



# Fire Training International

## LOWER GROUND FLOOR



Danson Road / Bexleyheath  
Fire Statement



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Fire Statement for Planning Application

Job Number: DR004 May 2021

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Issue	Date	Amendment Details	Author	Checked
Draft	17/05/2021	Initial issue	RAR	
Distribution				
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REPORT SCOPE AND OBJECTIVE	
This document constitutes a <b>Fire Statement</b> for the planning application for Danson Road Care home, Bexleyheath, South East London, as required by the: Mayor of London's "London Plan Policy D12" - March 2021.	
Project description The proposal for this development consists of the construction of a care home over four floors as described below: -	
Lower Ground Floor	16 resident bedrooms, associated care facilities, kitchen, laundry, plant room, associated staff welfare facilities and 3 protected staircases.
Ground Floor	20 resident bedrooms, associated care facilities, bistro/dining, fine dining, cinema, reception, managers office, and 4 fire exits including main entrance.
First Floor	25 resident bedrooms, associated care facilities, day rooms, orangery and 3 protected staircases.
Second Floor	9 resident bedrooms, associated care facilities, day spaces and 2 protected staircases.
The building will be provided with a residential: <ul style="list-style-type: none"><li>• Mist system Tested to BS:8458 and BS:9252</li><li>• L1 Fire Alarm Detection System to BS 5839 Part 1</li></ul>	



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The Mayor of London's London Plan Policy D12 – March 2021 states that all major development proposals should be submitted with a Fire Statement, which should detail statement how the development proposal will function in terms of the following items in the table below. A comment is made against each point shown.

Draft London Plan - 2019	Fire Statement comment
<p>The building's construction: methods, products and materials used, including manufacturers' details</p>	<p>Approved Document B Volume 2 - 2019 Edition.</p> <p>Fire safety in the design, management and use of residential buildings - Code of practice' for the residential areas, and BS 9999:2017.</p> <p>The materials used will comply with the requirements of the amendments to Regulation 7 of the Building Regulations.</p> <p>Precise materials to be used are not specified at this stage.</p>
<p>The means of escape for the building users: suitably designed stair cores, escape for building users who are disabled or require level access, and associated evacuation strategy approach</p>	<p>The residential areas are designed to adopt a progressive horizontal and vertical evacuation strategy.</p> <p>Each floor is divided into Horizontal Sweep Zones.</p> <p>Due to the high level of protection provided to the bedrooms and between the bedrooms and the common corridors, also, the provision of the residential mist system which would extinguish the fire or restrict its development, it is not expected that any residents would be required to leave the building due to a fire.</p> <p>However, should the need arise, then the progressive horizontal and vertical evacuation strategy will ensure all residents are removed to a place of safety.</p>
<p>Features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans</p>	<p>All rooms will be provided with a fire detection and fire alarm system to a Grade L1 standard under BS 5839.</p> <p>Residential mist system to BS8458:2015 will also be provided.</p>
<p>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</p>	<p>Access to all areas of the site is via corridors and stairwells.</p> <p>Onsite staff will assist the fire brigade on arrival.</p> <p>The site will be fitted with a residential mist system.</p> <p>Water hydrants are provided in Danson Road</p>



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<p>How provision will be made within the curtilage of the site to enable fire appliances to gain access to the building</p>	<p>Fire service vehicle access will be available to the main entrance.</p> <p>The site will be manned 24/7 with care staff trained on greeting and assisting the fire brigade on arrival.</p> <p>It is intended that Fire service access will be in line with the functional requirements of The Building Regulations.</p>
<p>Ensuring that any potential future modifications to the building will consider and not compromise the base build fire safety/protection measures.</p>	<p>The design of the building considers the current building regulations and guidance.</p> <p>Future changes to the design and / or structure of the buildings should be undertaken following the relevant guidance in force at that time.</p>

For & on behalf of Fire Training International Limited

Risk Assessment Director