Fire statement form

Application information	
1. Site address line 1	Beaumont Court
Site address line 2	15-23 St Pancras Way
Site address line 3	
Town	London
County	
Site postcode (optional)	NW1 0RW
2. Description of proposed development including any change of use (as stated on	The site is situated on 15-23 St Pancras Way, London, NW1 0RW. The site compromises of four separate premises identified as Blocks A, B, C and D. Beaumont Court is a purpose built 8 storey student accommodation. Consisting of lower ground, ground and 7 upper floors of accommodation use.
the application form):	The height of the building is unknown as it has not been provided in any reports or engineering drawings.
	 There are multiple external wall types present on the building: Timber cladding Brick work Grey cladded system (metal faces insulation panel) Render
	Clarke, the appointed project remedial contractors, have set an indicative scope which essentially consists of design support and inspection service in relation to the cladding works. BB7 are responsible for delivering an FRAEW for the building and providing professional fire consultancy and inspection services through the remedial works phase of the project.
3. Name of person completing	Mr. Amardeep Natt, BEng (Hons), MSc
the fire statement (as section 15.), relevant qualifications and experience.	I work within the Fire Engineering team at BB7 and have over 3 years' experience within Fire Engineering. Drawing on a wide array of project experience, I can provide fire engineering support on bespoke strategies undertaking tailored/complex solutions to both design and system-specific aspects of a project.
Guide: no more than 200 words	I previously worked within the Rail Fire Engineering industry, where I was involved in engineering design as well as fire safety inspections. Working on rail infrastructure, I have been involved on large scale complex projects involving both sub-surface and surface buildings, which has given me a wide range of skills complying to various amount of guidance and regulations. Working within rail infrastructure has also exposed me to complex existing buildings where I have had to develop engineered solutions to achieve the goals of guidance and legislations in uncommon ways.

	I have worked on both commercial and residential projects, that have spanned from concept design stage to construction stage.
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.	Unite Students appointed contractor Clarke have appointed experts to survey the external walls of the development to determine whether a reasonable level of health and safety had been afforded to those in and around the building; BB7 have been appointed to produce an FRAEW in accordance with PAS9980 to determine the risk level posed by the external wall systems and whether any reasonable and proportionate remedial works are required to reduce the risk to a tolerable level. Multiple surveys have been undertaken in recent years, including intrusive surveys by Clarke fire engineers who originally highlighted that there were issues present with the external wall systems. BB7 were engaged in 2023 to investigate the external wall systems at this block, produce an FRAEW and to provide remedial consultancy services. Our findings were concluded with a recommendation to Unite Students that the building is a
Guide: no more than 200 words	high risk of uncontrolled fire spread and that temporary measures would be required to reduce the risk level until remedial works could be undertaken. At high level, it was found that the materials forming the external walls, combined with missing and defective cavity barriers and fire stopping, render the building a risk of uncontrolled fire spread and thus a high risk.
5. Site layout plan with block (consistent with other plans draw	numbering as per building schedule referred to in 6. vings and information submitted in connection with the application)
Site layout plan is:	



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
A	Assumed 18m Ground+ 7 storeys 8 storeys Including lower ground	office, research and development	Lower ground and Upper ground	Approved document B vol 2	no balconies	worse than class A2-s1, d0 Currently: worse than class A2-s1, d0 Proposed: Primarily class A2-s1, d0 or better	simultaneou s	none	none
A	Assumed 18m Ground+ 7 storeys 8 storeys Including lower ground	Service Area	Ground floor	Approved document B vol 2	no balconies	worse than class A2-s1, d0 Currently: worse than class A2-s1, d0 Proposed: Primarily	simultaneou s	none	

A	Assumed 18m Ground+ 7 storeys 8 storeys Including lower ground	Office unit	First floor	Approved document B vol 2	no balconies	class A2-s1, d0 or better worse than class A2-s1, d0 Currently: worse than class A2-s1, d0 Proposed: Primarily class A2-s1, d0 or better	simultaneou s	none	
A	Second floor + 4 upper floors	residential bedsits, cluster flats	2nd floor – 6th floor	Approved document B vol 1	no balconies	worse than class A2-s1, d0 Currently: worse than class A2-s1, d0 Proposed: Primarily class A2-s1, d0 or better	stay put	none	
В	First floor + 5 upper floors	residential bedsits, cluster flats	1st floor - 6th floor	Approved document B vol 1	no balconies	worse than class A2-s1, d0 Currently: worse than class A2-s1, d0	stay put	none	

						Proposed: Primarily class A2-s1, d0 or better			
C	Ground floor + 5 upper floors	residential bedsits, cluster flats	Ground floor – 5th floor	Approved document B vol 1	no balconies	worse than class A2-s1, d0 Currently: worse than class A2-s1, d0 Proposed: Primarily class A2-s1, d0 or better	stay put	none	
D	-	residential bedsits, cluster flats	Upper Ground floor	Approved document B vol 1	no balconies	worse than class A2-s1, d0 Currently: worse than class A2-s1, d0 Proposed: Primarily class A2-s1, d0 or better	stay put	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

Each block in the development has followed a standard design approach for a student accommodation, office and ancillary areas under the guidance when the building was constructed in Approved Document B Vol 2 (2000 Edition).

Based on issues with the building provided by the EWS1 survey the building risk rating has been placed in 'Substantial' Combustible insulation: • Combustible insulation presents within all wall types, however in wall type EW04 (brick build up) it is low risk due to the location and that there are two leaves of masonry, however in wall types EW01 (rendered finish), EW02 (timber cladding system) and EW03 (grey cladded system) there in combustible insulation which presents risk of fire spread. Combustible facade: • The build up of the wall assembly to the external facade consist principally of insulated render with areas of timber cladding. The use of combustible materials in the cladding system and in cavities may present a risk in the spread of fire from the external wall. Cavity barriers missing: • Missing cavity barriers or incorrectly installed cavity barriers in EW01 (rendered finish), EW02 (timber cladding system) and EW03 (grey cladded system. Fire stopping issues: No observed fire stopping around vents passing through combustible materials in external walls 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 • No local requirements have been considered due to the works being limited to external wall remediation only. 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 No local requirements have been considered due to the works being limited to external wall remediation only 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 This Fire Statement relates only to the external wall remediation. The external wall system currently contains material worse than Euroclass A2-s1, d0. The proposed remediation replaces the majority of these materials to ones which achieves Euroclass A2-s1, d0 or better. It should be noted that the consideration within this Fire Statement is provided for external wall remediation only and Fire and Rescue Service access to the development is not being made any worse than the existing provisions.

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 Fire and Rescue Service will have vehicular access to the development via St Pancras Way whereby the Fire service will have direct access to
the dry fire mains through reversing through the St Pancras way road. This is an existing building layout and is not being changed or altered from the
existing provisions.
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
Dry Fire mains located on St Pancreas Way Road
13. Suitability of water supply for the scale of development proposed
Guide: no more than 200 words
Hydrant located on St Pancreas Way Road.
Nature of water supply:
hydrant- public
Does the proposed development rely on existing hydrants and if so are they currently usable / operable?
yes

