

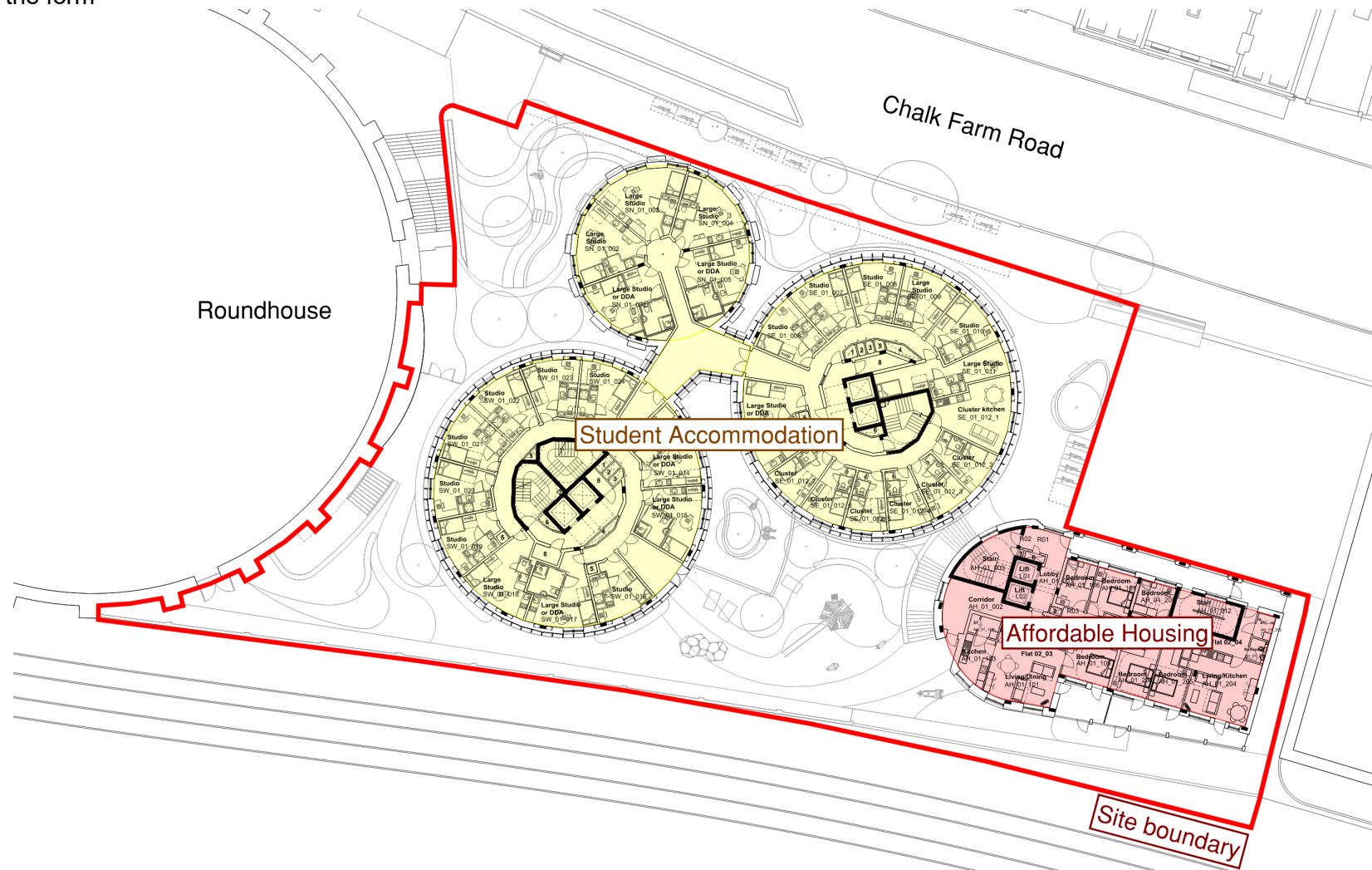
## Fire statement form

Application information	
1. Site address line 1	100 Chalk Farm Road
Site address line 2	
Site address line 3	
Town	London
County	
Site postcode (optional)	NW1 8EH
2. Description of proposed development including any change of use (as stated on the application form):	Demolition of existing buildings and redevelopment of the site to provide two buildings containing purpose-built student accommodation with associated amenity and ancillary space (Sui Generis), affordable residential homes (Class C3), ground floor commercial space (Class E) together with public realm, access, servicing, and other associated works.
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience.  Guide: no more than 200 words	Mr Andrew O.M. Ballantyne <small>BArch MEng CEng MIFireE PMSFPE</small> , on behalf of Ashton Fire Limited Andy is a Chartered Engineer registered with the Engineering Council by the Institute of Fire Engineers, being a Full Member of the Institute of Fire Engineers with Membership number 00056660. Andy graduated from the University of Edinburgh with the First Class Master's degree in Structural and Fire Safety Engineering. Prior to this, Andy also received a Batchelor's degree in Architectural Design from the University of Dundee. Following graduation, Andy has worked in fire safety engineering for circa 9 years, based primarily in the London area and undertaken numerous commercial, residential, and governmental projects of varying scale and complexity.
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	A pre-application meeting was requested with the HSE, though a response received on the 12 <sup>th</sup> of January 2024 stated that applications should be submitted without awaiting a pre-application consultation due to uncertain timescales for discussions.  Further consultation with the building control body, including their consultation with the local fire and rescue service is expected to be completed during detailed design in accordance with the expectations of the Building Regulations and the associated Gateways 2 & 3.

**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



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
Student Accommoda tion	34.0 m  12 storeys 13 storeys	Student accommodat ion	B, L00 – L13	BS9991	no balconies	class A2-s1, d0 or better	staged	yes- residential sprinklers, full	N/A non resi
		Flexible use	B, L00	BS9991	no balconies	class A2-s1, d0 or better	simultaneou s	yes- commercial sprinklers, full	N/A non resi
Affordable Housing	28.0 m  10 storeys 10 storeys	Residential flats, maisonettes, studios	L00 – L09	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	M4(2) & M4(3)

