

Fire statement form

Application information	
1. Site address line 1	Riverside (1-24), Fleetfield (1-24), Riverfleet (1-25), & Fleetway (1-25)
Site address line 2	Birkenhead Street
Site address line 3	
Town	London
County	
Site postcode (optional)	WC1H 8BH, WC1H 8BP, WC1H 8BJ & WC1H 8BL
2. Description of proposed development including any change of use (as stated on the application form):	<p>These four blocks form the Birkenhead Street Estate. Post construction, the blocks were retrofitted with an External Wall Insulation (EWI) system on all principal elevations. The retrofit system has been found to incorporate combustible Expanded Polystyrene (EPS) insulation and a combustible thin coat render. A Fire Risk Appraisal of External Wall construction (FRAEW), conducted in accordance with the Code of Practice PAS9980 (2022), has identified potential for rapid external fire spread. This Fire Statement relates to the following proposed works on each of the four blocks:</p> <p>Façade remediation – Full removal of the existing External Wall Insulation System from each block and replacement with an External Wall Insulation System of limited combustibility (or better). The new cladding system involves a thicker wall build-up due to increased insulation thickness, necessitating the addition of an aluminum over-sill on top of the existing concrete sill. This aluminum over-sill will match the existing concrete sill in color and is designed to accommodate the increased wall depth at the window opening interfaces. For details, please refer to sections 9.4 and 10 of the Design and Access Statement (DAS).</p> <p>There is no change of use or additional residential use associated with the development proposals.</p>
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience. Guide: no more than 200 words	<p>Gavin Jones MEng (Hons) CEng MIFireE MSyl – Urban Change Group Ltd.</p> <p>Gavin is a Chartered Engineer registered with the Engineering Council UK through the Engineering Council Division of the Institution of Fire Engineers (Registration Number 00036205).</p> <p>Gavin has 20 years of experience in fire safety engineering, including in the planning, design, construction, and management of high-rise multi-occupied residential buildings. As well as extensive project experience as a consulting engineer, Gavin has held senior positions in assurance services at the Building Research Establishment (BRE) and in planning policy, and safety & security enforcement, at the Abu Dhabi Urban Planning Council (UPC).</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>Guide: no more than 200 words</p>	<p>Following the release of the Code of Practice PAS9980 (2022), sponsored by the Department for Levelling Up, Housing & Communities, the freeholder commissioned a Fire Risk Appraisal of the External Wall Construction (FRAEW). The appraisal identified that the risk associated with external fire spread is High for all four blocks. In each case, this is due to one or more of the Code of Practice's benchmark performance criteria not being met.</p> <p>As a result, an application was made to the Government's cladding remediation scheme, operated by Homes England, to fund remediation. This involved a peer review process of the FRAEW findings and the subsequent award of funding for the proposed works.</p> <p>Ahead of the proposed façade remediation, consultation has taken place with London Fire Brigade (LFB) to notify them of the FRAEW findings and to agree appropriate interim fire safety measures. To reduce the potential for external fire ignition and to improve fire service access, these measures include restrictions on vehicle parking along the Birkenhead Estate access road. In addition, enhancements have been made to the internal fire detection and alarm provision within flats.</p>
<p>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)</p>	
<p>Site layout plan is: provided as a separate plan</p> <p>The works described within this Fire Statement do not change the existing development layout.</p>	

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) <ul style="list-style-type: none"> 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
Riverside	16.5m 7 storeys LGF, GF + 5	residential flats, maisonettes, studios	GF-5th Floor	Approved document B vol 1	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	none	none
Fleetfield	17m 7 storeys LGF, GF + 5	residential flats, maisonettes, studios	GF-5th Floor	Approved document B vol 1	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	none	none
Fleetfield	17m 7 storeys LGF, GF + 5	Community Use	LGF	Approved document B vol 2	class A2-s1, d0 or better	class A2-s1, d0 or better	simultaneous	none	none
Fleetway	17m 7 storeys LGF, GF + 5	residential flats, maisonettes, studios	LGF-5th Floor	Approved document B vol 1	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	none	none
Riverfleet	17m 7 storeys LGF, GF + 5	residential flats,	LGF-5th Floor	Approved document B vol 1	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	none	none

		maisonettes, studios							
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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

All four existing blocks are Higher Risk Buildings (HRBs) with restricted site access for external firefighting due to the design of the Birkenhead Estate access road and the proximity of the surrounding properties. This highlights the importance of implementing the development proposals to remove combustible materials and in doing so, reduce the risk of external fire spread to within normal expectations for multi-occupied residential buildings.

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

In order that the blocks adequately resist the spread of fire over their walls and from one building to another, unless exempt, all materials applied to the external walls as part of the proposals will have a reaction to fire classification of A2-s1,d0 (or better) as defined by BS EN 13501-1. The only exemptions will be those permitted by Regulation 7(3) of the Building Regulations 2010 (as amended).

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

London Plan 2021

Policy D5(B5) – The blocks are existing and the proposals do not include the introduction of any lift cores. As such, this policy is deemed not to apply to the proposals.

Policy D12(A1) – The proposals do not change the existing arrangements for fire appliance access and facilities. Neither do they reduce the available space for evacuation assembly points. The proposals to remove combustibles from the external walls of the blocks will reduce demands on incident responders.

Policy D12(A2) – The proposed replacement cladding will not contribute to external fire spread and any cavities will be suitably interrupted with cavity barriers to inhibit concealed fire spread.

Policy D12(A3) – The blocks are HRBs as defined by the Building Safety Act 2022. As such, the building works will be controlled by the Building Safety Regulator (BSR) in accordance with the Gateway 2 & 3 requirements imposed by the Building Safety Act 2022. The proposed works will be undertaken by a competent façade contractor. The new materials will be installed in accordance with the system's reaction to fire classification field of application

requirements and the manufacturer's installation instructions. As part of the construction control plan, works will be independently monitored by a Chartered Engineer (CEng) registered with the Institution of Fire Engineers (IFE).

Policy D12(A4) – The proposals do not change the existing means of escape arrangements at any of the blocks. The limited combustibility of the proposed replacement cladding make it suitable for use in buildings adopting a stay put evacuation strategy.

Policy D12(A5) – The proposals do not change the existing stay put evacuation strategy of the blocks.

Policy D12(A6) – The proposals do not change the existing fire service access and equipment at the blocks. The proposals to remove combustibles from the external walls of the blocks will reduce demands on incident responders.

Policy D12(B) – The submission of this Gateway 1 Fire Statement Form satisfies the requirement, set out in London Plan Guidance, to provide fire safety information for non-major development (Planning Fire Safety Strategy).

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

N/A - The proposals do not change the existing fire service access arrangements or firefighting facilities at the blocks.

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

N/A - The proposals do not change the existing emergency vehicle access arrangements at the blocks.

Is the emergency vehicle tracking route within the site to the siting points for appliances clear and unobstructed?

Choose an item.

12. Siting of fire appliances

Guide: no more than 200 words

N/A – The proposals do not change the siting of fire appliances.

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

Guide: no more than 200 words

N/A - The development proposals are not associated with any change to the existing firefighting water supply arrangements in the vicinity of the blocks.

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:

Choose an item.

N/A - The development proposals are not associated with any change to the existing fire service site plan.

Fire statement completed by

15. Signature

G W Jones



16. Date

14/05/2024