# Fire Statement

## Maresfield Gardens
## 39A Fitzjohn's Avenue,
## London

**Reference: S22048166**

**Issue No: 02**

## Revision History

| Issue No: 01 | | Issue Date: 18.12.2023 |
|---|---|---|
| Reason for Revision: Fire safety information issued for planning application | | |
| **Prepared by:** | **Reviewed by:** | **Contact:** |
| Sanjith Chethikkattil Lohi<br>Fire Engineer | Antonio Apone<br>Associate Fire Engineer | London Office<br>T: +44(0)207 392 0130 |

| Issue No: 02 | | Issue Date: 12.02.2024 |
|---|---|---|
| Reason for Revision: Fire safety information issued for planning application, including 39A Fitzjohn's Avenue | | |
| **Prepared by:** | **Reviewed by:** | **Contact:** |
| Sanjith Chethikkattil Lohi<br>Fire Engineer | Antonio Apone<br>Associate Fire Engineer | London Office<br>T: +44(0)207 392 0130 |

## Client Details

| | |
|---|---|
| **Client:** | Buro Four Project Services Ltd |
| **Client Address:** | 1 Naoroji St, London WC1X 0GB |
| **Project:** | Maresfield Gardens and 39A Fitzjohn's Avenue, London |

## Validity

This report is produced on the basis of the information and experience available at the time of preparation. It is applicable to the above-mentioned project only in accordance with the client's instructions. It is only valid provided no other modifications are made other than those for which a formal opinion has been sought and given by Bureau Veritas UK.

# Table of Contents

## Application Information

# 1 Site Address

## 1.1 Block of Flats

| | |
|---|---|
| **Site Address Line 1** | Maresfield Gardens |
| **Site Address Line 2** | |
| **Site Address Line 3** | |
| **Town** | London |
| **County** | London |
| **Site Postcode (Optional)** | NW3 5RX |

## 1.2 Dwellinghouses

| | |
|---|---|
| **Site Address Line 1** | 39A Fitzjohn's Avenue |
| **Site Address Line 2** | |
| **Site Address Line 3** | |
| **Town** | London |
| **County** | London |
| **Site Postcode (Optional)** | NW3 5JY |

# 2 Description of the Development

*Description of proposed development including any change of use (as stated on the application form)*

New build residential development. The proposed development consists of a residential block of flats in Maresfield Gardens with height less than 18m.The building is a six storey (LG+G+4) residential block of flats served by a single common stair core. The block includes 29 residential units with a mixture of studios, 1-bed, 2-bed and 3-bed flats. The development also include an existing building in 39A Fitzjohn's Avenue, London, which will comprise two new five-storey townhouses and two multistorey maisonettes located one on top of the other

# 3 Qualifications of the Authors

*Name of persons completing the fire statement (as section 15.), relevant qualifications and experience. Guide: no more than 200 words*

**Sanjith Chethikkattil Lohi, MSc**

Following completion of a MSc in Fire Safety Engineering from the University of Central Lancashire, Sanjith has gained more than 2 years' experience as a Fire Engineer in UK, producing both code compliant and fire engineered strategies. Sanjith is also having an experience of around 10 years in the fire industry in the Middle East. Sanjith has provided fire engineering services on projects across a wide range of sectors, including residential, commercial and industrial.

The following is a list of recent relevant residential projects that Sanjith has been involved in providing the design team with fire safety advice;

- SA1 D5b residential development, consisting of flats and maisonettes,
- SA1 E7&E8 residential development, consisting of flats and maisonettes,
- Residential redevelopment on Leaside Lock, consisting of 3 high rise residential blocks, London
- Residential redevelopment on Watford Road, Elstree, consisting of flats and maisonettes.

**Antonio Apone, MEngSt (Fire), BEng (Hons),**

Antonio is an Associate Fire Engineer with approximately 20 years' engineering experience. He has gained extensive experience as a fire consultant and engineer working on projects across several sectors of the construction industry (including offices, retail units, hospitals, airports, recreational facilities, residential buildings, retirement villages, schools and industrial buildings) and in different countries, including United Kingdom, New Zealand, Bahrain and Italy.

