95 Avenue Road

Fire Safety Planning Statement

21.06.2024

B-FIRST FIRE SAFETY

Written Record

Revision	Description	Date	Author	Checked by	Authorised by
00	Issue for Comment	09.05.2024	LD	AS	LD
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03					
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Table of Content

1. Introduction

1.1. General

1.1.1. B-First Fire Safety has been appointed to provide fire safety engineering advice for the proposed redevelopment at 95 Avenue Road, London, NW8 6HY.

1.1.2. This Fire Safety Planning Statement has been prepared by Liam Doherty Bsc (Hons), AIFireE, ACABE. He is a Director at B-First Fire Safety. His competency in preparing this statement is evidenced by his over 15 years extensive experience in the preparation of fire strategies of all complexities for residential, commercial and mixed occupancy buildings.

1.1.3. The main objectives of this report are to:

- Detail how the proposed development will mitigate fire risk by addressing the requirements of Policy D12 of the London Plan;
- Provide fire safety engineering advice using the guidance given in Approved Document B Volume 1 and other supporting documentation;
- Highlight areas of the design that deviate from the guidance given in these documents; and
- Propose any alternative approaches to be adopted to satisfy the requirements of the Building Regulations 2010.

1.1.4. The basis of design described herein sets out the package of measures that propose a high quality and practical solution to fire safety throughout the proposed development.

1.1.5. The finalised fire safety strategy for the overall development should be provided to comply with the Building Regulations and enable the building, in the necessary parts, to also comply with the Regulatory Reform (Fire Safety) Order 2005.

1.1.6. This statement should be read in conjunction with the general arrangement drawings prepared by HUB Architects and other supporting information provided by the design team.

2. Project Description

2.1. Overall Development

2.1.1. This statement addresses the proposed redevelopment of the lower ground floor of 95 Avenue Road, London, NW8 6HY.

2.1.2. The proposed re-development of the site consists of refurbishing the lower ground floor of an existing block of flats which is over 18m in height to the topmost habitable storey. The works includes changing two storage units into two flats, installing lightwells, conversion of an ancillary area to storage on lower ground floor. The works also includes addition of a small amount of cycle storage in the garage area on the ground floor.

2.1.3. The re-development is summarised in Table 1 below.

Level	Existing	Proposed
Lower Ground	Store 1	Apartment 1 – two bedrooms
	Store 2	Apartment 2 – two bedrooms
	Lobby and kitchenette	Storage
Ground	-	Cycle store

Table 1: Proposed building

2.1.4. Figure 1 and Figure 3 provides the existing layout of the lower ground floor and ground floor respectively. Figure 2 and Figure 4 provides an indicative layout of the proposed lower ground floor and ground floor respectively.

