


# Planning Fire Statement

<b>Premises Address</b>	Units 6, 7 and 8 Berrite Industrial Estate Road Iron Bridge Road South West Drayton UB7 8HY	
<b>Primary contact</b>	Stephen Harrington, Design Director, AFA Architects & Planners Limited	
<b>Development Proposal</b>	The erection of 3 new industrial units facilitated by the removal of an existing building within the industrial park which was damaged by fire and is currently not in use.	

<b>Prepared by</b>	Andrea White MSc BSc(Hons) IEng FIFireE C.BuildE MCABE MIFSM CMIOSH
<b>Signature</b>	
	<p>I confirm that I am a third-party, independent Fire Engineer and consider myself to be suitably qualified and competent to draft this Planning Fire Statement. I am a Fellow of the Institution of Fire Engineers as well as an Incorporated Engineer with the Engineering Council via the Institution of Fire Engineers and a Chartered Building Engineer via the Chartered Association of Building Engineers. I hold a Higher National Diploma and a Master's degree (with distinction) in Fire Safety Engineering and have 20 years' experience of fire safety work. I hold third party accreditation as a fire risk assessor via the IFE's Fire Risk Register.</p> <ul style="list-style-type: none"> <li>• IFE Membership number: 00036697</li> <li>• Engineering Council Membership number: 674682</li> <li>• CABE Membership number: 66988263</li> </ul>

Version	Total Pages	Date	Action
1	12	4 November 2022	For submission to Planning
2	12	7 November 2022	Amended following architect's review

## Introduction

This Planning Fire Statement has been produced for the erection of 3 new industrial units facilitated by the removal of an existing building within the industrial park which was damaged by fire and is currently not in use.

Comments take into account the minimum fire safety standards as set out within Part B of the Building Regulations and current guidance found in Approved Document B, Volume 2, 2019 edition incorporating 2020 amendments.

A Gateway One Fire Statement using the standard form is included as Appendix 1 at the end of this report.

## Relevant Plans

The following documents and plans have been used in drafting this Planning Fire Statement, together with Google Earth images of the location:

Plan Number	Description	Date	Revision
-	Design and Access Statement (and plans included within)	03 10 2022	Draft
PL-01	Site Location Plan	July 2022	A
PL-02	Site Survey	July 2022	A
PL-03	Existing Site Plan	July 2022	A
PL-12	Block Plan	July 2022	A
PL-04	Existing Plans and Elevations	July 2022	-
PL-05	Demolition Site Plan	July 2022	-
PL-06	Proposed Site Plan	July 2022	B
PL-07	Unit 8 Proposed Outline Plans, Sections and Elevations	July 2022	A
PL-08	Unit 6 and 7 Proposed Outline Plans, Sections and Elevations	July 2022	A
PL-09	Sketch View 01	July 2022	-
PL-10	Sketch View 02	July 2022	-
PL-11	Sketch View 03	July 2022	-
PL-13	Construction Compound Plan	Oct.2022	-

*Table 1: Plans and documents for the erection of 3 new industrial units at Berrite Industrial Estate*

## Limitations

Observations are provided based on the information and plans provided and Google Earth images. No site visit was undertaken.

This Planning Fire Statement covers the relevant aspects of London Plan policies D12B but does not detail all the requirements within Part B of the Building Regulations. It is assumed that the project will also be subject to Building Regulations approval at a later date.

## Building Layout

The 3 new units are all single storey industrial units. The internal layout of each unit is basic, with Units 6 and 7 having a small office/kitchenette and a wc adjacent to the front entrance. Unit 8 has wcs, a kitchenette and a separate office at the front of the building.

Figure 1 below shows the layout of each unit:

