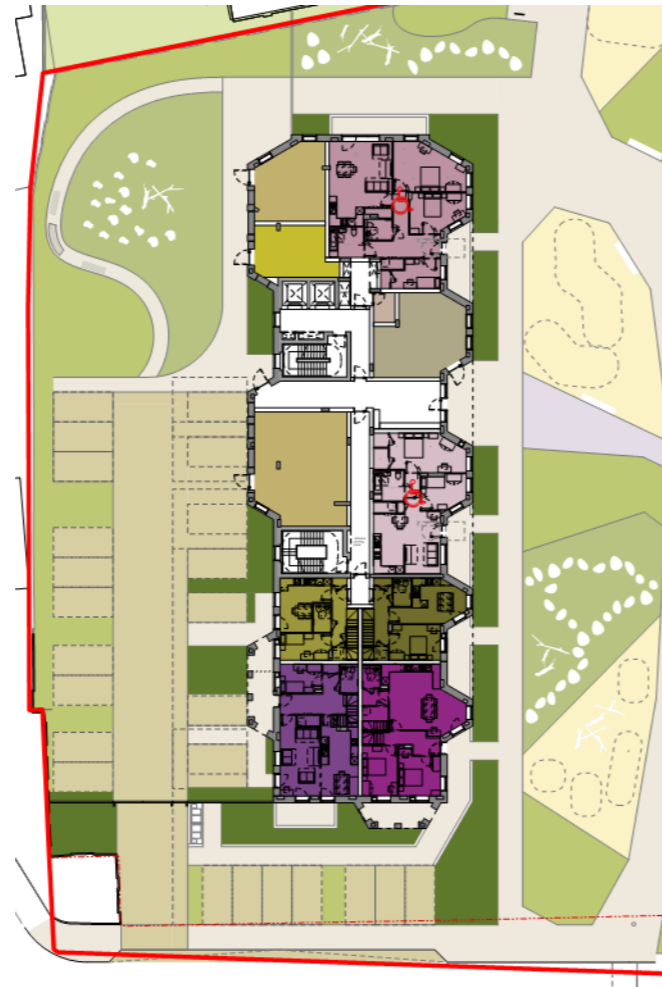


Fire statement form

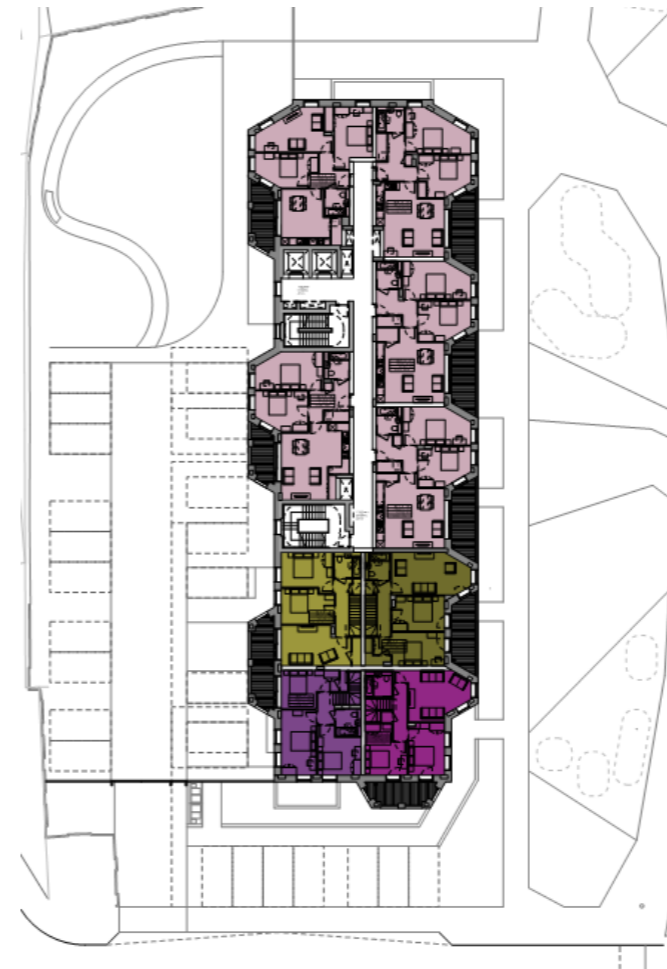
Application information	
1. Site address line 1	Buildings B, C and E
Site address line 2	Cambridge Road Estate
Site address line 3	
Town	Kingston-upon-Thames
County	United Kingdom
Site postcode (optional)	
2. Description of proposed development including any change of use (as stated on the application form):	<p>The buildings are part of a proposed new development in Kingston-upon-Thames comprising of multiple plots of residential apartment buildings (Plots A-P) with most plots containing multiple buildings. Some buildings have commercial units, workspaces or a community centre etc. accessed from ground. This planning statement addresses Buildings B, C and E only.</p> <p>Building B is a single residential building with apartments located on Ground – Fifth Floor. the upper floors are served by two stairs which are linked at each floor above ground by a common corridor. At Ground Floor there is also ancillary spaces such as cycle storage, refuse store, and plant rooms. These are all accessed direct from outside. There is external residents parking on the South and East sides of the building. The top floor of the building is 15.6m above ground level.</p> <p>Building C consists of three residential towers (C1-C3) with a community centre, retail, workspaces, ancillary uses and a UKPN Substation at ground, and a residents car park at basement level. Each tower block has a single stair. The apartments are accessed from a common corridor. The number of storeys above ground and approximate height of each block is as follows:</p> <ul style="list-style-type: none"> • Block C1 - 12 storeys (39.8m) • Block C2 - 11 storeys (35.6m) • Block C3 - 9 storeys (28.5m) <p>Building E consists of four residential towers (E1-E4) and two smaller blocks (E-5-E6) of four storey town homes accessed direct from ground level. At Ground floor there is also ancillary uses such as cycle stores, refuse stores and plantrooms. The building also