## **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 building features residential floors at greater than 18 m above ground level. As such, all apartments / clusters / studios are to have access to at least two common escape stairs.

The upper floors of the eastern drum of the Student Accommodation building are supported by two common stairs, though at Level 06 the secondary escape stair will have onward escape via a transfer to the separate compartment of the western drum via the external terrace area. To facilitate both day-to-day circulation but to also provide suitable separation of the escape routes in a fire, a 120 minute rated fire-and-smoke curtain will be provided at Level 06 in support of this transfer. Firefighting would be required to take a longer hose-laying path while the curtain is closed, but this would remain within the limits recommended within BS 9991.

The central, lower drum of the Student Accommodation building features a dead-end corridor of circa 9m, before reaching a point of choice. Automatic venting will be provided to this corridor in support of onward escape to a common escape stair in either of the larger drums.

Residential sprinklers in accordance with BS 9251 will be used throughout the above-ground floors of the development, while the Ground and Basement levels will be protected utilising a BS EN 12845 system to support ancillary uses with compartments of >100 m<sup>2</sup>.

Bicycle stores feature automatic suppression and are provided at Ground level with direct access from outside, supporting firefighting to these areas.

The common residential corridors will be protected by a mechanical smoke control system based on the guidance of BS 9991, with travel distances being limited to no greater than 15 m in a single direction within the ventilated common corridors. The design of the smoke control system is also developed to facilitate a protected lobby between the firefighting stair and common corridors in support of a suitable waiting area for the evacuation lift (see Section 9), including the provision of natural venting / inlet air to the lift lobby areas.

The affordable housing block will feature open-plan apartments, arranged based on the expectations of NHBC NF19 research (as included within BS 9991) with further extended research to facilitate the use of open kitchens and concealed sprinkler heads.

The external walls and attachments will be non-combustible in accordance with the expectations of Regulation 7(2), with terrace and roof areas to be either B<sub>ROOF</sub>(t4) or green roofs in accordance with Green Roof Organisation guidance.

