LENNOX ESTATE

Full Planning Application

SD13: Fire Statement
November 2025

Homes for Wandsworth

Wandsworth

Fire statement form

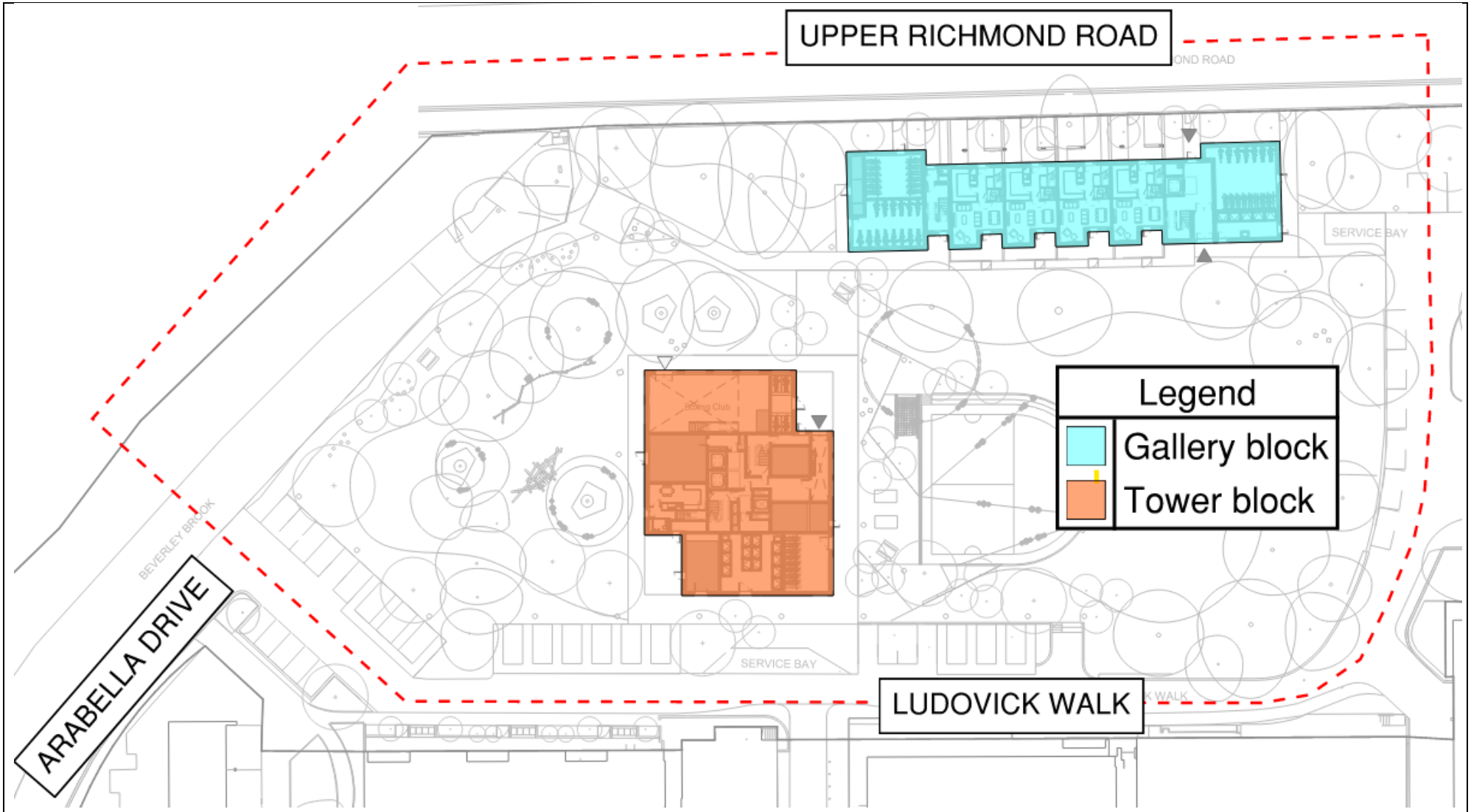
Application information	
1. Site address line 1	Lennox Estate
Site address line 2	Arabella Drive
Site address line 3	
Town	London
County	
Site postcode (optional)	SW15
2. Description of Proposed development including any change of use (as stated on the application form):	Full planning application for the construction of new affordable homes (Use Class C3) with associated car and cycle parking, basement, refuse storage and plant provision, demolition and replacement of existing community use building (Use Class F2) with flexible F2 and E Classes, demolition of works depot, removal and replacement of Multi Use Games Area (MUGA), new play space, public realm, landscaping, amenity space and biodiversity improvements, removal and replacement of pedestrian access arrangements and associated highways works, including the stopping up part of Arbella Drive.
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience. Guide: no more than 200 words	Drafted – Name: Adrian Hamilton Role: Senior Fire Engineer Qualifications: MSc in Fire safety Engineering Experience: In the design of fire strategies for both residential and non-residential buildings (including high-rise buildings). Membership of professional bodies: Chartered Building Engineer and Member of Chartered Association of Building Engineers. (C.Build E MCABE), Member of Institution of Fire Engineers (MIFireE) and Member of Institute of Fire Safety Managers (MIFSM) Checked - Name: Oisin Roulstone Role: Principal Fire Engineer Qualifications: BSc Architectural Technology, MSc Fire Safety Engineering Experience: 10 years in the design of fire strategies for residential buildings (including high-rise buildings). Membership of professional bodies: Member of the Institution of Fire Engineers (MIFireE) and Member of the Institute of Fire safety managers (MIFSM).
4. State what, if any, consultation has been undertaken on issues relating to the fire safety of the development; and what	Ashton Fire have reviewed the proposed arrangement and provided technical advice for the fire strategy to be adopted for the scheme to satisfy the functional requirements of the Building Regulations 2010 (as amended) via application of: • Approved Document B Vol.1 for the residential areas; • Approved Document B Vol.2 for the commercial and non-residential areas