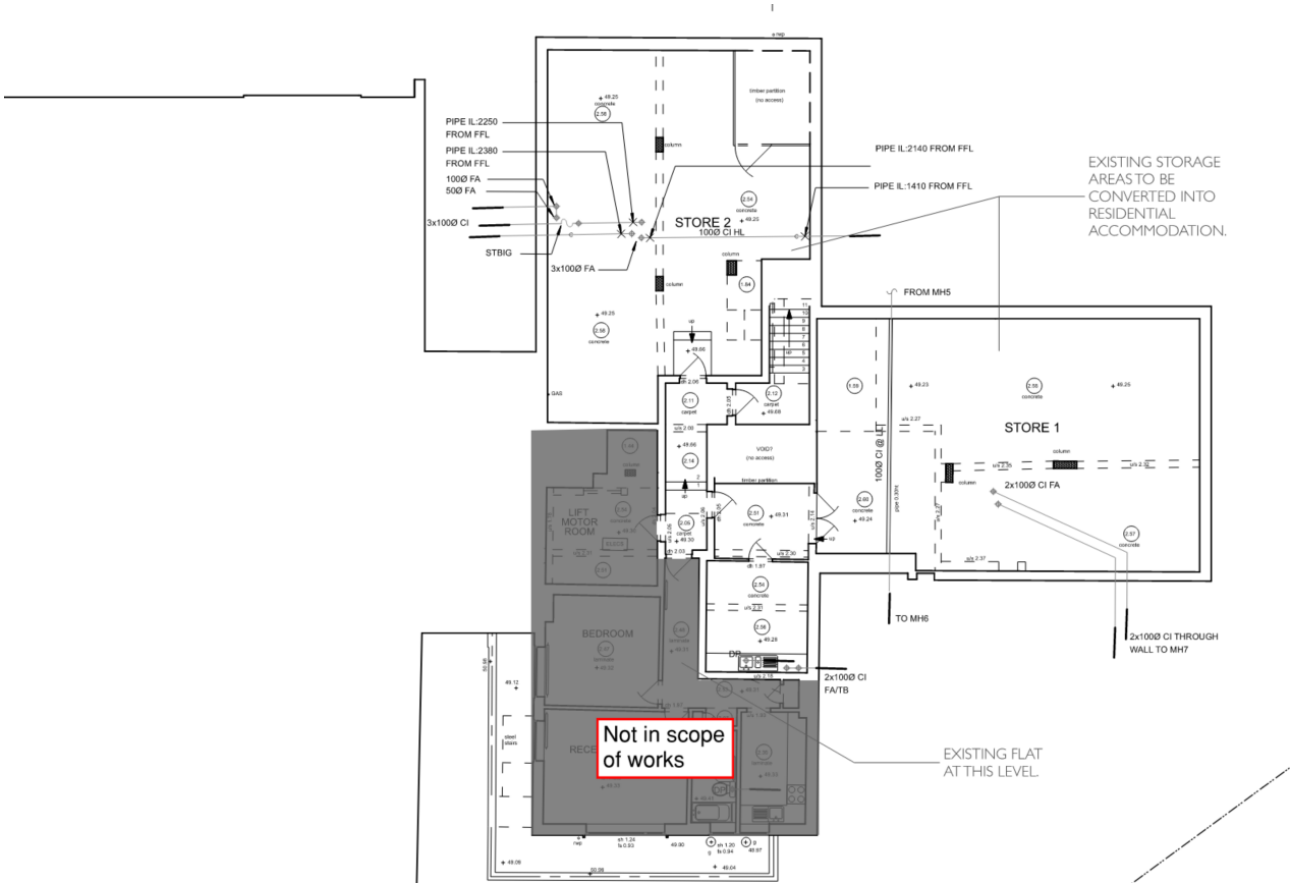

Figure 1: Existing lower ground floor layout

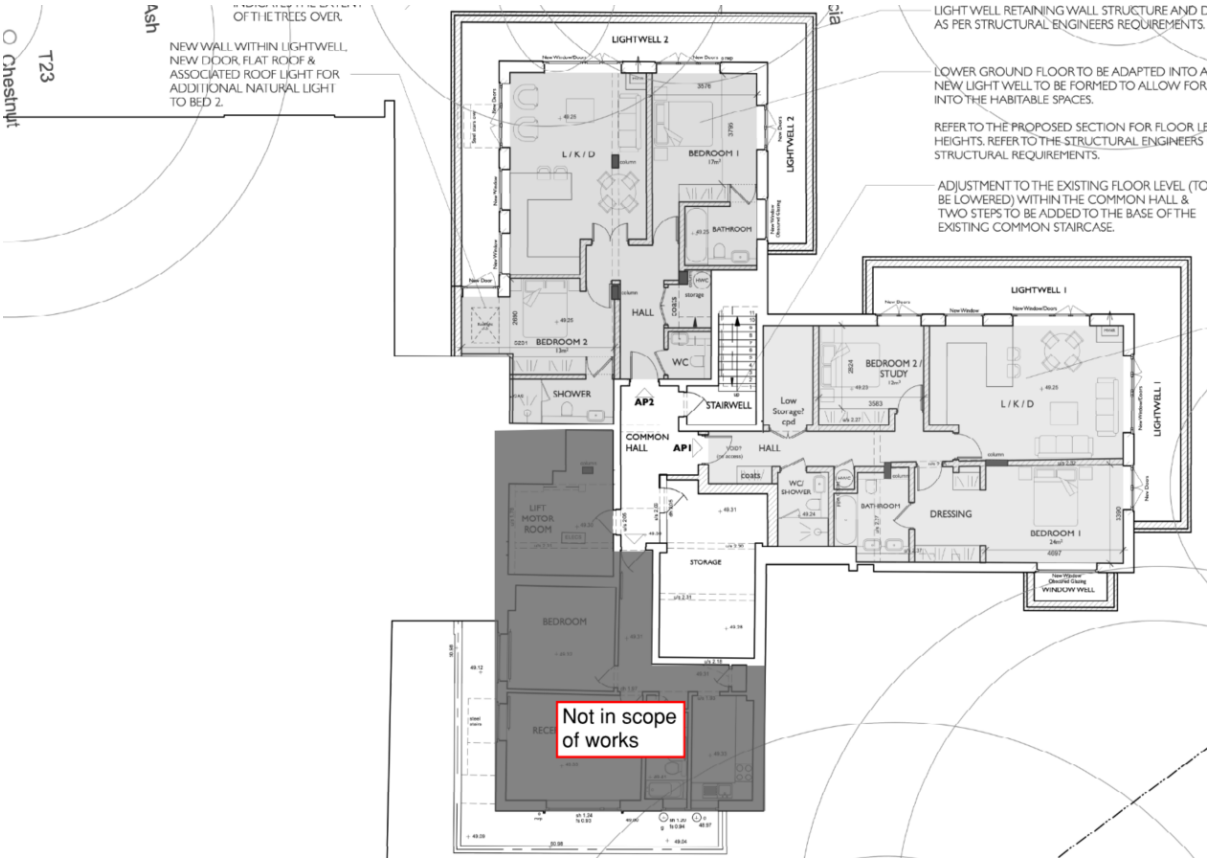

Figure 2: Proposed lower ground floor layout

Figure 3: Existing ground floor layout

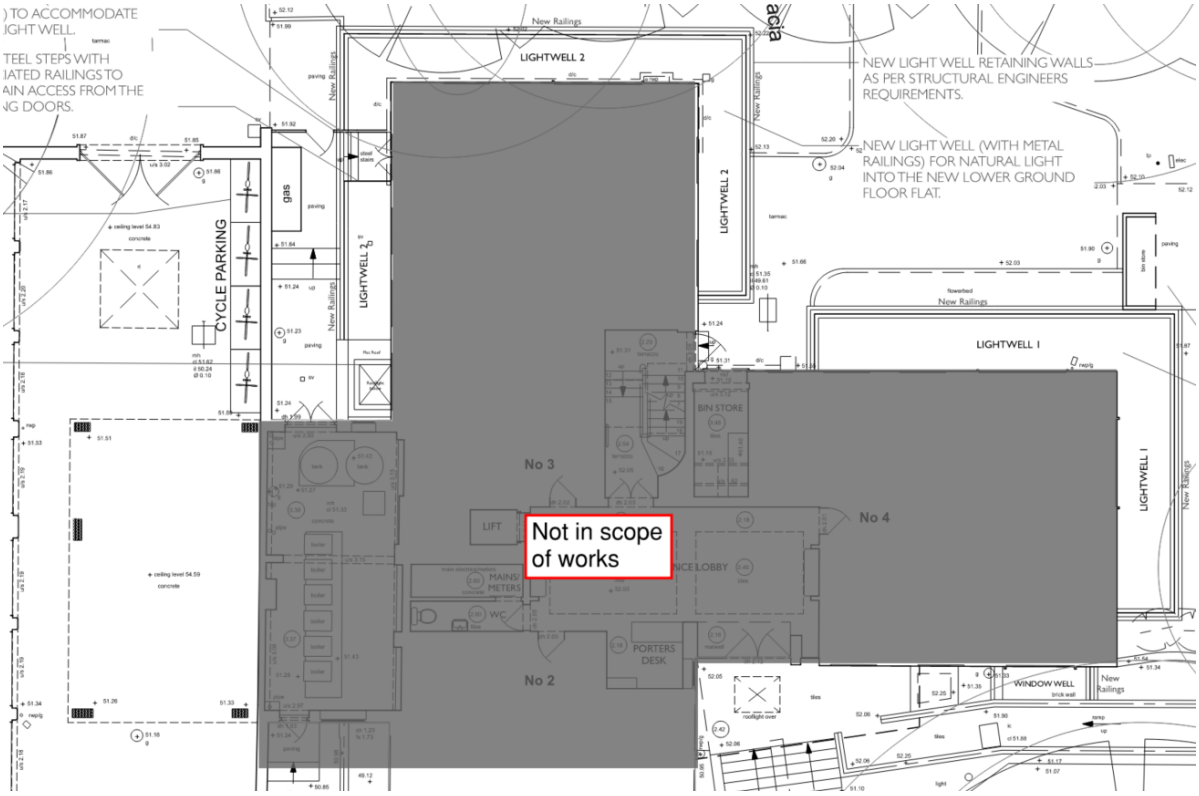

Figure 4: Proposed ground floor layout

3. Fire Safety Design Approach

Policy D12 Requirement		Design Fire Statement Proposal
A	**In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:**	
1	Identify suitably positioned unobstructed outside space: a) For appliances to be positioned on b) Appropriate for use as an evacuation assembly point	The building is accessed from Avenue Road and St John's Wood Park, which, as existing, are presumed to be suitable for appliance parking. The main building entrance from Avenue Road includes a private driveway blocked by bollards. It must be ensured that bollards are removable by the fire service and the driveway service meets the minimum specification for fire appliance parking. Avenue Road and St John's Wood Park are residential streets 17 and thus are not expected to feature any fast moving traffic and is considered to be appropriate as an evacuation assembly point for any occupants.