The Roundhouse building in the adjacent plot has rights of egress across the site. This will be via the external podium area at First floor, with onward escape to be available via external stairs toward Chalk Farm Road without the need for entering either the Student Accommodation or Affordable Housing blocks. The onward escape route from the podium is to feature gate that maybe unlocked from the inside without the need for a key, to also support onward escape from the Roundhouse.

## **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

Discussed in depth within the London Plan Fire Statement report issued alongside this Gateway 1 Fire Statement. In general, fire safety issues have been addressed through application of the latest fire safety updates within Approved Document B Volume 1, in addition to guidance within BS 9991. The building does not feature a floor at greater than 50 m above ground level, and as such, is not expected to be subject to the QDR process as noted in Section 0.7 of BS 9991.

The student residential building features a BS 5839-1 detection and alarm system which can be centrally monitored. In the event of smoke detection, the alarm would be immediately raised in the unit (studio or cluster) of fire origin. In the event of time-out or confirmed fire, cause-and-effect is to evacuate the relevant zone, typically being the entire floor of the drum in which the fire is detected. Escalation to the total evacuation of the drum / building will be available via management or firefighter manual activation at the fire alarm control panel, to avoid excessive disruption in the event of false activation of a manual call point, sprinkler, or heat detector.

The Affordable Residential building utilises a defend-in-place regime, though will have the option to escalate to a full evacuation using an evacuation alert system and with support from a secondary escape stair.

## **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 within London, and the fire safety expectations of the London Plan 2021 have been included within the design. This includes inclusion of an evacuation lift within each central circulation core serving the buildings to meet Policy D5(B5) of the London Plan 2021, and the production of a detailed London Plan Fire Statement in accordance with Policies D12A and D12B of the London Plan with an appropriate level of detail for building considered as a major development.

In support of the inclusion of the evacuation lift, suitable protected lobbies and smoke control are provided to protect the waiting space for the evacuation lift in a manner comparable to that which would be expected for a protected stair within national BS 9991 fire safety guidance. At Ground floor, safe routes to outside are available from the evacuation lift via the base of the firefighting stair or directly to outside.

## **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

The firefighting access routes and facilities have been informed by the expectations of BS 9991, London Fire Brigade Guidance Note 29, the updated firefighting signage expectations of Approved Document B Volume 1.

Two firefighting shafts to be provided within the Student Residential building, with a single firefighting shaft being provided within the Affordable Residential block. Each firefighting shaft features a firefighting stair, firefighting lift, evacuation lift, lift lobby with smoke control protection, and dry riser, located as indicated in red in Section 14. The shafts are located such that all above-ground floors are served by one or more fighting shafts, and such that all areas of the upper levels are within a maximum hose laying distance of 60 m from a dry riser outlet where supported by automatic suppression.

### **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

Access to the proposed building will be available for fire appliances initially via Chalk Farm Road on the north side of the development. Further access for fire appliances to positions closer to the firefighting cores are to then be available via clear areas of landscaping being suitable for fire appliance use and having a reversing distance of no greater than 20 m back to Chalk Farm Road.

Any bollards utilised to separate the landscaping area from the adjacent pavement are to be collapsable / removable using a standard firefighters key.

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

Two hardstanding areas are to be available on the north side of the building via suitable areas within the landscaping between the building and Chalk Farm Road. The hardstanding areas are provided such that these are locations that are within 18m of each of the dry riser inlets and entrance doors to the firefighting shafts. Further fire appliances would be able to park adjacent to the site on Chalk Farm Road.

