



# 14 Bedford Row & 12 – 14 Jockey's Fields Fire Statement



## 1. Introduction

### 1.1. General

- 1.1.1. True North Management have appointed Semper to produce a Fire Statement to support the planning application for the proposed redevelopment of 14 Bedford Row & 12-14 Jockey's Fields located in London.
- 1.1.2. The site comprises of three separate buildings interconnected forming one building. 14 Bedford Row is connected to 14 Jockey's Fields via the building link, which in turn is connected via a party wall opening at level 01 and above to 12-13 Jockey's Fields. The existing accommodation comprises workspace and ancillary accommodation.
- 1.1.3. The proposed refurbishment will see the introduction of new aparthotel accommodation, with the addition of ancillary/plant and communal amenity accommodation.

### 1.2. Purpose

- 1.2.1. This Fire Statement supports the planning application for 14 Bedford Row & 12-14 Jockey's Fields. The document has been produced to satisfy Policy D12 and Policy D5 of the London Plan in accordance with the requirements of the Greater London Authority.
- 1.2.2. The Fire Statement follows the template set by the London Plan Guidance published in February 2022 and in doing so, highlights that the project aims to deliver the highest standard of fire safety.
- 1.2.3. The Fire Statement Form has been prepared and reviewed by suitably qualified fire engineers, as detailed in section 3.

### 1.3. Summary Declaration

- 1.3.1. The Fire Statement sets down the following key fire safety items:
  - The performance of materials used in the construction of the external walls will be in accordance with Regulation 7 of the Building Regulations. To this end, all materials (except those considered exempt) will achieve European Classification A2-s1, d0 or A1, classified in accordance with BS EN 13501-1:2007+A1:2009.
  - The means of escape provisions are considered to meet the functional requirements of the Building Regulations.
  - The accommodation will be provided with suitable active life safety systems, such as an automatic fire detection and alarm systems and passive fire protection measures.
  - Suitable fire service access is provided, together with provisions including a firefighting stair and water supplies via external fire hydrants.

## 2. Fire Statement Form

### Application Information

<p>1. Site address line 1 Town Site postcode</p>	<p>14 Bedford Row &amp; 12-14 Jockey's Fields London WC1R 4ED</p>
<p>2. Description of proposed development including any change of use (as stated on the application form):</p>	<p>A change of use from office (Use Class E) to Hotel (Use Class C1) with associated physical works. Change of use from Office (Class E) to Hotel (Class C1), introduction of external plant and associated external alterations.</p> <p>14 Bedford row is served by an internal staircase from the first floor to the fourth floor and is provided with an external staircase that transfers onto an external deck on the first floor. 12-14 Jockey's Fields is served by two internal staircases from the first floor to the third floor.</p>
<p>3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience.</p>	<p>Ben Green – An experienced fire engineer with 10 years' experience in the field. Ben is an Associate of the Institution of Fire Engineers and is an Interim Chartered Engineer.</p> <p>Mark Davison – is a Member of the Institution of Fire Engineers with more than 20 years' relevant experience in the development of fire strategies for residential and mixed-use buildings.</p>
<p>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.</p>	<p>Initial consultation has been carried out with the building control authority and the fire safety principles have been agreed. Consultation will continue as part of the normal design development and approval process.</p>

5. Site layout plan  
(consistent with other plans, drawings and information submitted in connection with the application)

Site layout plan is inserted in the form and highlighted in red.



Figure 1: Site Layout

6. Building schedule

Site information				Building information			Resident safety information		
a) building name.	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
14 Bedford Row	<ul style="list-style-type: none"> <li>• 16.5 m</li> <li>• 4 storeys above ground</li> <li>• 1 storey below ground</li> </ul>	Plant/Ancillary Accommodation	B01-Ground	BS 9999	No balconies	Class A2-s1, d0 or better	Simultaneous	No	None
		Communal Amenity	B01 – 01						
		Aparthotel	B01 – L04						
12-14 Jockey's Fields	<ul style="list-style-type: none"> <li>• 11 m</li> <li>• 3 storeys above ground</li> <li>• 1 storey below ground</li> </ul>	Plant/Ancillary Accommodation	B01-Ground	BS 9999	No balconies	Class A2-s1, d0 or better	Simultaneous	No	None
		Communal Amenity	B01 and L01						
		Aparthotel	B01 – L03						

#### 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.

Whilst the project involves the redevelopment of existing buildings, the design will generally comply with the guidance outlined under BS 9999. There are no significant departures from the prescriptive standards in terms of means of escape, structural fire resistance, external fire spread or firefighter access.

Further development will take place as the scheme progresses through spatial planning and technical design. The provisions will be captured in a detailed fire strategy document, which will support the design and will ultimately form the basis of the handover information to the responsible person, once the project is complete. The fire strategy will set down the key fire safety principles and the supporting package of fire safety measures. It will emphasise the need to review the fire safety information before any modifications are made to the scheme.

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#### 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.

The design has been assessed based on the prescriptive recommendations set out within BS 9999. The general layouts have been tailored to reflect the guidance, with multiple exits and no excessive travel distances. In addition, a comprehensive package of fire protection measures is proposed, including a comprehensive standard of automatic fire detection, floor by floor compartmentation and passenger/evacuation lifts.

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#### 9. Local development document policies relating to fire safety

Explain how any policies relating to fire safety in relevant local development documents have been considered.

The design, structure, and package of measures align or exceed the recommendations of the prescriptive standards outlined within BS 9999 and align with the principles embodied in Policy D12 and D5 of the London Plan. As a result, a high standard of fire safety is provided within the design and reflected by the package of fire protection measures included.

Policy D5 of the London Plan has been considered insofar that two of the three lifts will be designed as passenger/evacuation lifts to facilitate the escape of occupants that require assistance to evacuate. The lifts will be designed in accordance with EN 81-70 and BS 9999 Annex G.

Future modifications, as part of the design development of the scheme will require a full review by a qualified fire engineer and approval by the Building Control Authority. Any material changes, or alterations to the fire protection measures should be reviewed with the fire strategy to ensure the modifications do not compromise the underlying principles.

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#### 10. Fire service site plan

A plan illustrating the fire service vehicle access is shown in Item 14.

Fire hydrants are located within 90 m of the main inlets and entry points to the building.

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#### 11. Emergency Road vehicle access

Primary access for fire service vehicles is via Bedford Row and Jockey's Fields, which have the appropriate width and capacity to support the fire service vehicles (see item 14).

Fire vehicle access roads have clear dimensions and carrying capacities in accordance with the prescriptive guidance.

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#### 12. Siting of fire appliances

Fire hydrants will be provided within 90 m of the entry point to the building. Respective fire hydrants will be visible from the Fire Service vehicle parking position.

Vehicle parking is available immediately outside the building on Bedford Row and Jockey's Fields, which will provide firefighters full access to all rooms within 45 m.

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

Existing public hydrants will provide suitable coverage to the building. The hydrants are assumed to be operational however they will be surveyed as part as the overall design development.

14. Fire service site plan



Fire statement completed by

15. Signature

Ben Green  
Associate Director  
Semper

Mark Davison  
Director  
Semper

16. Date

22<sup>nd</sup> April 2024



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