

Fire statement form

Application information	
1. Site address line 1	Carl Ekman House 1-52
Site address line 2	
Site address line 3	
Town	Northfleet
County	Kent
Site postcode (optional)	DA11 9PN
2. Description of proposed development including any change of use (as stated on the application form):	Reconfiguration of ground floor vacant areas/stores to include an office area for 9 people and a bike (x15) and pram (x18) store. Installation of three new external doors and external windows to service these areas. Movement of door to ground floor lift lobby/corridor area. Grass area to front to be changed to resin with wooden planters.
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience. Guide: no more than 200 words	James Watts Cert FDI, DipFD, FSIDip, MIFSM, TechIOSH, TIFireE James is the Senior Fire Safety Consultant at Priority Risk where he has worked for 8 years. During that time he has developed Fire Strategies for a range of premises including a mix of residential, office and retail of various scales. He has experience in other areas of fire including fire risk assessment, passive and active fire systems and general consultancy. Lee Marshall CMIOSH, MIFireE, EngTech, DipNEBOSH, DipNCRQ, DipFD Lee has been involved in fire safety for over 12 years, working his way from fire risk assessments to passive fire safety inspections and writing fire strategies new and retrospectively. He is the current technical fire safety lead for the business, implementing review where necessary.
4. State what, if any, consultation has been undertaken on issues	Potter Raper have undertaken a design and access statement as part of the planning/design process that has considered the Building Regulations, including Parts B1-B5 relating to fire safety. A retrospective Fire Strategy was

relating to the fire safety of the development; and what account has been taken of this. Guide: no more than 200 words	produced in October 2024 and the design has considered the requirements of this. An update to this Fire Strategy is expected to be produced prior to the Gateway 2 application to formalise these requirements. A site visit to verify existing on site conditions was carried out 17/04/2025 to support the development of this statement.
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: provided as a separate plan Block is standalone and not part of a wider site. Block numbering not applicable. File name of this plan – “250417 - 5 - Site Layout Plan - Carl Ekman House.pdf”	

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

N/A	Height of top storey is 41.6m from ground level on lowest side	residential flats, maisonettes, studios	Flats are all above ground	Approved document B vol 1	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes-residential sprinklers, partial	none
	14 storeys (including ground)	office, research and development	Ground floor as proposed	Choose an item.	Choose an item.	Choose an item.		Choose an item.	Choose an item.
	15 storeys (including Basement)	flexible use	Ground floor – bicycle/park stores, other stores	Choose an item.	Choose an item.		Choose an item.	Choose an item.	Choose an item.
		Choose an item.		Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.
		Choose an item.		Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.

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

There are no specific technical complexities with the project as described. However, there are a number of deviations from ADB listed below.

- Current stair is 1081mm, less than the 1100mm required by current standards. The rear exit is 791mm, less than 800mm required by current standards. This complied with Building Regulations at time of build (1969) and cannot be changed, this is therefore acceptable.

- There is no separate Fire Fighting shaft, it is a protected stair and the lift is not a Firefighting lift (it is a Fireman's lift) and as such does not strictly comply with ADB. This complied at time of build and is therefore acceptable.

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 current fire safety measures are appropriate and will not be negatively affected by the development.

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

The Gravesham Local Plan Core Strategy (Adopted September 2014) does not impose any additional requirements for fire safety.

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 site plan is based on Approved Document B with the aid of a site visit and discussion with Gravesham Borough Council

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

Firefighting vehicle access is off Tooley Street as existing.

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

Fire appliances can be sited in the car park to the front as well as on Tooley Street.

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

Guide: no more than 200 words

Hydrants are existing. The main hydrant is to the front of the building on the pavement of Tooley Street (15m distance). There is another hydrant around the corner on the pavement of Dover Road (outside number 147, 190m distance)

Nature of water supply:
hydrant- public

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:
provided as a separate plan

Named "250417 - 14 – Fire service site plan - Carl Ekman House.pdf"

Fire statement completed by

15. Signature



16. Date

14/05/2025