account has been taken of this. Guide: no more than 200 words	The fire safety design in support of the planning application is documented in the relative fire strategy report AF4426-DFS-I03. The scheme has not yet been reviewed by Approving Authorities, nor received comments from the local fire and rescue services at this stage.

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

Site location map



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
Tower Block	The building has a top floor height, of approx. 47.6 m 14 Storeys, Ground plus 13 plus plant above. 16 Storeys in total	Ancillary accommodation –Sprinkler tank room	Lower Ground Level -01	Approved document B vol 2	no balconies	class A2-s1, d0 or better	simultaneous	yes-residential sprinklers, full	none
		Residential accommodation –2 Storey Maisonette	Ground Level 00	Approved document B vol 1	no balconies	class A2-s1, d0 or better	stay put	yes-residential sprinklers, full	M4(2) & M4(3)
			Ground Level 01		class A2-s1, d0 or better				
		Commercial accommodation	Ground Level 00		class A2-s1, d0 or better	class A2-s1, d0 or better	simultaneous	yes-residential	none

			Ground Level 01	Approved document B vol 2				sprinklers, full	
		Residential accommodation – Single storey flats	Upper levels 01-13	Approved document B vol 1	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes-residential sprinklers, full	M4(2) & M4(3)
		Ancillary accommodation – plant	Level 06	Approved document B vol 2	class A2-s1, d0 or better	class A2-s1, d0 or better	simultaneous	yes-residential sprinklers, full	none
		Ancillary accommodation – plant	Level 14 - Roof	Approved document B vol 2	class A2-s1, d0 or better	class A2-s1, d0 or better	simultaneous	none	none
Gallery Block	The building has a top floor height, of approx. 15.0 m 6 Storeys, Ground plus 5. 6 Storeys in total	Ancillary accommodation – Cycle stores, refuse stores	Ground Level 00	Approved document B vol 2	class A2-s1, d0 or better	class A2-s1, d0 or better	simultaneous	yes-residential sprinklers, full	none
		Residential accommodation – 2 storey Maisonette		Approved document B vol 1	no balconies	class A2-s1, d0 or better	stay put		M4(2) & M4(3)
			Level 01		class A2-s1, d0 or better				
		Residential accommodation – Single storey flats	Upper levels Level 01-05	Approved document B vol 1	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes-residential sprinklers, full	M4(2) & M4(3)
		Ancillary accommodation – plant	Level 06 - Roof	Approved document B vol 2	no balconies	class A2-s1, d0 or better	simultaneous	none	none

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 in terms of fire safety such as green walls. However, it is important to note that the buildings exceed 18m in height. As such, it falls within the scope of the Building Safety Act 2022 and is subject to submission to the BSR approvals process.

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 stairs serving residential areas will feature a 1.0m² Automatic Opening Vent (AOV) at the head of the stairways.
Apartments will be separated by 60-minute fire resistance with FD 30S doors.