2	Are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures	The new residential units will be provided with a minimum Grade D Category LD2 fire detection and alarm system, designed and installed as per BS 5839-6. Each new flat will be provided with a protected entrance hall enclosed in 30 minutes fire resisting construction and FD 30 fire doors. The flat entrance doors will be designed as FD 30S fire doors with self closers.
3	Are constructed in an appropriate way to minimise the risk of fire spread	The building is existing and has an existing flat on lower ground floor level; the building is therefore presumed to be provided with compartment floors, and the existing floor provision is considered reasonable. Where any works affects the floor between lower ground and ground floor, the floor will be made good to either 90 minutes fire resistance, or the existing period of fire resistance, whichever is greater. New walls separating Apartment 1 from the new storage are on lower ground floor will achieve 60 minutes fire resistance.
4	Provide suitable and convenient means of escape, and associated evacuation strategy for all building users	Both flats will be provided with a code-compliant protected entrance hall, which opens onto a stair lobby leading to a protected escape stair leading direct to outside.
5	Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in	The design of the building is based on the current Building Regulations and design recommendations. The design change process for future modifications to the buildings should assess: • The impact on the existing fire strategy. • The requirements of the Building Regulations, design recommendations and industry best practice which are effective at the time.

6	Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development	As an existing building, current access provisions for the fire service are presumed to be sufficient. The building is in close proximity to fire service parking and thus hose laying distances are considered to be within the 45m requirement. A fire hydrant is located on St John's Wood Park. From review of satellite data this hydrant is 95 metres from the building. The distance to and the suitability of this fire hydrant should be investigated. If any fire hydrants closer to the building are located, the suitability of the hydrant should be assessed.