has a UKPN Substation and CHP room at ground. In the centre of the building there is a covered car park below a shared podium deck. Each tower block has a single stair. The apartments are accessed from a common corridor. The number of storeys above ground and approximate height of each block is as follows:</p> <ul style="list-style-type: none"> • Block E1 - 11 storeys (34.8m) • Block E2 - 11 storeys (35.1m) • Block E3 - 10 storeys (31.7m) • Block E4 - 7 storeys (22.8m) • Block E5 - 3 storeys (10.5m) • Block E6 - 3 storeys (10.4m)
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience.	<p>Luke Roscoe MEng, AIFire</p> <p>Luke Roscoe is an Associate Fire Engineer at Jensen Hughes and has over 6 years of experience in developing building Fire Strategies. He has extensive experience in fire strategies for residential buildings ranging from Student Residential buildings, Private residential, Private Rented Sector, co-living. He has extensive experience in developing fire engineering solutions including fire and smoke and evacuation modelling for all range of building types, although most extensively in residential buildings.</p> <p>As part of Jensen Hughes, Luke can draw from the experience of other fire engineers in the UK and around the world, which will ensure the quality and the robustness of the fire strategy developed for the project.</p>
4. State what, if any, consultation has been undertaken on issues relating to the fire safety of the development; and what account has been taken of this.	<p>Consultation with the approving authorities has not been undertaken to date for Building C.</p> <p>Fire strategy development has been undertaken by Jensen Hughes to identify the key fire strategy issues and ongoing input has been provided to assist the design team as they incorporate the fire strategy requirements into their specialist design.</p> <p>The plans will continue to be developed as the scheme progresses and discussion with approving authorities and the local fire and rescue services are undertaken.</p>

