Fire statement form

Application information	
1. Site address line 1	Carrow Works Site
Site address line 2	Building 209
Site address line 3	
Town	Norwich
County	Norfolk
Site postcode (optional)	NR1 2DD
2. Description of proposed development including any change of use (as stated on the application form):	Hybrid Planning Application (including demolition of unlisted buildings within the Bracondale Conservation Area): Full application comprising the construction of the principal means of access, the primary internal road and associated public spaces and public realm, including restoration and change of use of Carrow Abbey to former use as residential (Use Class C3), alteration and extension and conversion to residential use (Use Class C3) of the Lodge, Garage and Gardener's Cottage and the Stable Cottages, development of the former Abbey Dining Room for residential use (Use Class C3), adaptation and conversion for flexible uses (Class E and/or C2 and/or C1 and/or C3 and/or F1 and/or F2 and/or B2 and/or B8 and/or Sui Generis) for buildings 207, 92, 206, 7 (7a, 8 and 8a), **209,** 35, the Chimney and Class E and/or B2 and/or B8 for the retained Workshop (Block 258), enhanced access to Carrow Abbey and Scheduled Ancient Monument and associated ancillary works Outline planning application for demolition of existing buildings and replacement with phased residential led (Use Class C3 and/or Class E and/or F1 and/or F2 and/or C1 and/or C2 and/or B2 and/or B8 and/or Sui Generis), landscaping, open space, new and modified access, car parking and ancillary works. Listed Building Consent- Gardener's Cottage, Lodge and Cart Shed "Alteration, including some demolition, to Lodge, Gardener's Cottage and Former Cart Shed, including repurposing to create three residential dwellings". Listed Building Consent – Former Mustard Seed Drying Shed Works associated with, and including repurposing for a range of flexible uses. Listed Building Consent- Carrow Works West and Carrow Works East Works associated with, and including repurposing for a range of flexible uses.

3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience. Guide: no more than 200 words	Craig Howard BEng CEng MIFireE MSFPE BEng (hons) Fire Engineering, University of Leeds, 2003 Chartered Engineer registered with the Engineering Council (EC) by the Institution of Fire Engineers (IFE), 2011
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. Guide: no more than 200 words	Consultation has not been undertaken with Approving Authorities.
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	

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
1	30.17m	residential flats, maisonettes, studios	Full height – 9 storeys	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes- commercial sprinklers, full	M4(2) & M4(3)
		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.

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		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

Block 1, i.e. the entirety of the residential building, will be located adjacent to and over-sailing the existing adjacent building (to be redeveloped separately). Structure supporting the residential development (in the portion over-sailing the building) will extend through the existing building below.

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

Block 1, i.e. the entirety of the residential building, is to be separated from the existing adjacent building with 120minutes fire resisting wall and floor.

The entirety of Block 1 and the existing adjacent building are to each be provided with an automatic sprinkler system, designed as a commercial system to BS EN12845.

Structure within the existing building that supports Block 1 (and the compartment walls/floors outlined above) are to be upgraded to achieve a 120minutes period of fire resistance.

The detection and alarm system within the existing adjacent building is to be linked to the fire alarm system in Block 1 (alert to fire alarm panel) to ensure communication of fire risk to building concierge.

Block 1 and the existing adjacent building are each to be managed by 24/7 site manager/concierge.

Block 1 and the adjacent existing building are to be under the same landlord responsibility so that ongoing fire risk assessment is a single document incorporating both buildings in the same context.

Block 1 is to be served by two stairs and will otherwise be designed in compliance with BS9991.

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

n/a

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

Fire Service access to the building via one firefighting shaft and one protected stair. Two dry mains provide.
New hydrants will be located within 90m of Block 1, as part of new sitewide ring main.
Appliance access and set-down via main access road and adjacent pedestrian hard standing areas.

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

New access roads and pedestrian hard standing areas to be located to three sides of Block 1. New access roads constructed in accordance with minimum recommendations of BS9991.
Bollards (tbc) will be automatically retractable or controlled by 24/7 site manager/concierge.
Fixed public realm furniture will be located so as not to obstruct appliance access.

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

Access for appliance set-down point within 18m of dry rising mains in each core.
Where dead-end access roads are provided (pedestrian hard standing), reversing distance is less than 20m from set-down point.

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

Guide: no more than 200 words

Scale of site requires new private hydrants to be provided as part of new ring main. Existing public hydrants to be adopted where feasible.

Nature of water supply:

hydrant- private

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:
provided as a separate plan

Fire statement completed by	
15. Signature	
16. Date	06/07/2023