



Kentish Town Road

Fire Statement

1. Introduction

1.1. General

- 1.1.1. Semper has been appointed to produce a Fire Statement to support the planning application for the proposed development of Kentish Town Road within the London Borough of Camden.
- 1.1.2. The proposed development is a basement plus seven-storey mixed-use residential led building including a retail unit at ground and ancillary accommodation at basement.
- 1.1.3. As the proposed development will provide more than 10 dwellings it is considered to be a 'Major Development' under The London Plan.
- 1.1.4. The scheme is also over 18 m in height and as such is classified a Higher-Risk Building (HRB) within the framework of the Building Safety Act 2022.

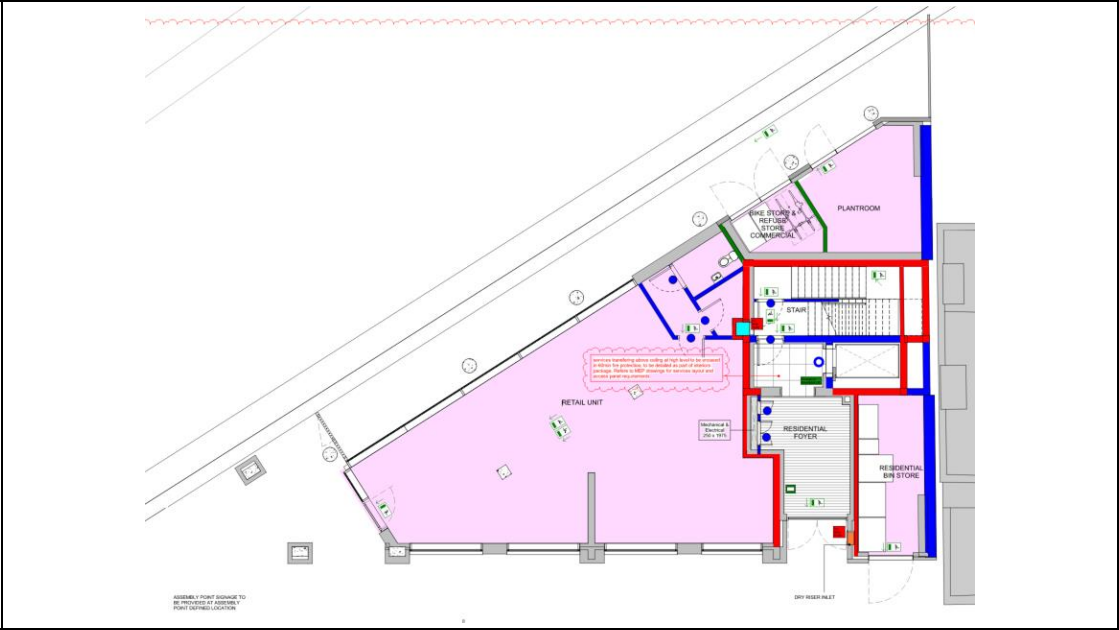
1.2. Purpose

- 1.2.1. This Fire Statement addresses Planning Gateway One, introduced by the Town and Country Planning (Development Management Procedure and Section 62A Applications) (England) (Amendment) Order 2021 ("the 2021 order").
- 1.2.2. The document has also been produced to satisfy Policy D12 and Policy D5 of the London Plan in accordance with the requirements of the Greater London Authority
- 1.2.3. This Fire Statement is submitted to the planning authority with the objective of clearly transmitting the fire safety design principles that will be adopted. The Fire Statement Form has been prepared and reviewed by a 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 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 automatic fire detection and alarm systems, smoke control measures and passive fire protection measures.
 - Suitable fire service access is provided, with water supplies via external hydrants.