5. Site layout plan with block numbering as per building schedule referred to in 6.

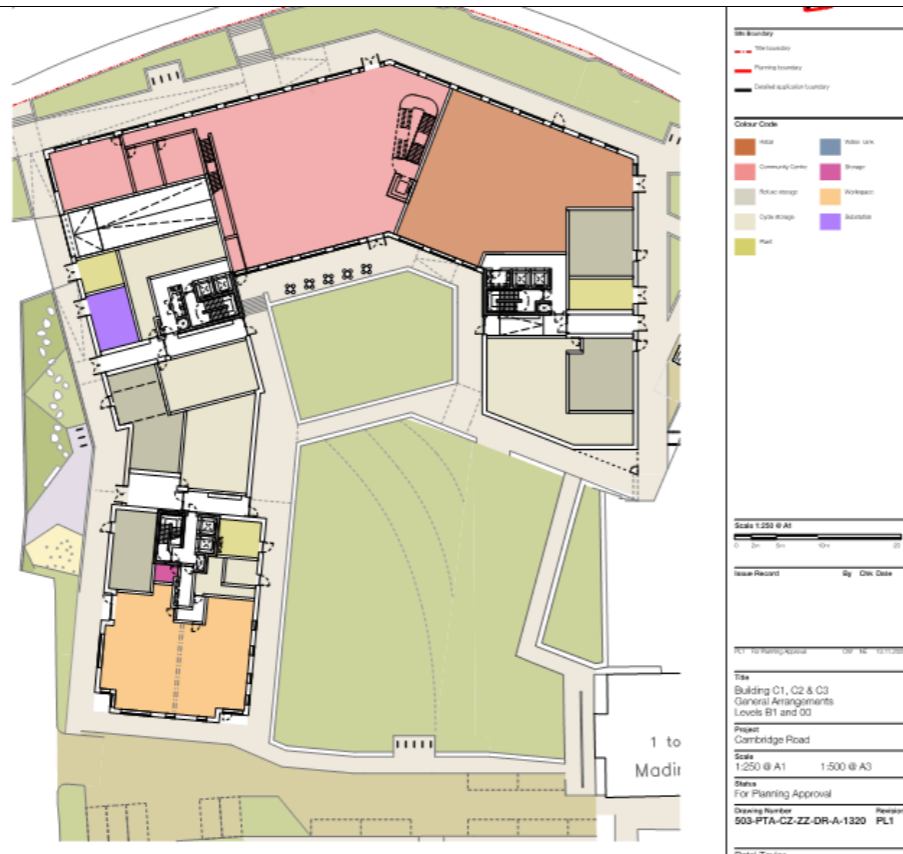
Site layout plan is:
inserted in the form



