

Fire statement form

Application information	
1. Site address line 1	Embassy House
Site address line 2	West End Lane
Site address line 3	
Town	London
County	
Site postcode (optional)	NW6 2NA
2. Description of proposed development including any change of use (as stated on the application form):	The proposed development includes for the provision of an additional floor level constructed on the roof the above building to create 6 flats self-contained flats. The existing building consists of 5 storeys (ground, first, second, third and fourth floor levels) with the works to provide an additional storey.
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience. Guide: no more than 200 words	<p>Russell Troth MIFireE completed 30 years within the fire service comprising 10 years operational response, 3 years training, 3 years Station Command and 14 years Technical Fire safety with operational response duties.</p> <p>Following retirement Russell established Quality Fire Safety Management Ltd, a fire safety consultancy which operates across a wide range of fire safety activity including fire risk assessment, the provision of written fire strategies and EWS1 (External Wall Surveys).</p> <p>Russell completed a number of formal Technical Fire Safety courses during his fire service career and is a member of the Institution of Fire Engineers by examination. Russell's registration number for the IFE is 00024928.</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.	At the time of writing this Planning Fire Safety Statement it is understood that a Building Regulation application has been submitted to an Approved Inspector prior to this PFSS and the works commenced on site during 2020. In addition, it is understood that no formal consultation has yet taken place with the Fire Authority regarding the proposals.

Guide: no more than 200 words

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



		Choose an item.		Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.
		Choose an item.		Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.

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

The existing building is of traditional masonry construction with concrete floors and a concrete flat roof construction, fundamentally a proven, well performing structure in case of fire.

The proposals are for an additional storey to the existing building to create six self-contained flats (Flats F1 - 6) which will meet the current building regulations in terms of external primary wall materials being non-combustible. The proposals allow for the upward extension of the 4no stairs cores to serve the new accommodation at the new sixth-floor level. With the exception of Flat 1, which shall have direct access into the extended staircase, each of the proposed new flats will have access to a single direction of escape via an open walkway/deck approach. The extended building will have a top floor less than 18m in height (actual height approximately 15m).

At each of the lower levels of the building, the existing flats have access to alternative stair enclosures, with escape being possible in two directions.

The existing escape stairs are currently not provided with a means of ventilating the stairs, such as the provision of an automatic opening vent at either the head of the stair or at each floor level.

The existing building is currently not provided with a means of providing early warning in the event of fire in accordance with historical and current guidance and it is not proposed to install a common fire alarm.

There are currently no dry riser provisions within the existing stair enclosures.

The building regulation application was submitted prior to the November 2020 amendment to Approved Document B. Therefore, the current expectation of the regulations for a building with a floor higher than 11m to be provided with a BS9251 sprinkler system, does not apply in this instance. In addition, the Building Control Authority have confirmed that works commenced prior to the above regulations taking affect. However having due regard to the significant life safety benefit of sprinklers the client will fit sprinklers within the new flats.

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 existing means of escape provisions from the building have not been adversely affected by the proposals in that the existing flats will continue to have access to two alternative escape routes.

There shall be new automatic opening vents provided at the head of each of the existing staircases in order to meet current expectations which shall have the benefit of providing a significant enhancement to the existing smoke ventilation provisions within the existing stair enclosures.

Enhancing the condition of the existing fire doors to the stair enclosure would improve both the fire protection provided to the existing users of the building as well as access and facilities for the fire service.

The provision of a dry riser with the existing stair cores is considered to be a significant improvement to access and facilities for fire fighters.

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

There is no detrimental impact on any local development plans.

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 existing fire service arrangements are maintained with access being provided from both West End Lane and Cleve Road. The arrangements for firefighting to the existing flats are not affected as a result of the proposals. Access and facilities to the new flats shall be enhanced with the provision of a dry riser and an automatic opening vent to the top of the stair enclosure.

<p>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 The existing public highway West End Lane and Cleve Road will provide the vehicle access which is to be retained as existing.</p> <p>Is the emergency vehicle tracking route within the site to the siting points for appliances clear and unobstructed? yes</p>
<p>12. Siting of fire appliances Guide: no more than 200 words The Officer in Charge will determine the most suitable location for fire appliances dependent on the incident.</p>
<p>13. Suitability of water supply for the scale of development proposed Guide: no more than 200 words Local hydrant supply shall be retained as part of the proposals.</p> <p>Nature of water supply: hydrant- public</p> <p>Does the proposed development rely on existing hydrants and if so are they currently usable / operable? yes</p>
<p>14. Fire service site plan Fire service site plan is: inserted in the form</p>



Acknowledging the Officer in Charge of the first attendance will determine the most suitable location for pumping appliances, West End Lane or Cleve Road would appear to be the most suitable access for the building based on the existing access arrangements for the building.

Fire statement completed by	
15. Signature	 Russell Troth MIFireE
16. Date	22/02/2024