Daily work in his current role includes supervising other members of the fire engineering team in the development of fire safety strategies for projects involving different levels of complexity (from basic low-rise office blocks to complex hospital multi-wing buildings), in order to demonstrate compliance with the Building Regulations and liaising with the statutory authorities to gain approval for building designs. His role also extends to project management, including developing fee proposals, management of other team members and financial monitoring of projects.

Antonio's experience in similar residential schemes include, but not limited to, the following;

- Fitzjohn's Avenue, London, a 6-storey, single block of 35 flats, including ancillary accommodations. The building includes a mixture of flats and maisonettes accommodating between one and three bedrooms.
- University of Chichester, Bishop Otter Campus, new student accommodation facility consisting of five blocks. All blocks were arranged as student clusters with one of the blocks having studio flats as well. Blocks height varied from three to four storeys high.
- University of Chichester, Bognor Regis Campus, new student accommodation facility consisting of a single L- shaped block. The block had two distinct sections, one being five storeys high and the second six storeys. All parts of the building were above 11m. The block was arranged as student clusters.
- Luton Street, London, a mixed-used residential development comprising of a private block and an affordable block with a height to top story of 18m. The development also included a basement car park, a sport hall and associated commercial gym, and residential ancillary accommodation.

# 4 Consultation

*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*

There has been no consultation to date with any other authorities with regards to fire safety in the development.

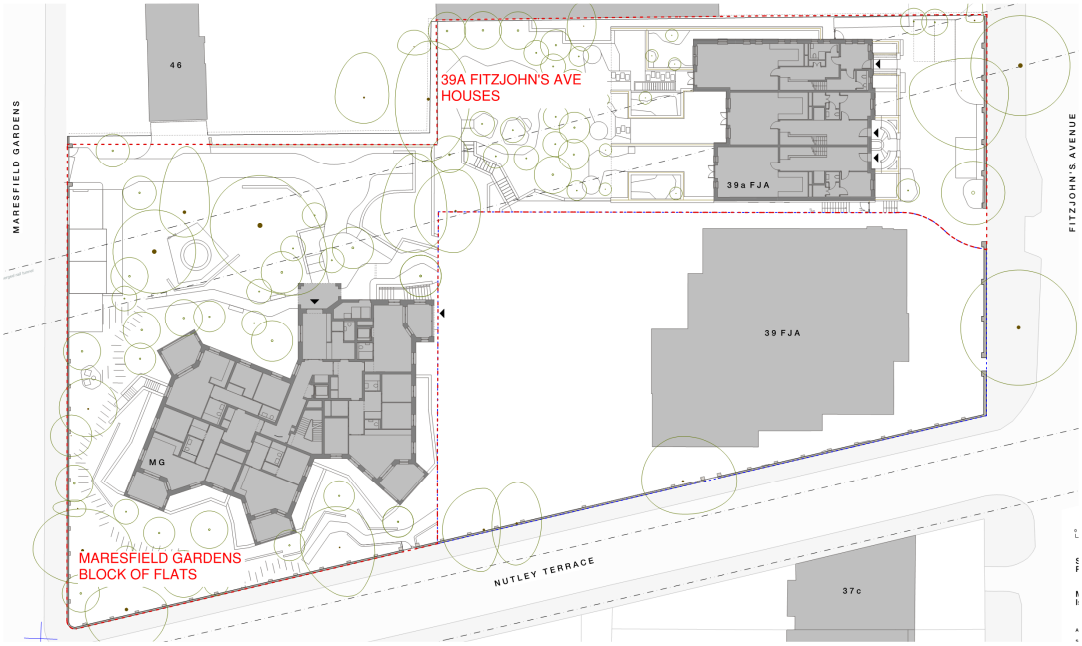
# 5 Site Layout Plan

*Site layout plan with block numbering as per building schedule referred to in the following table. (Consistent with other plans drawings and information submitted in connection with the application)*

Site layout plan is (tick one):