Building B – Ground Floor



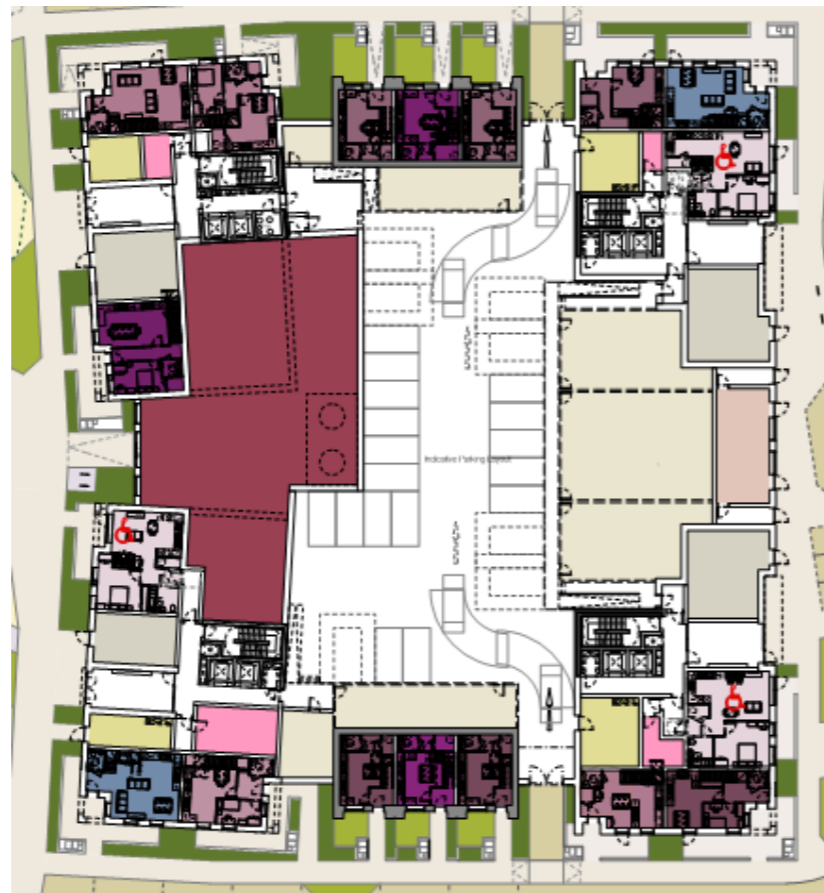
Building B – Second Floor



Building C - Level 00



Building C - Level 2



Building E - Ground Floor



Building E - First Floor

The principles, concepts and approach relating to fire safety that have been applied to the development

6. 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
B	15.6m, 5 storeys plus ground	Residential apartments, town homes	Ground – Fifth Floor	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	M4(2) & M4(3)
		Ancillary areas – refuse stores, cycle stores, plant rooms etc.	Ground Floor	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes- residential sprinklers, full	N/A non resi
C1	39.8m, 12 storeys + ground plus one basement storey	Residential apartments	Levels 1-12	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	M4(2) & M4(3)
		Community centre	Levels 00-01	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Ancillary areas – refuse stores, cycle stores, plant rooms etc.	Level 00	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Car park	Level B1	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
C2	35.6m, 11 storeys + ground plus one basement storey	Residential apartments	Levels 1-11	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	M4(2) & M4(3)
		Community centre, retail unit	Levels 00-01	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Ancillary areas – refuse stores, cycle stores, plant rooms etc.	Level 00	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Car park	Level B1	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
C3	28.5m, 9 storeys + ground	Residential apartments	Levels 1-9	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	M4(2) & M4(3)
		Workspaces	Level 00	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Ancillary areas – refuse stores, cycle stores, plant rooms etc.	Level 00	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
E1	34.8m, 11 storeys + ground	Residential apartments	Ground – 11 th Floor	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	M4(2) & M4(3)

		Ancillary areas – refuse stores, cycle stores, plant rooms etc.	Ground Floor	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes-commercial sprinklers, full	N/A non resi
		Car park	Ground Floor	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes-commercial sprinklers, full	N/A non resi
E2	35.1m, 11 storeys + ground	Residential apartments	Ground – 11 th Floor	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes-residential sprinklers, full	M4(2) & M4(3)
		Ancillary areas – refuse stores, cycle stores, plant rooms etc.	Ground Floor	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes-commercial sprinklers, full	N/A non resi
		Car park	Ground Floor	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes-commercial sprinklers, full	N/A non resi
E3	31.7m, 10 storeys + ground	Residential apartments	Ground – 10 th Floor	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes-residential sprinklers, full	M4(2) & M4(3)
		Ancillary areas – refuse stores, cycle stores, plant rooms etc.	Ground Floor	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes-commercial sprinklers, full	N/A non resi
		Car park	Ground Floor	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes-commercial sprinklers, full	N/A non resi
E4	22.8m, 7 storeys + ground	Residential apartments	Ground – 7 th Floor	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes-residential sprinklers, full	M4(2) & M4(3)
		Ancillary areas – refuse stores, cycle stores, plant rooms etc.	Ground Floor	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes-commercial sprinklers, full	N/A non resi
		Car park	Ground Floor	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes-commercial sprinklers, full	N/A non resi
E5	10.5m, 3 storeys + ground	Residential town homes	Ground – 3 rd Floor	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes-residential sprinklers, full	none
E6	10.4m, 3 storeys + ground	Residential town homes	Ground – 3 rd Floor	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes-residential sprinklers, full	none

7. Specific technical complexities

No green walls are proposed as part of the development. All buildings will be designed as 'relevant buildings', including Building B which has a top floor of 15.6m.