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

Guide: no more than 200 words

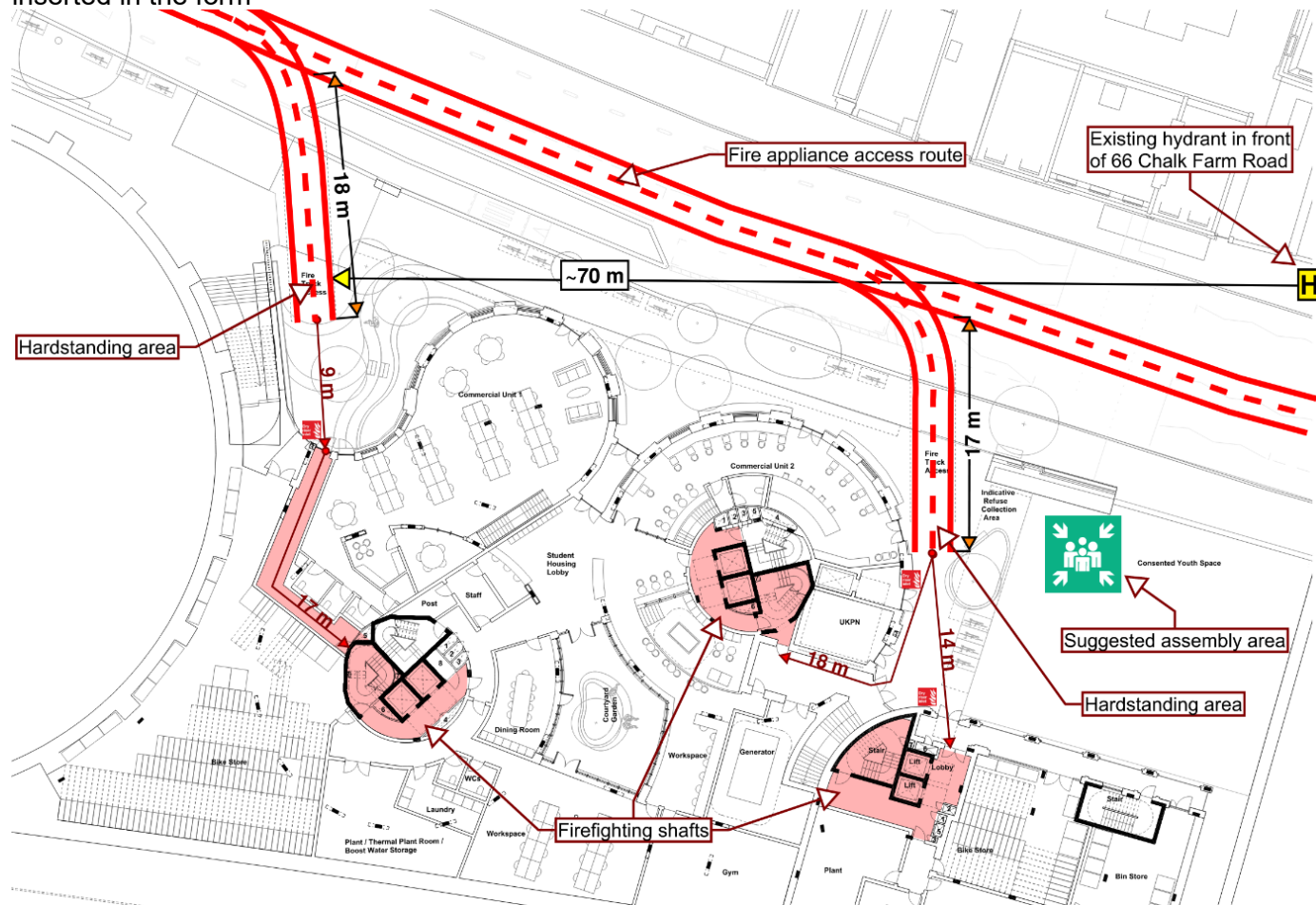
Water supplies are available at the building via the existing public fire hydrant network, with an existing hydrant being available in front of 66 Chalk Farm Road that is approximately 70 m from the furthest fire appliance hardstanding area. As such, fire appliance hardstanding areas and the proposed buildings are each located within 90 m of a public fire hydrant in accordance with the expectations of BS 9991.

Nature of water supply: hydrant- public

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

#### 14. Fire service site plan

Fire service site plan is:  
inserted in the form



Fire statement completed by

15. Signature

16. Date

02/02/2024