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PYR SAFETY
Fire Risk Management

Fire Safety Statement



Ferry Lane

August 2026

Client name	Regis Group Plc
Building Name	Ferry Lane
Building Address	Ferry Lane, Rainham, RM13 9TD
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Introduction

This Fire Safety Statement has been prepared in support of the planning application for the proposed residential development at Ferry Lane, Rainham, RM13 9TD. The statement has been prepared in accordance with the requirements of Policy D12A of the London Plan (2021) and demonstrates that fire safety has been considered as an integral part of the design process from the earliest planning stage.

The application site comprises a vacant plot fronting Ferry Lane in Rainham, within the London Borough of Havering. The proposal is for a purpose-built residential building providing 14 self-contained flats arranged over Ground Floor to Third Floor. The development is designed with step-free access from the entrance to the lift, lift access to all floors and clear communal circulation. A common main entrance will serve the majority of flats, with one ground-floor one-bedroom flat accessed from a separate entrance. Dedicated cycle storage is incorporated at ground-floor level and a separate refuse store is proposed within a discrete standalone structure. The fire strategy will continue to be developed through the detailed design process and will form part of the Building Regulations submission.

Statement of Competence

I, Kimon Pantelides, have been working in the fire safety industry since 2013. I have worked in both the public and private sectors across a broad range of building types such as high-risk science labs, theatres, halls of residence, high and low-rise residential, offices, shops, workshops, factories, hospitals, sports centres and the like. I am a member of the Institution of Fire Engineers, a Chartered Building Engineer and member of the Chartered Association of Building Engineers, a member of the Institute of Fire Safety Managers, a Tier 2 Certified Fire Risk Assessor on the IFSM Fire Risk Assessors Register.

I also hold the RICS Level 6 Qualification for External Wall Assessors. I hold a PhD from the Institute for Risk and Disaster Reduction at University College London in a fire related field and I am a student on the MSc in Fire Safety Engineering at the University of Central Lancashire. I have worked on hundreds of projects providing a range of services such as fire risk assessments, the provision of fire safety advice / consultation, the production and review of fire safety designs, developing fire strategies for buildings, the undertaking of fire safety training, external wall fire risk appraisals to PAS 9980:2022 and fire risk management audits to BS 9997: 2019 etc.

Unobstructed Outside Space for Fire Appliance Access and Assembly Point

The development benefits from direct frontage onto Ferry Lane, a public highway providing the principal approach for fire appliances and emergency service personnel. The proposed site plan places the residential building within the site with pedestrian access from Ferry Lane and a separate refuse store positioned toward the northern end of the plot.

The principal firefighting approach would be from Ferry Lane. The detailed design will ensure that the relationship

between the fire appliance stopping position, the principal building entrance and the internal firefighting access route is coordinated with the requirements of Approved Document B. The planning drawings are not a dedicated fire appliance access plan; therefore final appliance access distances, turning requirements and any hardstanding requirements will be confirmed as the fire strategy develops.

In the event of an evacuation, occupants would discharge from the building to the external site frontage and move to a place of safety clear of the building and firefighting operations. The precise assembly point and any management controls required for the occupied development will be confirmed through the detailed fire strategy and building management procedures.

Risk Reduction Measures: Alarm, Passive & Active Fire Safety Systems

The proposals provide the opportunity to incorporate modern fire safety measures from the outset within a new purpose-built residential development. The fire precautions will be coordinated with the final residential layout, communal circulation, lift provision, service routes and external envelope.

Passive fire protection will be developed to maintain appropriate separation between individual dwellings, communal circulation spaces, the lift shaft, service risers and ancillary areas. Fire-resisting doors, compartment walls and floors, cavity barriers and tested fire-stopping to service penetrations will be specified through the detailed fire strategy in accordance with the relevant provisions of Approved Document B, 2019 (as amended).

Active fire protection measures will include emergency lighting and signage where required, together with clearly identified building services and isolation controls. Automatic fire detection and alarm provision within the dwellings and any communal areas requiring detection will be designed in accordance with the relevant British Standards and the final layout. The detailed category, coverage and interface requirements, will be confirmed within the detailed fire strategy as per design guidance provisions.

Fire Spread Minimisation in Construction

The proposed development is a new four-storey residential building on a currently vacant site. New structural elements, compartment walls and floors, roof construction and the external envelope will be designed to achieve the required fire resistance and reaction-to-fire performance, with suitable cavity barriers and fire-stopping incorporated as per section B3 of ADB, 2019 (as amended).

The planning elevations indicate a predominantly brick external appearance with recessed balconies and a pitched roof form. Materials and systems used for the external walls, balconies, roof and other relevant elements will be selected to satisfy the applicable fire performance requirements although there are no particular requirements for the fire performance of external wall materials on buildings below 11m in height.

However, as cavity barriers and fire stopping are specified under design guidance to mitigate uncontrolled fire and smoke spread throughout the building, particular attention will be given to interfaces between compartment

floors and the external wall, service penetrations, the lift shaft and communal circulation so that resistance to internal and external fire spread is maintained.

Means of Escape and Evacuation Provision

The proposed development comprises 14 self-contained flats arranged over Ground Floor to Third Floor. A common main entrance will serve the majority of the dwellings, while one ground-floor one-bedroom flat is accessed separately. The design incorporates communal circulation and a passenger lift. There is one protected stair serving the block.

Step-free access is proposed from the entrance to the lift, with lift access to all floors. The passenger lift will not be relied upon for ordinary fire evacuation unless specifically designed and designated for evacuation use through the detailed fire strategy. The detailed design will also establish any smoke control provisions and the relationship between the lift, stair, communal circulation and final exits.

Robust Evacuation Strategy

The evacuation strategy for the completed residential development will be established through the detailed fire strategy, taking account of the purpose-built residential use, compartmentation and communal escape routes. Each dwelling will have suitable means of warning and escape to a place of safety. Resident procedures, maintenance and inspection regimes will be established so that fire doors, alarm systems, compartmentation and other fire protection measures remain effective throughout the life of the building. The development is planned to implement a stay-put policy in accordance with emergency arrangements for blocks of flats.

Firefighting Access and Facilities

Fire appliance access is available from Ferry Lane, the public highway frontage to the site. Firefighters would approach via Ferry Lane and enter through the principal building entrance. The nearest London Fire Brigade station is Wennington Fire Station, Wennington Road, Rainham, RM13 9EE. Appliance stopping positions, firefighter access distances, hydrants, rising mains, firefighting shafts and any other facilities required by the final building height and design will be confirmed through the detailed fire strategy and Building Regulations design.

Conclusions

The proposed development at Ferry Lane, Rainham provides 14 new self-contained dwellings on a vacant site, arranged over Ground Floor to Third Floor. The scheme incorporates a principal communal entrance, step-free access, a passenger lift, cycle storage and a separate refuse store. The detailed design will incorporate appropriate passive and active fire protection, compartmentation and clear means of escape. Fire appliance access will be considered from Ferry Lane and final firefighting facilities developed through the detailed fire strategy. The

proposal therefore demonstrates that fire safety has been considered from the earliest design stages and addresses the objectives of Policy D12A of the London Plan.

Author	Kimon Pantelides	Credentials	PhD, MSc, MIFireE, CFPA Eur Dip, MIFSM, CBuildE, MCABE, Tier 2 TFRAR, RICS Level 6 EWA
Signature		Date	28th August 2026