**The London Plan (March 2021), Policy D12, paragraph B4-** *(The Fire Statement will 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*

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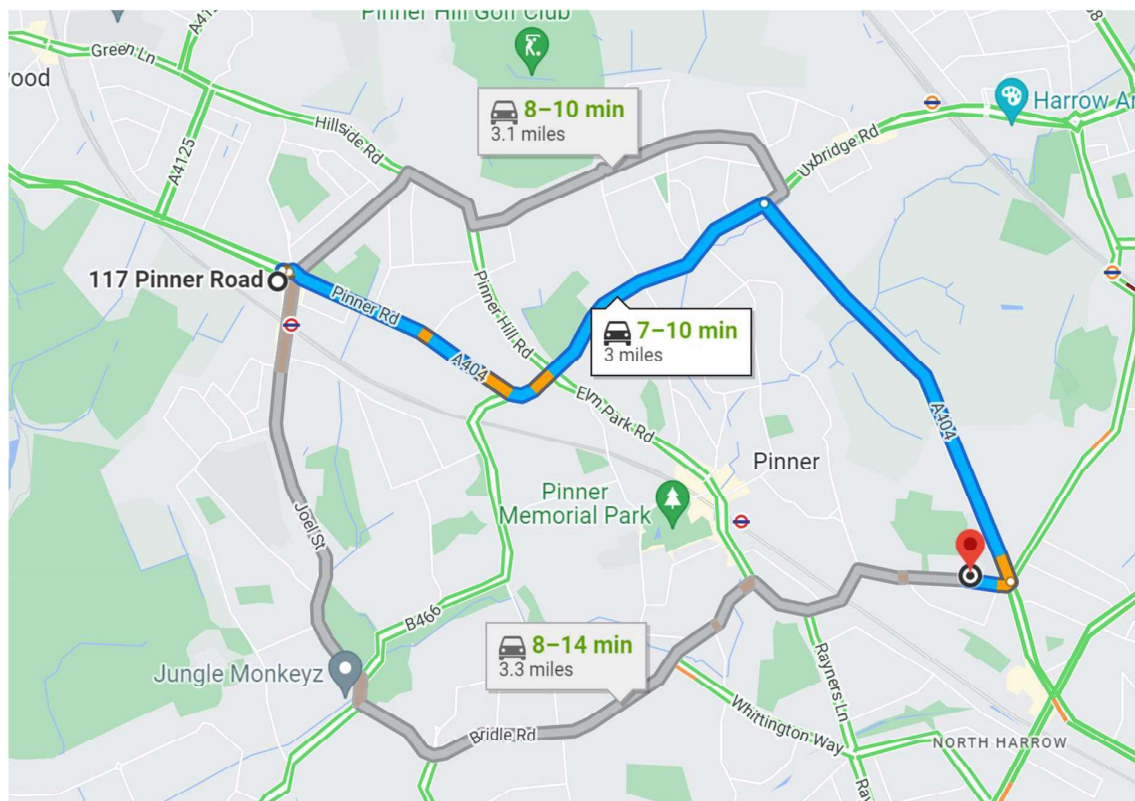
*positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these.*

**The London Plan (March 2021), Policy D12, paragraph B5-** *(The Fire Statement will detail how the development proposal will function in terms of) how provision will be made within the curtilage of the site to enable fire appliances to gain access to the building.*

**The London Plan (March 2021), Policy D12, paragraph B6-** provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

7.1 There are two Fire Station near the property. Ruislip Fire Station, 8 Reservoir Rd, Ruislip HA4 7TT is 8 minutes away and Harrow Fire Station, Fire Brigade Cottages, 500 Pinner Rd, Pinner HA5 5RW is between 7-10 minutes away. Assuming the simple example that an initial response would be from that fire station, then fire vehicles will be able to approach the site via Pinner Road from both stations. See figure 3 below, which shows Harrow station.

7.2 Fire personnel access to firefighting facilities is via the main entrance from the street.



**Figure 3 travel route for appliance illustration**

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7.3 The vehicles can park outside on Pinner Road and Windsor Close adjacent the entrance points to the properties.

7.4 The existing highway route to the building is unchanged by this building scheme.

7.5 Pinner Road leads to Joel Street which is a principal feature of the immediate road network of the development and should be minded and considered by the design team during the design stages.

7.6 No height, width or speed limiting road features are known to the immediate approach itself. These should be minded and considered by the design team and detailed as applicable in subsequent fire strategy reports.

