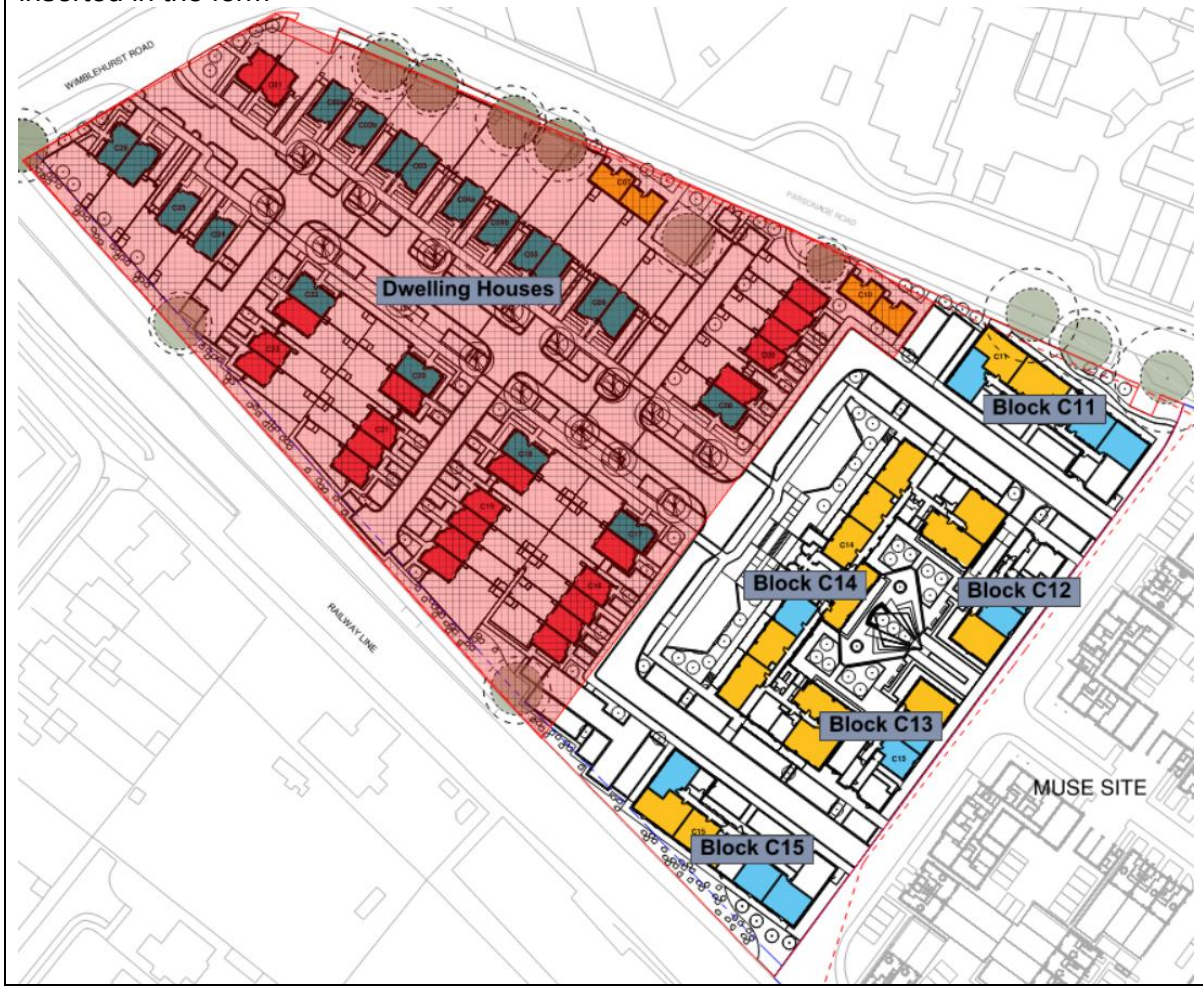
Fire statement form

Application information	
1. Site address line 1	**Horsham Enterprise Park**
Site address line 2	Parsonage Road
Site address line 3	
Town	Horsham
County	West Sussex
Site postcode (optional)	RH12 5AB
2. Description of proposed development including any change of use (as stated on the application form):	The proposed residential development comprising approximately 206 dwellings, including the conversion of 'Building 3' (Block 14) and the demolition of 'Building 36' (Block 12 and 13). Vehicular access taken from Wimblehurst Road. Car and cycle parking, landscaping and open space and associated works. The replacement of the existing cedar trees at the site.
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience. Guide: no more than 200 words	**Farrokh Azad** *MSc, BSc, MIET, MSFPE, MIFSM, MIFPO, AIFireE* A former Fire Officer with more than 20 years of combined experience in firefighting operations and fire safety design. Successfully completed fire statements and fire strategy design for number of residential buildings including high-rise buildings in the UK. He holds university degree of MSc of Fire Safety Engineering and BSc of High-rise Fire Protection and is member of the professional institutes as listed below. He has developed fire strategy for number of high-rise buildings including fire safety statements supporting Gateway One. MIET – Institution of Engineering and Technology (IET) MSFPE – Society of Fire Protection Engineers (SFPE) MIFSM – Institute of Fire Safety Managers (IFSM) MIFPO – Institute of Fire Prevention Officers (IFPO) AIFireE – Institution of Fire Engineers (IFE)
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.	Calfordseaden has been appointed as the Fire Safety Engineer at early stages of design in order to review the proposed the design by the designers and provide consultation and input with regards to the functional requirements of Part B, Schedule 1 of Building Regulations 2010. Calfordseaden has attended a number of design team meetings and reviewed the proposed design and provided input by means of comments, mark ups and preparing a fire strategy report. The fire strategy for the proposed site will be further developed during next design stages liaising with the other designers to ensure a holistic fire strategy is considered for the buildings within the proposed site.

Guide: no more than 200 words	