The **Tower building** will stand at 14 storeys (ground plus 13, excluding rooftop plant and basement), measuring 47.6m in height from lowest adjacent ground level to the finished floor level of the topmost occupied storey. The building is specifically designed for residential accommodation.
The building will feature the following;
Two firefighting stairs with dry risers and muster points at ground floor level, hose distances from the dry risers are within the 60m limit permitted in BS9999 guidance. Lift provisions will include either a hybrid firefighting/evacuation lift or a firefighting lifts, one lift will be associated with each stair.
The fire fighting stair core, lifts and exit passageway at ground level will have a 120-minute fire resistance construction in accordance with ADB.
The residential communal corridors in the Tower building will be equipped with a mechanical smoke ventilation system (MSVS).
The building's height exceeds 18m, categorising the development as a 'Relevant Building' under Regulation 7(4). External fire spread on the walls will be addressed by constructing external walls using materials with a rating of Class A2-s1, d0 or better.
At ground floor level protected ventilated lobbies are provided between the exit passageway and the ancillary accommodation. Exit passageway shall be ventilated via an inlet shaft, this will offer the same level of protection to the stair as what it given to other levels.
The Tower building will be separated from commercial unit with a 120-minute fire resistant compartment wall and compartment floors

The Gallery building comprises 6 storeys (ground plus 5), plus plant area on roof with a height of approximately 15.0m from the lowest adjoining ground level.
Two protected stairs are provided, and one fitted with a dry riser, hose distances from the dry riser are within the 60m limit permitted in BS9999 guidance. Lift provisions will include evacuation lifts; one lift will be associated with each stair.
The lifts receive the same level of protection as the stairs and will be accessed through protected lobbies. Each staircase will lead to a final exit passageway discharging directly to outside.
The residential communal corridors in the Gallery building will be equipped with a natural smoke ventilation system.
As the building will contain one or more dwellings, an institution or a room for residential purposes but will not have a floor at a height greater than 18m above ground level, it is not considered to be a ‘relevant building’ under Regulation 7(4) of the Building Regulations. External fire spread on the walls will be addressed by constructing external walls using materials with a rating of Class A2-s1, d0 or better.
At ground floor level protected ventilated lobbies are provided between the exit passageway and the ancillary accommodation.

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 development is located in Wandsworth, London and the London Plan policies will be taken into account.
Local development policies influencing fire safety provisions contained within the development include the London Plan 2021. The detailed fire strategy has been prepared in accordance with Policy D5 and D12 from the London policy documents. In line with Policy D5 (Inclusive Design) of the London

Plan, buildings must support safe and dignified emergency evacuation for all users. This includes the provision of evacuation lifts, which must be appropriately sized and designed for their purpose.
Policy D12 of the London Plan mandates that all development proposals prioritise the highest standards of fire safety to protect building users. Key requirements include providing unobstructed space for fire appliances and evacuation assembly, incorporating design features that reduce fire risk, and ensuring appropriate construction methods to prevent fire spread. Developments must also include reliable fire alarm systems, passive and active fire safety measures, accessible and convenient escape routes, and a clear, updatable evacuation strategy. Additionally, developments must offer suitable access and firefighting equipment in line with the building's size and function, ensuring comprehensive fire safety preparedness.

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
Emergency vehicles will enter the site from Upper Richmond Road, proceeding into Ludovick Walk, on the eastern side of the development.

Access to the Tower building will be via Ludovick Walk, using access doors located on both the eastern and western elevations.

Fire access to the Gallery building will also be via Ludovick Walk, through the door on the eastern side of the building and the emergency access road located in front of the Tower building. This road provides access to the western elevation of the Gallery building.

Access for a pumping appliance will be provided within 18 metres, and in direct line of sight, of both an entrance to a fire main and a dry riser inlet. These arrangements will comply with ADB Vol.1 and BS 9999.

A vehicular route with a minimum width of 3.7 metres will be maintained throughout the site, ensuring access to all blocks. Emergency vehicles will be able to turn within the designated turning area between the Tower and Gallery buildings, allowing them to enter and exit the site in forward gear.

Each building will include a designated fire service access door. A dry riser will be installed in each block within 18 metres of the fire appliance and in sight of the fire main access point. These provisions will follow the guidance set out in BS 9991 and BS 9999.

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
The Tower building and Gallery building are bounded by public highways (Priory Lane to the East, accessing onto Arabella Drive and Ludovick Walk). Swept path analysis will be carried out by specialists.
and arrangements will be in accordance with ADB Vol.1, BS 9999.

Fire service access will be provided to the development, in accordance with BS9991, and LFB guidance note 29 – Access for firefighters.

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 vehicle parking is via Ludovick Walk. Arrangements will be in accordance with ADB Vol.1, BS 9999. Fire service access will be within 18m distance of the fire mains

Appliances include pump and high reach appliances as detailed within BS9991 table 18 and as outlined within the detailed fire strategy.