7.7 Fire appliances should not be required to reverse more than 20m in accordance with Approved Document B.

7.8 A water supply for use by firefighting operations should be capable of always providing a minimum 1500 litres per minute at all times.

7.10 An existing hydrant is to located by the design team and to be within 100m of the development. This is assumed to be in existence due to the built-up area.

7.11 Reference to the National Guidance on the Provision of Water for Firefighting (3rd Edition 2007) should be made in subsequent fire strategy reports. The pressure and flow in the existing water main are sufficient for expected Fire Service operations is to be confirmed.

7.12 There is an adequate area on the footpath for occupancies to assemble at an a fire assembly point.

7.13 The dry rising main to all residential stair cores will be specified and installed in accordance with BS 9990, and will serve each upper storey to assist fire-fighting operations.

7.14 Access is required to within 18m of the dry riser inlet positions for the building. Dry riser inlet should be sited in a conspicuous location so that is easily visible to the attending Fire Services.

7.15 Vehicle access is required to be provided to within 18m and in sight of the dry rising main inlet position.

7.16 Dry riser outlets shall be provided at each floor level within the fire-fighting stairs. It is noted that all areas of all floors can be reached within 45m hose distance from outlets.

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7.17 Access into the residential core will be provided directly from the entrance lobby at ground floor level, via the side gate which will be fitted with a fireman's key.

7.18 To facilitate fire-fighting operations it is recommended that a Premises Information Box is to be located available to the main entrance of the building. Contents of such boxes should be determined on consultation with London Fire Brigade (LFB). Minimum details should include;

- Access keys, fobs or codes to the building,
- Site plan showing simple general layout,
- Occupant information to include those whom may require assistance by equipment or resources, i.e., specific PEEP details,
- Details of fire protection systems or equipment installed to the building, and

7.19 This list is not exhaustive and should be developed as the design and liaison process continues and detailed within subsequent fire strategy reports.

### **8. Fire Safety Management**

The London Plan (December 2019), Policy D12, paragraph B4- (The Fire Statement will 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.

8.1 Management procedures have a pivotal role to play in fire prevention, control and evacuation of occupants should a fire incident occur. The Regulatory Reform (Fire Safety) Order 2005 (FSO) places legal obligations on management of the building.

8.2 Management of fire safety must be integrated with all other management systems, to ensure there is no doubt of the responsibility for fire safety, and to enable consistency of approach, it is important that each establishment appoints a designated fire safety representative whom reports to the nominated Building Safety Manager.

8.3 The appointed person should have the necessary authority and powers of sanction to ensure that standards of fire safety are maintained. The main duties of the Fire Safety Manager, as listed in BS 9999 but which are likely to be strengthened in the forthcoming Fire Safety Act (2020).



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8.4 Maintenance procedures will be developed to ensure that all equipment and services are able to operate effectively. Maintenance staff will be trained in the importance of the fire safety systems and planned maintenance programmes developed.

8.5 Suitable assembly points outside the building should be identified. These should be remote from the access routes used by the attending Fire Services.

8.6 In the event of fire, the Fire and Rescue Service will be notified by a resident of the building. A means of automatically notifying the Fire and Rescue Service, e.g., by Redcare or similar, could be provided to address automatic fire detection in the communal areas or for fire outbreak during out-of-hours in non-residential areas.

8.7 Further advice and recommendation to be detailed within subsequent fire strategy reports.

### **9.0 Future Development of The Asset and The ‘Golden Thread’ of Information**

All fire safety information relating to the change of use and associated works are to be collated and kept in a H&S/O&M file which is to be passed onto the Freeholder at the completion of the works as required under Regulation 38 of the Building Regulations 2010 – Volume 1 Dwellings 2019 edition incorporating 2020 amendments – for use in England

In the event that any subsequent or additional works on the buildings are to take place, or any other material alteration which effects the relevant functional requirements of the Building Regulations, namely B1-B5, due consideration would need to be given to these works so that fire safety is not compromised.

It is important that in the event of any future material alterations to the buildings that can be classified as “building work”, these must comply with the applicable requirements of Schedule 1 and Regulation 7 of the Building Regulations, so that once the work is completed, the buildings as a whole complies with the relevant requirement of Schedule 1 or, where it did not comply before, must be no less satisfactory that it was before the work was carried out.

The Freeholder needs to be fully aware that any future changes to the buildings do not negatively impact on the general fire precautions. The Regulatory Reform (Fire Safety) Order 2005, requires the ‘responsible person’ to take such general fire precautions as will ensure, so far as is reasonably practicable, the safety of employees and is to take such general fire precautions which may reasonably be required to ensure the safety of everyone who uses a premises or is in the immediate vicinity in the event of fire.

