

# WEST ONE FIRE PROTECTION

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Westonefire.net

## FIRE STATEMENT

**Client** Atelier Eura

**Site address** 59 Hillfield Court, Belsize Avenue, London NW3 4BG

### **Description of proposed development**

To restore a second floor apartment within a mansion block into two apartments as per the original build by constructing a single fire resistant party wall.

### **Name of person completing the Fire Statement, relevant qualifications and experience**

David Newcombe, proprietor West One Fire Protection.

30 plus years experience in the industry including trading as West One Fire Protection since 2002.

BAFE trained. Associate Member of Institute of Fire Protection Officers.

### **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**

The architect, Cristina Lanz Azcarate, of Atelier Eura has consulted extensively with the leaseholder, Managing Agents and their Fire Safety Officer.

### **Site layout plan as referred to in the Building Schedule**

Site layout is provided as a separate document.

## **BUILDING SCHEDULE**

**Block height (m)** 20

**Number of storeys excluding basements** 6

**Number of storeys including basements** 7

**Protected fire exit routes** 2

**Proposed use** Residential

**Standards relating to fire safety / approach applied** Approved document  
B vol 1

**Balconies** None

**External wall systems** Class A2 – S3, D2 or better

**Fire alarm system** None at present to the communal parts or extending into each apartment.

**Emergency lighting** Throughout the communal parts and the protected routes of egress

**Fire extinguishers** Water based extinguishers to the escape routes with CO2 extinguisher provided for area of specific fire risk (refer to Fire Risk Assessment for details)

### **Explain any specific technical complexities in terms of fire safety.**

No specific technical complexities.

Fire exit / route remains as before with two protected routes of egress.

### **Explain how any issues which might affect fire safety of the development have been addressed.**

No issue is expected to negatively affect the fire safety of the building. All interior fittings and furniture to comply with current fire safety regulations regarding reduced fire safety and match, or improve upon, the status before.

**Explain how any policies relating to fire safety in relevant local development documents have been taken into account**

Contractor work complied with Approved Document B vol 1 to ensure fire safety to the building fabric.

Owners furnishings to comply with Furniture and Furnishings ( Fire Safety ) Regulations 1988 to ensure the fire risk with used material reduced to the minimum.

**Emergency road vehicle access and water supplies for fire fighting purposes**

Fire engines would have access to the front of the property via the drive / car park. There is a fire hydrant on the pavement near the front door.

**Is the emergency vehicle tracking route to the siting points for appliances clear and unobstructed**

Yes

**Suitability of the water supply for the scale of the development proposed**

Adequate. Hydrant points at street level. Proximity of local fire station suggests tank on board fire engine also viable.

**Nature of the water supply**

Public hydrant

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

Yes

**Fire service site plan**

Fire service site plan to be provided as a separate document.

**Fire statement compiled by David Newcombe 29<sup>th</sup> August 2023**