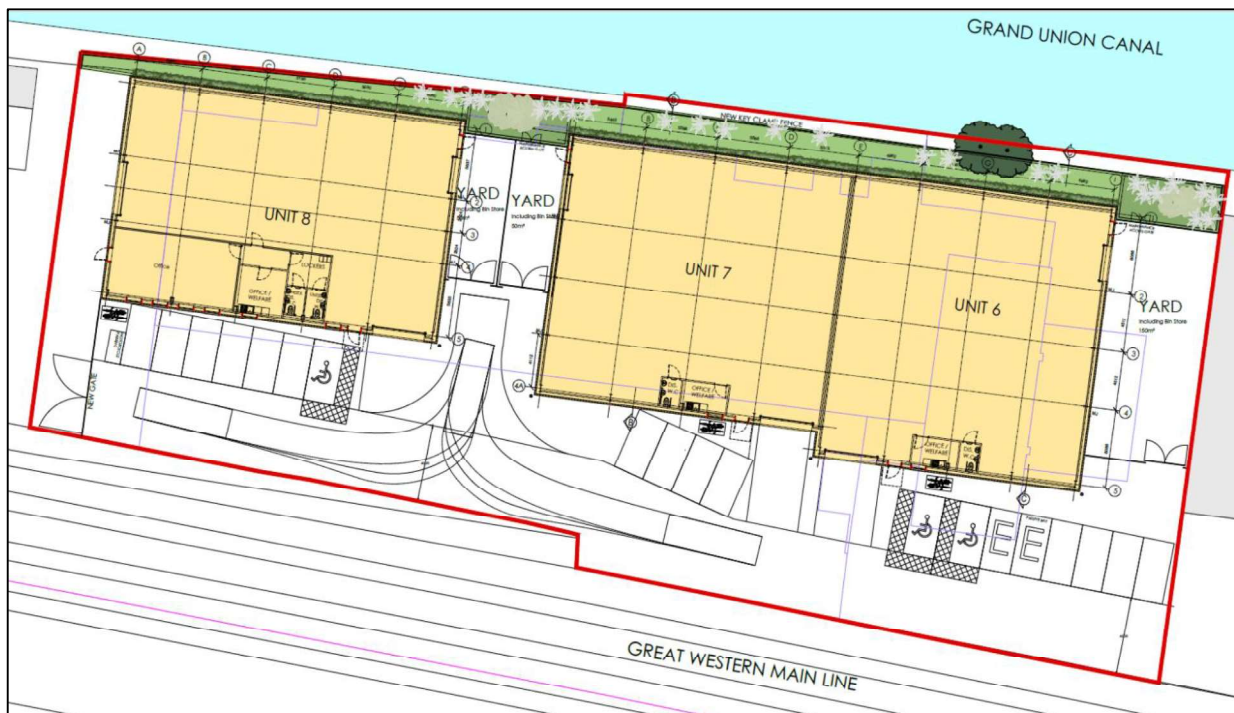


Figure 1: Layout of each unit

## Fire Strategy

The Fire Strategy will be developed in accordance with Approved Document B, Volume 2, 2019 edition incorporating 2020 amendments or a later version. The proposed use is industrial units, which is Purpose Group 6 Industrial. Building Regulations approval will be sought and any deviations from Approved Document B will be discussed with Building Control to ensure that the functional requirements of Regulations B1 to B5 of the Building Regulations are met. Table 2 below provides a summary of the fire safety provisions and routes to compliance:

Fire Safety Provision	Building Regulation	Detail or Route to Compliance
Evacuation strategy	B1: Means of warning and escape	The evacuation strategy will be based on simultaneous evacuation of the unit.
Fire detection and alarm system	B1: Means of warning and escape	The fire detection and alarm system will be designed in accordance with Approved Document B. It may be that no electrically-operate fire alarm system is required, because of the size of each unit. In these cases, the means of raising the alarm may be simple (for example, a shouted warning).
Means of escape	B1: Means of warning and escape	The means of escape will be designed in accordance with Approved Document B. It includes a main entrance at the front of each unit and an alternative means of escape at the rear of each unit.
Emergency lighting	B1: Means of warning and escape	Emergency lighting will be provided to BS 5266-1.
Exit signage	B1: Means of warning and escape	Exit signage will be provided in accordance with BS ISO 3864-1 and BS 5499-4 to denote the alternative means of escape at the rear of each unit.
Internal linings	B2: Internal fire spread (linings)	Wall and ceiling linings will be designed in accordance with Approved Document B.
Structural Fire Protection	B3: Internal fire spread (structure)	The loadbearing elements of structure will be constructed with the levels of fire resistance stipulated in Approved Document B.
Compartmentation	B3: Internal fire spread (structure)	Compartmentation, cavity barriers and fire stopping will be provided as per Approved Document B. No automatic suppression system is proposed or considered necessary to meet the requirements of Approved Document B.
Combustibility of external walls and fire spread over roofs	B4: External fire spread	External walls of the building include a solid brick plinth and metal clad walls. Any changes to external walls and roof coverings will be designed in accordance with Approved Document B.
Fire mains	B5: Access and facilities for the fire service	Perimeter access meets the requirements of Approved Document B and therefore fire mains are not proposed.
Hydrants	B5: Access and facilities for the fire service	A hydrant sign was noted outside unit 4, although this is approximately 130m from the proposed units.
Fire Safety Information	Regulation 38	To be provided in accordance with Approved Document B.