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## 10.0 Conclusion

This report has been produced to support the planning application for 117 Pinner Road, Northwood Hills, HA6 1DA. The report is a fire statement as required by the London Plan Policy D12 which requires development proposals to achieve the highest standards of fire safety, embedding these at the earliest possible stage.

This Fire Statement is a standalone document which defines the fire safety objectives and performance requirements of a development, and the methods by which these objectives will be provided/ satisfied.

The Fire Statement has evidenced the provisions made for the safety of occupants and protection of property 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 as described above:

The fire statement is an outline of the fire safety proposals for the development with will be developed when a subsequent fire strategy for is developed by competent fire engineers prior to construction.

The fire safety objectives have been identified which include the Building Regulations performance requirements.

The safe means of escape has been documented including the stay put evacuation strategy. There are an adequate number and location of escape stairs for the anticipated occupancy.

The access and facilities for the fire service should be established and should comply with the current building regulations.

The consistency in fire safety has been outlined to meet the Golden thread and will be developed by others in the future including the design fire strategy prepared by others and the future appointments through construction to support regulation 38 of the building regulations and allow the users of the building to execute their responsibilities for fire safety under the Regulatory Reform (Fire Safety) Order 2005 which is the legislation for fire safety in occupied buildings.

The Fire Safety Engineering Consultancy believe this fire statement meets the requirements of the London Plan Policy D12.

## 11.0 Testimonial

**This Fire Statement has been prepared by Marcel Hurst and quality checked by Peter Bailey.**

The author (PB) served 31 years in West Yorkshire Fire service from Jan 1976 and was a fully qualified Fire Safety Officer who became a Fire Safety Manager and enforcer and officer in the senior to middle supervisory ranks from junior officer upwards from 1979 to 2005 and qualified to Fire Engineering status in 1995. This Engineer is experienced in the mathematical modelling and life size real fire testing of a Flashover and backdraft compartment fires and has 14 years in the private sector of Fire Engineering since retirement.

Mr Bailey in 31 years of service 27 as officer rank, took command at dozens of medium to large fires as a First call response officer and investigated hundreds of fires during his time in uniform. Mr Bailey was a fire investigator with endorsement papers in Fire Investigation with the IFE. A straw poll of his attendance at Fires in his 31 years includes app 100 fires of over 10 pumps and 30 fires over 20 pumps in that time period plus 1000's of smaller incidents non the less serious in nature.

This unique skill set of fire ground command, and as an ex Fire safety officer and manager plus his career long training and experience, linked with his position as one of the few Firefighting graduate Fire Engineers in the UK, provides a very unique skill set.

He also researched Flashover, Backdraft and Positive pressure ventilation, both theoretically and in real test fires in liaison with the International Fire Service College Moreton in Marsh, Greater Manchester FRS, Essex FRS, and Lancashire FRS.

He was also a part of the national working group for both Flashover and backdraft run from the National Fire service college.

During his degree course with the University of Central Lancashire he built a flashover scale model still in use today to actively replicate flashover fires and liaised on the subject with scientific bodies around the world including NIST in the USA.

He has a total of 46 years in the Fire industry and heads 2 companies and a team that prepares Fire strategies including HM Prisons and Government sector public buildings as well as many more varied premises.

In the last few years, the FSEC team, led by PB have reviewed and redesigned the fire strategy on the Foreign Office and Cabinet Office and 4 of Her Majesty's prisons with over

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20 prisons under the portfolio working with Building control and HMPPS and CPIG for compliance with the relevant standards for Crown and custodial Premises.

The Australian High Commission in the Strand and numerous landmark London buildings have also become part of the portfolio of the team.

Peter Bailey profile can be verified for authenticity with the following agencies and organisations:

The IFE (Institution of Fire Engineer) with records of examinations passed to GI Fire E and M I Fire E plus endorsement papers in Fire Investigation (member no 00006045) and as full Member level status.

Mr Bailey is in direct application graduation to C Eng. status with the IFE having the prerequisite education standing and 20 years plus experience in Fire Engineering.

The personal records of West Yorkshire Fire service PRF 1825 (1976 – 2006)

He holds the Fire Service Good conduct and Long Service medal and the Queens Jubilee commemoration medal as a matter of public record.