☐provided as a separate plan

☒inserted in the form



# 6 Building Schedule

| Site information | | | | Building information | | | Resident safety information | | |
|---|---|---|---|---|---|---|---|---|---|
| a)<br>block no. as per site layout plan above | b)<br>block height (m)<br>number of storeys excluding those below ground level<br>number of storeys including those below ground level | c)<br>proposed use (one per line) | d)<br>location of use within block by storey | e)<br>standards relating to fire safety/ approach applied | f)<br>balconies | g)<br>external wall systems | h)<br>approach to evacuation | i)<br>automatic suppression | j)<br>accessible housing provided |
| MG | >11m and <18m (measured from top occupied floor (Level 04) to ground level)<br><br>5 Storeys (includes ground floor and 4 upper floor levels)<br><br>6 storeys (including Lower ground) | residential flats, studios | residential Levels LG to 04<br><br>Ancillary areas at Ground and Lower ground level | Approved document B vol 1 | class A2-s1, d0 or better | class A2-s1, d0 or better | stay put for residential units<br><br>simultaneous for ancillary spaces | yes- residential sprinklers, full | M4(3) |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| FJA | >11m and <18m (measured from top occupied floor (Level 03) to ground level)<br><br>5 Storeys (includes lower ground, ground floor and 3 upper floor levels) | Dwellinghouses, maisonettes | residential | Approved document B vol 1 | class A2-s1, d0 or better | class A2-s1, d0 or better | stay put for residential units | yes- residential sprinklers, full | 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 the building schedule in the previous section. Guide: no more than 500 words*

There are no specific technical complexities and/or departures from the information stated in the building schedule.

# 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*

The fire safety design for the building will be progressed to comply with the recommendations of current fire safety guidance. For any departures from this guidance a fire engineered solution will be developed to demonstrate compliance with the Building Regulations.

It is proposed that both buildings will be provided with automatic fire detection and alarm systems to support a stay put evacuation strategy. Fire suppression systems will be installed throughout all parts of both buildings in accordance with BS 9251:2021 and/or BS EN 12845:2015, as appropriate. The block of flats will be constructed with compartment floors throughout and ancillary accommodation and flats will be fire separated from each other to create separate fire compartments. Dwellinghouses will be constructed with fire rated separations between each other.

To assist with means of escape and firefighting the upper floors of the block of flats will be served by a single protected staircase. Smoke ventilation will be provided to the stair and associated lobby.

The lift core of the block of flats will have provision for evacuation lift to assist with disabled evacuation.

## 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*

As the scheme is proposed within one of the London boroughs, the London Plan 2021 was observed with respect to Policy D12A and D12B as a major development, including accessible means of escape with respect to Policy D5 and a Planning Fire Safety Strategy including Fire Statement has been prepared.

# 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*

Approved Document B Volume 1 (Dwellings) has been used as the primary design guidance document to inform the proposed Fire Service access and facilities.

The block of flats will be served by a single staircase, which will serve all floors including lower ground floor. Independent stairs will serve the lower ground floor plant and ancillary areas directly from outside. The main entry point is illustrated on the site plan.

The proposed block of flats will be bounded by Maresfield Gardens to the West as shown on the Fire Service site plan. The building will have access from the Maresfield Gardens for the fire vehicle access to the site. Hose reach to the dry riser inlet connection points will be provided within 18m of the vehicle.

Smoke ventilation will be provided to the stair and associated lobby, with appropriate override control switches for fire service use.

Existing fire hydrant is located within 100m of the dry riser inlets for the building (source: google maps). No additional new fire hydrants are proposed.

To assist the Fire Service to identify each floor in a block of flats with a top storey more than 11m above ground level, floor identification signs and flat indicator signs will be provided in accordance with Paragraph 15.14 of ADB.

A secure information box in accordance with Paragraphs 15.18 to 15.21 of ADB and Sections 2 to 4 of the *Code of Practice for the Provision of Premises Information Boxes in Residential Buildings* published by the Fire Industry Association (FIA) will be provided.

The proposed dwellinghouses will be bounded by Fitzjonh's Avenue to the East, from where fire vehicle access to the site is provided.

## 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*

Emergency road vehicles will have access to the site through the public roadways Maresfield Gardens and Fitzjohn's Avenue as shown on the site plan in Section 14.

**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*

The fire appliance will have access to the block of flats from the West through the Maresfield Gardens and to the dwellinghouses from the East through Fitzjohn's Avenue.

The siting of the fire appliances will give access to the dry riser inlet connection point on the face of the block of flats and within 18m of a possible parking position for the appliance. In addition, the siting of the fire appliances will give access to within 45m of all points inside the dwellinghouses.