*Table 2: Summary of fire safety provisions for Units 6 to 8 Berrite Industrial Estate and routes to compliance*

## Fire Safety Criteria

**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.**

The new units are presumed to be steel portal frame construction. External walls include a solid brick plinth at ground level and metal wall and roof cladding. The solid brick, steel frame and metal cladding are presumed to be non-combustible. No details were supplied regarding any insulation behind the metal wall and roof cladding. Any changes to existing structural materials will meet the requirements of Approved Document B.

**The statement should detail 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 evacuation strategy for each unit will be simultaneous evacuation.

The layout of each unit is simple, with a front entrance door and an alternative means of escape towards the rear of the unit. The units are ground floor only and horizontal means of escape will comply with Approved Document B. The provision of graphic fire exit signage (green and white 'running man' signs) to depict the alternative fire exit route at the rear will assist occupants to identify their means of escape.

**The statement should detail features which will reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans.**

Aspects relating to passive and active systems will be fully considered as part of the Building Regulations Approval process which will be undertaken.

A commercial fire alarm system will be installed in each unit if necessary. However, the limited size of each unit may require only a simple means of raising the alarm (for example, a shouted warning). Based on the layouts shown, there is no requirement for automatic detection within any of the units.

Emergency lighting will be provided to BS 5266-1.

Passive fire safety measures will include compartmentation, appropriate internal linings to walls and ceilings and structural fire protection. These will be provided in accordance with Approved Document B.

Staff on site will need to receive fire-related training to enable them to manage the building to a good standard of fire safety. This will include ensuring that escape routes are kept clear and that the emergency lighting and any fire alarm are kept in good working order. Regular testing and maintenance of fire safety systems will need to be undertaken – details of suitable regimes can be found in BS 9999:2017 and should be detailed in a Regulation 38 folder for the building.

In line with Approved Document B, automatic water suppression systems (such as sprinklers) and smoke control systems are not required in a building of this occupancy, size and height.

**The statement should detail 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 units will each have a simultaneous evacuation strategy and therefore the expectation is that the unit will be empty when the Fire Service arrive to site.

Emergency vehicles can park immediately outside each unit, accessed via public roads of suitable width and weight bearing capacity and then roads within the industrial estate, which appear to be of suitable weight and weight bearing capacity, based on a Google Earth search.

The main entrance to each unit is at the front of the buildings and easily visible.

A hydrant was identified outside unit 4 on the industrial estate, although this is approximately 130m from the proposed units. It appears likely that this is a private hydrant and is presumed to be usable/operable but this has not been confirmed.

The units are ground floor only, with no upper floors and therefore no staircases.

In line with Approved Document B, automatic water suppression systems (such as sprinklers) and smoke control systems are not required in a building of this occupancy, size and height.

Regular testing and maintenance of fire safety systems will need to be undertaken – details of suitable regimes can be found in BS 9999:2017 and should be detailed in a Regulation 38 folder for the building.

**The statement should detail how provision will be made within the curtilage of the site to enable fire appliances to gain access to the building.**

This is an existing site. Emergency vehicles will be able to park immediately outside the units. Access roads on the industrial estate are presumed to be of suitable width and weight bearing capacity.

**The statement should detail how it will be ensured that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures.**


As required under Regulation 38 of the Building Regulations, all relevant fire safety information should be handed over to the client at building handover and retained, including this document.

Under the Regulatory Reform (Fire Safety) Order, 2005, a suitable and sufficient fire risk assessment should be undertaken when the units are occupied. It should be reviewed periodically, including after any fire incident and when any changes are being considered. Future material alterations to the building after it is constructed are likely to require Building Regulations approval.