5. Site layout plan with block numbering as per building schedule referred to in 6.
(consistent with other plans drawings and information submitted in connection with the application)

Site layout plan is:
inserted in the form



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
Dwelling Houses	• Up to 5.9m • Up to 3 floors • Up to 3 floors	residential houses	Ground, First and Second	Approved document B vol 1	no balconies	class A2-s1, d0 or better	simultaneous	none	none
Block 11	• 15.1m • 5 floors • 5 floors	residential flats	Ground to 4th Floor	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes-residential sprinklers, full	M4(2) & M4(3)
Block 12	• 15.1m • 5 floors • 6 floors	residential flats	Ground to 4th Floor	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes-residential sprinklers, full	M4(2)
		Car Park	Basement	BS9999	No balconies	class A2-s1, d0 or better	simultaneous	yes-commercial sprinklers, full	NA none resi

Block 13	• 15.1m • 5 floors • 6 floors	residential flats	Ground to 4th Floor	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	M4(2)
		Car Park	Basement	BS9999	No balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	NA none resi
Block 14	• 15.1m • 5 floors • 6 floors	residential flats	Ground to 4th Floor	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	M4(2)
		Car Park	Basement	BS9999	No balconies	class A2-s1, d0 or better	simultaneous	Yes- commercial sprinklers, full	NA none resi
Block 15	• 15.1m • 5 floors • 5 floors	residential flats	Ground to 4th Floor	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	M4(2) & M4(3)

7. Specific technical complexities

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

The proposed design of the development is suitable to achieving future delivery of not less than full compliance with Part B, Schedule 1 of Building Regulations 2010. These matters will be further developed during the detailed design process of RIBA Stage 3 and 4 within the formal statutory regime under the jurisdiction of the Authorities. This approach shall include as a minimum adoption of the guidance in BS 9991.

The dwelling houses as outlined in the table above, will be design as per the guidance within BS 9991 for achieving B1 to B5 compliance. From reviewing the proposed design there is no issues identified affecting Part B compliance at planning stage. The fire strategy for the dwelling houses will be further developed during next design stages.

