



Fire Statement

48 Strand Close

Meopham

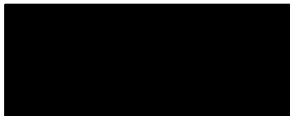
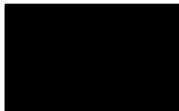
DA13 0HB

11 December 2025

CLIENT**Frankham Projects**

Irene House
Five Arches Business Park
Maidstone Road
Sidcup
Kent
DA14 5AE

DOCUMENT VERIFICATION

	Signature	Name		
Prepared by:		Elodie Maurice Christy Robson Frankham Ltd Irene House Five Arches Business Park Maidstone Road Sidcup Kent DA14 5AE		
Reviewed by:		Shaun McKeever Robson Frankham Ltd Irene House Five Arches Business Park Maidstone Road Sidcup Kent DA14 5AE		
Issue Purpose	Revision	Issue Date	Prepared by	Reviewed by
Initial issue	REV 01	11/12/2025	E. Maurice Christy	S. McKeever

Introduction

Overview

Robson Frankham have been commissioned by Frankham Projects to provide a Fire Statement for the planning application for the redevelopment of Strand Close in Meopham, Kent.

This Fire Statement will consider the evolution of the development and the principles of the golden thread concept and will form the basis of the Fire Strategy for the development.

Purpose of this report

The purpose of this report is to present the principles of the development with regards to the requirements of the building regulations. These principles will be subject to further development as the project progresses.

The project will need to comply with the requirements of Part B of the Building Regulations and therefore the information presented herein may be developed further such that compliance with the requirements of the Building Regulations can be achieved.

The contents of this report should therefore not be considered sufficient to form a part of the Building Regulations submission for the project and Building Regulation approval should be considered a risk until such time that approval in principle has been granted.

The findings of this statement are based on the information available at the time of review. Robson Frankham cannot be held responsible for any subsequent changes to the design that we are not made aware of.

Project Overview

This planning application relates to the construction of a new 3 storey block of flats located in Meopham, Kent.

The proposed building is intended solely for residential use. The building will be a small single stair building with two flats per storey with the second floor having one flat. The building will be accessed via the stair on the ground floor level that continues to the upper floors. All flats will be single storey apartments. All flats will have 30-minute protected hallways. One lift is provided.

The proposed block of flats is up to 3 storeys in height, consisting of ground and 2 upper floors. Based on a typical slab to slab height of 3m, the building will be around 9m in height, when measured to the top floor level. As the height of the top floor level of the building is less than 11m above ground floor level, the required minimum structural fire resistance is 60 minutes.

48 Strand Close Fire Statement

1 Site address

The development is located in Meopham, Kent.

Site address	48 Strand Close
Town	Meopham
County	Kent
Site postcode	DA13 0HB

2 Description of proposed development including any change of use (as stated on the application form)

This planning application relates to the construction of a new residential building located in Meopham, Kent. The building will provide predominantly residential accommodation

The block will comprise 3 storeys with an uppermost storey no greater than 11m in height. Currently it is anticipated that all flats on the upper levels will be served by a stair.

The stair discharges directly outside.

As this is at the planning stage, the drawings are not yet at detailed design and have not been reviewed in depth. They will need to be developed further, and the final design must comply with Approved Document B Volume 1.

3 Name of person completing the fire statement and relevant qualifications and experience

This Fire Statement has been written by Elodie Maurice Christy who is a Senior Fire Engineer full-time employee by Robson Frankham. Elodie is an Associate Member of the Institution of Fire Engineers (membership number 00058479).

Elodie's main academic qualifications include a BEng (Hons) in Chemical and Process Engineering and a MSc in Chemical Process Engineering.

Elodie has taken lead on commercial projects (existing and new build) and has worked in various sectors including education, nuclear, aviation and rail. Full CV and CPD records available on request.

4 State what, if any, consultation has been undertaken on issues relating to the fire safety of the development; and that account has been taken of this

No pre-application consultation has been undertaken in relation to Fire Safety.

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)

A block site plan is provided below.



Figure 1 - Block Site plan

6 Building schedule

Site information						Building information			Resident safety information		
Block No.	Block height (m)*	No. of storeys above ground	No. of storeys including below ground	Proposed use	Location of use within block by storey	Standards applied	Balconies	External wall systems	Evacuation approach	Sprinklers	Accessible housing provided
Strand Close	9m	2	3	Residential flats, maisonettes, studios	Residential on all levels	Approved Document B v1	Class A2, s1, d0 or better	Class A2, s1, d0 or better	Stay-put	None	None

* Building heights are measured from the ground directly adjacent to the structure in accordance with the government guidance ([Criteria for determining whether a building is a higher-risk building during the occupation phase of the new higher-risk regime - GOV.UK](#))

7 Issues which might affect the fire safety of the development

No issues identified that might affect the fire safety of the development. We consider that the development will be designed to the highest standards and therefore do not foresee any significant risks at the current time.

8 Fire service site plan



Figure 2 - Site Plan

The proposed design for access and facilities for the fire service will be in accordance with the requirements detailed in Approved Document B Vol 1.

Fire service vehicle access is available to the main entrance of the building.

A muster point will be provided so that in the event of a fire, all building occupants can escape to a fixed location. This will be outside of the building and in an ultimate place of safety. It will be positioned in a safe place at the front of the building.

9 Emergency road vehicle access

Firefighting access is key for successful firefighting and therefore the appropriate provisions regarding vehicular site access will be provided.

Fire service will be able to park up close to the main entrance of the building.

Vehicle access to the building must apply to ADB Vol 1.

The emergency vehicle tracking route within the site to the siting points for appliances will be clear and unobstructed.

10 Suitability of water supply for the scale of development proposed

Hydrants will be provided within 90m of an entry point to the building and not more than 90m apart.

11 Signature

The following overview has been produced by Elodie Maurice Christy, Senior Fire Engineer at Robson Frankham.



12 Date

The following fire safety statement is dated 11/12/2025.