The Block C1 and C2 residential stairs also serve the basement car park. To support this layout, an enhanced standard of protection will be provided to the stair, including a minimum of three lobbies between the stair and car park, one of which is smoke vented.

The final exits from the stairs in Buildings C and E will have connections to ancillary areas in some cases. They will be separated from the final exit corridor by at least one smoke vented lobby. Landlord service risers will be accessed from a smoke vented lobby, separated from the final exit corridor from the stair. Post boxes will be located inside the final exit route from the stairs. The post boxes will achieve 30 minutes fire resistance.

8. Issues which might affect the fire safety of the development

See Section 7.

9. Local development document policies relating to fire safety

Policy D12 of the London Plan. A separate fire statement has been prepared to address this.

Emergency road vehicle access and water supplies for firefighting purposes

10. Fire service site plan
Fire vehicle access discussed in Sections 11 and 12 and shown in Section 14. All access roads will be designed to be sufficient in terms of load bearing capacity and clearance widths and heights for a London Fire Service pump appliance.

Blocks C1, C2, C3 and E1, E2, E3 and E4 are provided with a firefighting shaft comprising the following:

- Firefighting stair at least 1100mm clear width;
- Firefighting lift opening within 7.5m of the entrance to the firefighting stair;
- A fire main outlet within the stair enclosure;
- Smoke vented lobby or corridor;
- Automatically opening vent at the head of the stair achieving at least 1m² in cross-sectional area.
- 2 hours fire-resisting enclosure around the firefighting stair, firefighting lift and access route to the firefighting shaft at ground floor.
- Floor coverings in line with the recommendations in BS:9999.

Building B has a top floor of less than 18m. Therefore, it does not need a firefighting shaft. However, a dry fire main will be provided in the stair to give 45m hose coverage to all apartments.

Blocks E5 and E6 are town homes that can be accessed directly at ground level. Hose cover from a pump appliance parking position to the top floor will be within 45m.

The community centre and commercial uses are within 45m of a fire vehicle parking position.

11. Emergency road vehicle access
Fire vehicle access is available to the buildings as shown in Section 14. The arrows show the routes from a fire vehicle parking position to the entrance to the stair core. All entrances are within 18m and insight of a fire vehicle parking position.

The roads to Building B and Blocks C1 and C3 are dead ends and the parking positions are more than 20m from a junction. Therefore, adequate space for a fire vehicle to turn will be provided, as indicatively shown by the red ovals. Tracking analyses will be carried out to demonstrate there is sufficient space for a pump appliance to turn around.

The access road will be suitable for a fire service pump appliance with a 3.7m clear width and 3.7m vertical clearance height. The load-bearing capacity to the access roads is a minimum of 14 tonnes.

Is the emergency vehicle tracking route within the site to the siting points for appliances clear and unobstructed?
yes

12. Siting of fire appliances
The fire vehicles will be able to park within 18m and insight of the entrance to each block. This will also be within 18m and insight of the dry fire main inlets. This is compliant with the parameters set out in Building Regulations guidance.