Block 11 and 15 as outlined in the table above, will be designed as per the guidance within BS 9991 for achieving B1 to B5 compliance. Block 12,13, and 14 include a single level basement carpark accessed via the stairs serving the ground and upper ground residential floors. The basement carpark will be a non-residential space and will be designed as per the guidance within BS 9999.

The apartment Block 11, 12, 13, 14 and 15 will be provided with a residential sprinkler system conforming to BS 9991 for the residential demise and a commercial sprinkler conforming to BS EN 12845 for the non-residential basement carpark.

The proposed basement carpark located underneath Block 12,13, and 14 will be provided with a mechanically assisted natural smoke ventilation for compliance with Part B and F supporting means of escape and firefighting phases. The smoke ventilation will be designed and installed conforming BS EN 12101-3.

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

Explain how any issues which might affect the fire safety of the development have been addressed.
Guide: no more than 500 words
The escape stairs serving Block 12,13, and 14 are extended to serve carpark basement. The stairs will be protected by a protected and smoke ventilated lobby at the basement level. The smoke ventilation for the lobbies can be of either a permanent natural or a mechanical system conforming to BS EN 12101-6.

The common corridors within Block 14 will be provided with natural smoke shafts of 1.5m^2. The travel distances within the corridors are within the recommended distances in BS 9991.

Block 11, 12, 13 and 15 are provided with a common balcony approach being open to atmosphere as per the guidance in BS 9991.

The internal design of the flats within all blocks includes a protected entrance hall of 30 minutes fire resistance. The flats will be provided with a minimum LD2 fire detection and alarm system conforming to BS 5839-6.

9. Local development document policies relating to fire safety

Explain how any policies relating to fire safety in relevant local development documents have been taken into account.
Guide: no more than 500 words
Not applicable

Emergency road vehicle access and water supplies for firefighting purposes

10. Fire service site plan

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
The stairs serving all blocks of flats are provided with a minimum of 1.0m^2 AOV at the top providing a natural means of smoke ventilation. The corridors providing access to the flats at Block 14 are provided with natural smoke shafts if 1.5m^2 area. Block 11, 12, 13 and 15 are designed with an open common balcony approach which are permanently open to atmosphere. The basement carpark underneath Block 12,13, and 14 will be provided with a mechanically assisted natural smoke ventilation supporting both means of escape and firefighting phases. The smoke ventilation will be designed and installed conforming BS EN 12101-3.

Each stair serving block of flats can be used for the firefighters access and will be provided with a dry riser conforming to BS 9990. The dry riser within the stairs serving Block 12,13 and 14 also extends to the basement level serving the carpark space which stair opens to a protected and smoke ventilated lobby.

11. Emergency road vehicle access

Specify emergency road vehicle access to the site entrances indicated on the site plan

Guide: no more than 200 words

As highlighted in section 14, the site can be accessed via a single entry with the streets branched from a central road. The streets also function as turning facilities for the fire appliance. There are two dead ends towards Block 11, 12, 13 and 15 entrances, which are provided with turning facilities within 20m of the dead ends where a pump appliance can be parked for connecting to dry riser inlets provided within those blocks.

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

yes

12. Siting of fire appliances

Guide: no more than 200 words

The site will be accessible for Fire Pump Appliance with adequate turning facility provided as highlighted in section 14. The guidance within BS 9991 will be followed and the roads will be designed with a minimum width of road between kerbs of 3.7m, minimum turning between kerbs of 16.8m and a minimum carrying capacity of 12.5 tonnes.

13. Suitability of water supply for the scale of development proposed

Guide: no more than 200 words

The site is provided with adequate number of fire hydrants which are reachable within 90m from each building both dwellinghouses and block of flats as highlighted in section 14.