In the records at the University of Central Lancashire Built environment 1990 - 95

IFSM (Institute of Fire Safety Managers) Tier 3 assessor under the NAFRAR scheme ref 0134

FRACS (Fire risk assessors Accredited scheme with Exova Warrington) Ref member no 25  
BAFE SP 205 scheme with SSAIB Ref: MR\WYOR150

### **Senior Fire Engineer**

**P Bailey**

A handwritten signature in black ink, appearing to read 'P Bailey', enclosed within a large, loopy oval stroke.

**B Eng. Hons Fire Engineering**

**M I Fire E**

**MIFSM**

**FRACS**

**NAFRAR Tier3**

**BAFE SP205 Validator**

## 12.0 INFORMATION, LIMITATIONS AND ASSUMPTIONS

The information limitations and assumptions used in the preparation of this report are noted below: -

### DRAWINGS

This report is based on drawings issued to us. Dimensions have been taken from these drawings.

The following GA drawings received 15<sup>th</sup> September 2022 and listed below have been used when preparing this report:

The following drawings were used: -

- 1 Location Plan PL00 A4 1:1250
- 2 Existing basement Plan PL01 A1 1:100 A
- 3 Existing lower ground floor plan PL02 A1 1:100 A
- 4 Existing upper ground floor plan PL03 A1 1:100 A
- 5 Existing first floor plan PL04 A1 1:100 A
- 6 Existing second floor plans PL05 A1 1:100 A
- 7 Existing third floor plans PL06 A1 1:100 A
- 8 Existing Roof plan PL07 A1 1:100 A
- 9 Existing West elevation PL08 A1 1:100 A
- 10 Existing North and South elevations PL09 A1 1:100 A
- 11 Existing East elevation PL10 A1 1:100 A
- 12 Context Plan PL11 A3 1:1250 A
- 13 Proposed Third Floor Plans PL12 A1 1:100 A
- 14 Proposed Fourth Floor Plans PL13 A1 1:100 B

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- 15 Proposed Fifth Floor Plans PL14 A1 1:100 B
- 16 Proposed Elevations Pinner Area - 1 and 3 PL15 A1 1:100 B
- 17 Proposed Elevations Pinner - 2 and 4 PL16 A1 1:100 B
- 18 Proposed Elevations Pinner - 5 PL17 A1 1:100 B
- 19 Proposed Sections C-C and D-D PL18 A1 1:100 B
- 20 Proposed Sections E-E and F-F PL19 A1 1:100 B
- 21 Proposed Roof and site plan PL20 A1 1:200 B
- 22 Proposed views - Pinner PL21 A1 - B

## BUILDING REGULATIONS

This report considers building regulations, which deal with life safety. Property protection and insurance issues are not addressed in this report. Guidance on property protection and insurance requirements can be found in the document Approved Document B: Fire Safety (Volume 1) Incorporating Insurer's Requirements for Property Protection, RIBA Publishing 2008.

## OTHER LIMITATIONS

Complying with the recommendations of this report will not guarantee that a fire will not occur. This is an outline fire statement and unless otherwise described in this report, the fire strategy assumes that the building design, the mechanical and electrical systems, construction methods and materials specifications will comply with current Building Regulations guidance, and relevant British Standards and Codes of Practice.

The design of mechanical and electrical systems such as fire alarm and sprinklers are a specialist area. Fire Strategy recommendations are given in this report however, the design and specifications need to be developed at the appropriate stage in consultation with the specialist designers of these systems.

This report has been prepared for the sole benefit, use and information of Studio V architects -224 West Hendon Broadway London NW9 7ED and the liability of FSECUK Limited, its directors and employees in respect of the information contained in the report will not extend to any third party. The information contained in this report is a stage 2 outline and will need to be developed and the existing building investigated at stage 3 and

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4. It will be the responsibility of the design team to comply with the minimum requirements of the building regulations.

The designs as proposed within this report are subject to formal approval by a Building Control Body (either Local Authority or Approved Inspector), and the Local Fire Authority. The report provides a means of achieving compliance with the building regulations and our interpretation thereof. The building control body have the final say in whether the fire strategy is satisfactory.

Unless specifically identified within this report, all other elements of the scheme design are assumed to be commensurate with standard guidance.

## 13.0 BIBLIOGRAPHY

The below outlines the main information and documentation referred to in the preparation of the document.

Standards publications

BS5266-1 – Emergency Lighting Part 1:2016

BS5839 – Fire Detection and Fire Alarm Systems for Buildings Part 1:2017.

BS5499 – Graphical symbols and signs

Other publications

Building Regulations 2010 and subsequent amendments.

The Building Regulations 2010 – Approved document B volume 1 2019.

The Regulatory Reform (Fire Safety) Order 2005

## 14.0 Floor plans

Attached separately