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

Guide: no more than 200 words

In accordance with ADB Vol 1, BS9999, hydrants must be provided within 90m of an entry point to the building and not more than 90m apart.

Any existing hydrants are to be identified on the Site Plan and should be checked to ensure they are operational by the local water department

Fire service access will be within 18m distance of the fire mains.

Appliances include pump and high reach appliances as detailed within BS9991 table 18 and as outlined within the detailed fire strategy.

Nature of water supply:

hydrant- public

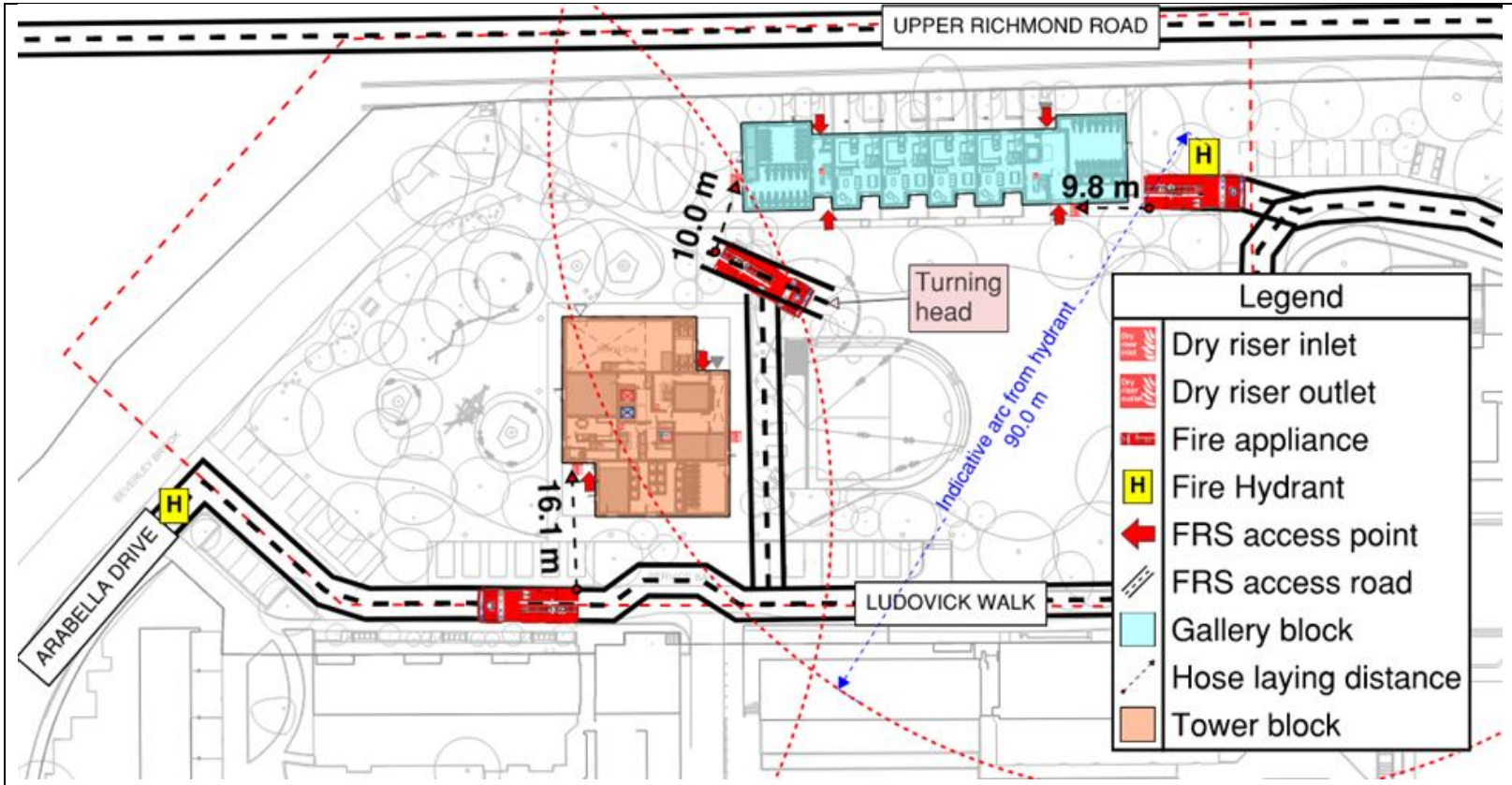
Does the proposed development rely on existing hydrants and if so are they currently usable / operable?

don't know

14. Fire service site plan

Fire service site plan is:

inserted in the form



Fire authority access

Fire statement completed by	
15. Signature	– on behalf of Ashton Fire
16. Date	04/11/2025