Nature of water supply:

hydrant- private

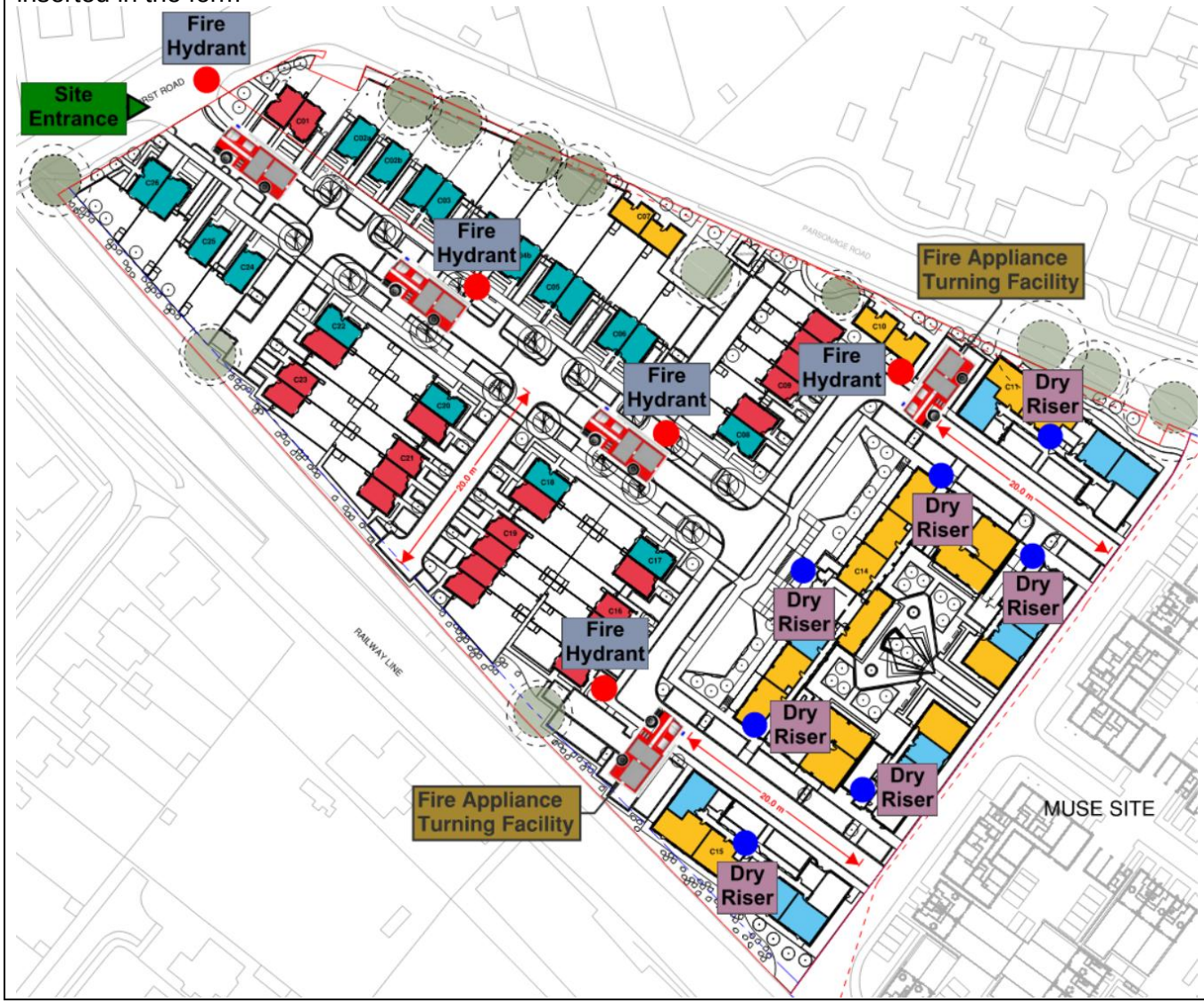
Does the proposed development rely on existing hydrants and if so are they currently usable / operable?

yes

14. Fire service site plan

Fire service site plan is:

inserted in the form



Fire statement completed by	
15. Signature	Farrokh Azad
16. Date	25/03/2025