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

*Guide: no more than 200 words*

The block of flats includes residential flats that are separated from each other by fire rated compartmentation; associated plant rooms and ancillary spaces are also fire separated into smaller compartments. Dividing the building into small fire separated compartments reduces the likelihood of large fires occurring and spreading to other parts of the building. This reduces the demand on water supplies to suppress the fires. The building will be fitted throughout with sprinklers. The inclusion of the compartmentation in combination with sprinklers will assist in controlling the fire size and reducing the likelihood of large fires occurring before Fire Service attend site. These features significantly reduce the demand on additional water supplies as the fire should be contained to the compartment of fire origin and controlled if not suppressed by the sprinkler activation. There are existing hydrants within 100m of both proposed buildings.

**Nature of water supply:**

hydrant- public

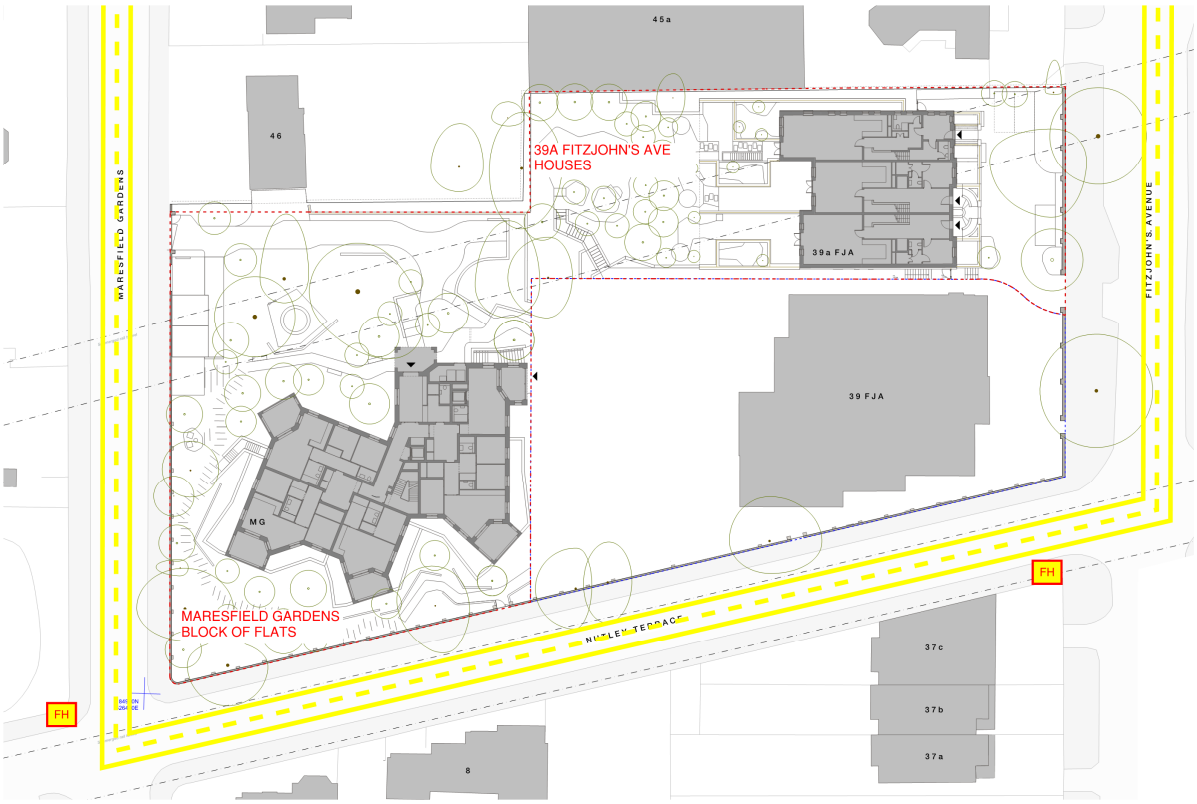
**Does the proposed development rely on existing hydrants and if so, are they currently usable / operable?**

don't know

# 14 Fire service site plan

**Fire service site plan is:**

inserted in the form



**Fire Statement completed by**

## 15 Signatures

**Antonio Apone | Associate Fire Engineer**
e: antonio.apone@bureauveritas.com
t: 0207 392 0130 | m: +44 (0) 7581 318311 | central: 0345 600 1828
w: www.bureauveritas.co.uk
Bureau Veritas UK | 5th Floor, 66 Prescot Street, London, E1 8HG

## 16 Date

12/02/2024