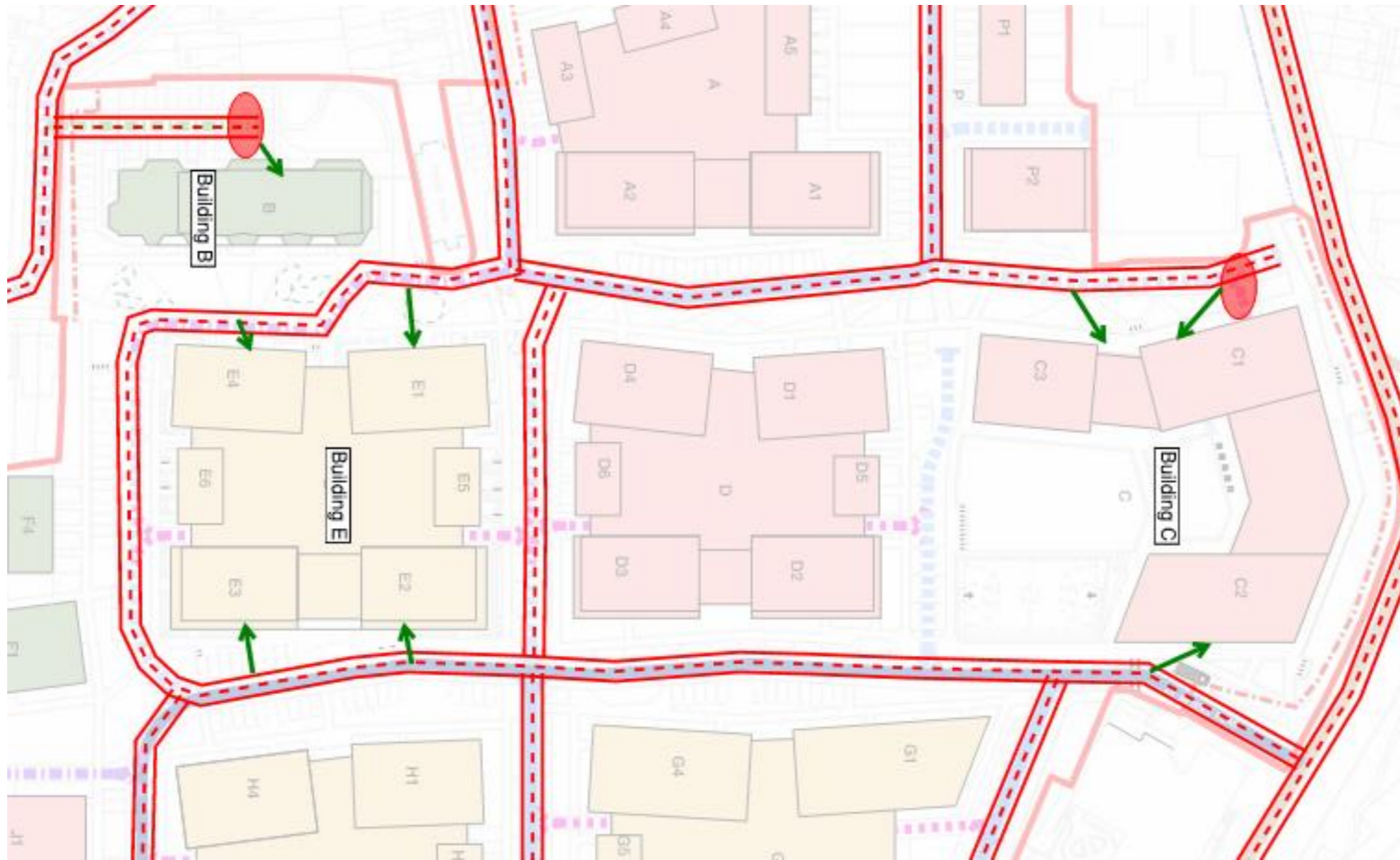
13. Suitability of water supply for the scale of development proposed
A water supply will be provided either from a public fire hydrant system or from a private fire hydrant ring main system.
Fire hydrants will be within 90m of each dry riser inlet, providing a minimum flow rate of 1500 litres/minute.
A maintenance regime for all active fire safety measures will be developed in due course.

Nature of water supply:
hydrant- public

Does the proposed development rely on existing hydrants and if so are they currently usable / operable?
don't know

14. Fire service site plan

Fire service site plan is:
inserted in the form



Fire and Rescue Service Access

Fire statement completed by

15. Signature

+

Luke Roscoe

16. Date

01/11/2021