## Appendix 1 - Fire statement form

Application information	
1.0 Site address line 1 Site address line 2 Site address line 3 Town County Site postcode (optional)	Units 6, 7 and 8 Berrite Industrial Estate Road Iron Bridge Road South West Drayton UB7 8HY
2.0 Description of proposed development including any change of use (as stated on the application form):	The erection of 3 new industrial units facilitated by the removal of an existing building within the industrial park which was damaged by fire and is currently not in use.
3.0 Name of person completing the fire statement (as section 15.), relevant qualifications and experience.	<p>Andrea White MSc BSc(Hons)  Eng FIFireE C.BuildE MCABE MIFSM CMIOASH</p> <p>I confirm that I am an independent Fire Engineer and consider myself to be suitably qualified and competent to draft this Fire Statement. I am a Fellow of the Institution of Fire Engineers as well as being an Incorporated Engineer with the Engineering Council via the Institution of Fire Engineers and a Chartered Building Engineer via the Chartered Association of Building Engineers. I hold a Higher National Diploma and a Master's degree (with distinction) in Fire Safety Engineering and have 20 years' experience of fire safety work.</p> <p>IFE Membership number: 00036697 Engineering Council Membership number: 674682 CABE Membership number: 66988263</p>
4.0 State what, if any, consultation has been undertaken on issues	No statutory consultation to my knowledge

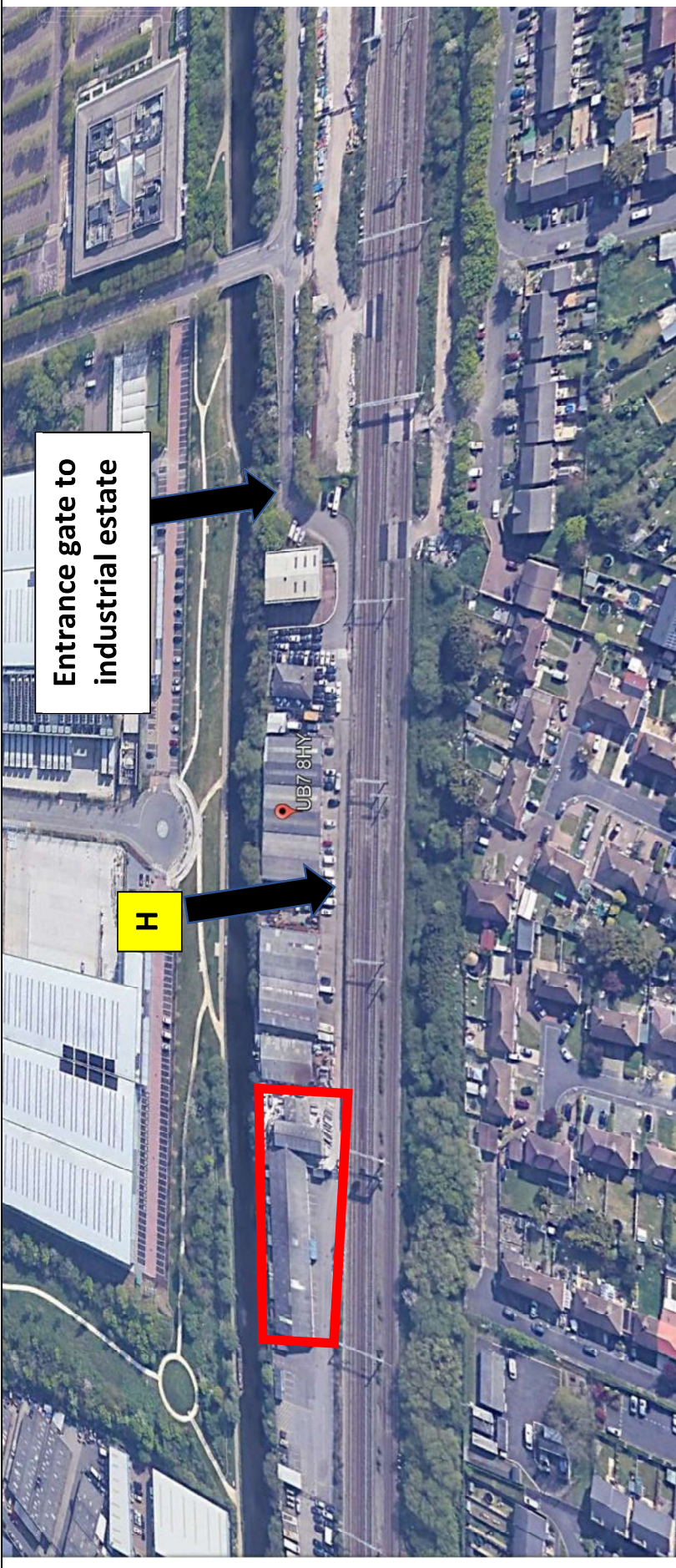
<p>relating to the fire safety of the development; and what account has been taken of this.</p>	
<p><b>5.0 Site layout plan with block numbering as per building schedule referred to in 6.</b>                      (consistent with other plans drawings and information submitted in connection with the application)</p>	
<p>Site layout plan is:                      Inserted in the form.</p>	



The principles, concepts and approach relating to fire safety that have been applied to the development									
6.0 Building schedule									
Site information			Building information			Resident safety information			
a) block no. as per site layout plan above	b) • block height (m) • number of storeys excluding those below ground level • number of storeys including those below ground level	c) proposed use (one per line)	d) location of use within block by storey	e) standards relating to fire safety/ approach applied	f) balconies	g) external wall systems	h) approach to evacuation	i) automatic suppression	j) accessible housing provided
Units 6, 7 and 8 Berrite industrial Estate Road	3 industrial units rather than a block of flats. Each unit is ground floor only.	Industrial units	Units are ground floor only	Approved document B vol 2	no balconies	class A2-s1, d0 or better	simultaneous	none	N/A non resi
<b>7.0 Specific technical complexities</b> Explain any specific technical complexities in terms of fire safety (for example green walls) and/or departures from information in building schedule above Guide: no more than 500 words None identified									

<p><b>8.0 Issues which might affect the fire safety of the development</b> Explain how any issues which might affect the fire safety of the development have been addressed. Guide: no more than 500 words</p> <p>None identified.</p>	<p><b>9.0 Local development document policies relating to fire safety</b> Explain how any policies relating to fire safety in relevant local development documents have been taken into account. Guide: no more than 500 words</p> <p>None known</p>	<p><b>Emergency road vehicle access and water supplies for firefighting purposes</b></p>	<p><b>10.0 Fire service site plan</b> Explanation of fire service site plan(s) provided in 14. including what guidance documents have informed the proposed arrangements for fire service access and facilities? Guide: no more than 200 words</p> <p>Approved Document B has been used in relation to the proposed arrangements for fire service access and facilities.</p> <p>Emergency vehicles can park immediately outside each unit, accessed via public roads of suitable width and weight bearing capacity and then roads within the industrial estate, which appear to be of suitable width and weight bearing capacity, based on a Google Earth search.</p> <p>The main entrance to each unit is at the front of the buildings and easily visible.</p> <p>The layout of all 3 units is simple, with a main warehouse/workshop area and a small office/kitchenette and wc adjacent to the front entrance.</p> <p>The units are ground floor only and therefore no additional provisions are required for fire-fighting.</p> <p>The units will have a simultaneous evacuation strategy and an evacuation assembly point for staff and guests will need to be determined – this could be at the front of the building alongside the train line wall.</p>
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<p>A hydrant was identified outside unit 4 on the industrial estate, although this is approximately 130m from the proposed units. It appears likely that this is a private hydrant and is presumed to be usable/operable but this has not been confirmed.</p>	<p><b>11.0 Emergency road vehicle access</b> Specify emergency road vehicle access to the site entrances indicated on the site plan Guide: no more than 200 words</p> <p>Access to the units is via Berrite Industrial Estate Road. This appears to be a private road through the industrial estate, with a gate at the entrance. Based on a Google Earth search, these appear to be of suitable width and weight carrying capacity for fire appliances. Access roads to the industrial estate are public roads which are of suitable width and weight carrying capacity.</p> <p>Is the emergency vehicle tracking route within the site to the siting points for appliances clear and unobstructed? yes</p>
<p><b>12.0 Siting of fire appliances</b> Guide: no more than 200 words</p> <p>There is parking in front of each unit for fire appliances – please see architect's impression on page 1.</p>	<p><b>13.0 Suitability of water supply for the scale of development proposed</b> Guide: no more than 200 words</p> <p>A hydrant was identified outside unit 4 on the industrial estate, although this is approximately 130m from the proposed units. It appears likely that this is a private hydrant and is presumed to be usable/operable but this has not been confirmed.</p> <p>Nature of water supply: hydrant- private</p> <p>Does the proposed development rely on existing hydrants and if so are they currently usable / operable? don't know</p>
<p><b>14.0 Fire service site plan</b> Fire service site plan is: inserted in the form</p>	



Fire statement completed by

15.0    Signature

*A. E. White*

16.0    Date

04/11/2022