2. Fire Statement Form

Application Information	
1. Site address line 1 Town Site postcode	369-377 Kentish Town Road London NW5 2TJ
2. Description of proposed development including any change of use (as stated on the application form):	<p>The development is a basement plus seven-storey residential led building including a retail unit at ground floor and ancillary accommodation at basement.</p> <p>The site is located on the south west corner where Kentish Town Road bridges over the railway, south of the junction of Fortress Road and Highgate Road.</p> <p>The building is served via a single stair escape stair.</p> <p>The building is over 18 m and contains 7 storeys above ground. As such, it is defined as a Higher-Risk Building in accordance with the Building Safety Act 2022.</p>
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience.	<p>Ben Green is an Associate of the Institution of Fire Engineers and Interim Chartered Engineer with 11 years' in the field of Fire Safety Engineering. Ben has had direct applicable experience in the design of residential schemes in London for the duration of his professional career.</p> <p>Mark Davison has a BEng (Hons) degree in Fire Engineering and 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>
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>Preliminary consultation has been carried out with the Building Control Authority and the key fire safety principles have been agreed. The fire strategy will continue to evolve as the design develops. Consultation with the relevant authorities, including the Fire Service, and all project stakeholders will continue throughout the future design and construction phases of the works.</p>
5. Site layout plan (consistent with other plans, drawings and information submitted in connection with the application)	<div></div> <p>Figure 1: Site Layout</p>

6. Building schedule

Site information				Building information			Resident safety information		
a) building name.	b) <ul style="list-style-type: none">block height (m)number of storeys excluding those below ground levelnumber 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
Kentish Town Road	<ul style="list-style-type: none">20 m7 storeys above ground1 storey below ground	Plant and Ancillary	Basement	BS 9991	Yes	Class A2-s1, d0 or better	Simultaneous	Yes – In accordance with BS 9251	Yes
		Residential	Level 01-06	BS 9991			Stay put		
		Retail	Ground	BS 9999			Simultaneous		

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.

The design generally complies with the guidance outlined under BS 9991 / BS 9999 and is not considered particularly complex from a fire safety standpoint.

That said, the typical residential floors are served by a single firefighting stair that continues down to the basement. This stair is proposed to be separated at ground level by a fire door. Ventilated lobby protection is provided to the stair at the basement level.

Notwithstanding this, there are no significant departures from the prescriptive standards in terms of means of escape, structural fire resistance, external fire spread and firefighter access.

The provisions are captured in a detailed RIBA Stage 4 fire strategy document, which supports the design and will ultimately form the basis of the handover information to the responsible person, once the project is complete. The fire strategy sets down the key fire safety principles and the supporting package of fire safety measures. It emphasises the need to review the fire safety information before any modifications are made to the scheme.

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 reviewed against the prescriptive recommendations set out within BS 9991 / BS 9999. The general layouts have been tailored to reflect the guidance. Moreover, a comprehensive package of fire protection measures is proposed, including an automatic fire detection and alarm, sprinkler protection, floor-by-floor compartmentation and smoke control measures.

The risk of external fire spread has been assessed under BRE 187, and fire resisting construction is proposed in mitigation where necessary.

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 which is outlined within BS 9991 / BS 9999. Moreover, the principles embodied in Policy D12, and D5 of the London Plan have also been considered. As a result, a high standard of fire safety is provided within the design.

Policy D5 of the London has been considered, which calls for one passenger/evacuation lift per core. Given the single central core, a passenger / firefighters / evacuation lift will be provided to facilitate the escape of occupants that require assistance to escape. The lift will be designed in accordance with EN 81-70 and BS 9999 Annex G. It is noted that the London Plan calls for an additional evacuation lift where a firefighters lift is otherwise provided, however the scheme has a very modest footprint, therefore only a single lift is viable, as such additional emphasis must be placed on planned maintenance / malfunction of the lift and notification to the local brigade of such instances.

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.

10. Fire service site plan

A plan illustrating the fire service vehicle access is shown in Item 14. Fire service vehicle access roads have clear dimensions and carrying capacities in accordance with the prescriptive guidance.

Public hydrants will be available within 90 m of the development in accordance with BS 9990.

Dry rising mains will be provided within the main stair in accordance with BS 9990.

11. Emergency Road vehicle access

Primary access for the Fire Service is via Kentish Town Road, which has the appropriate width and capacity to support the fire service vehicles (see Item 14). The fire tender access roads will have clear dimensions and carrying capacities in accordance with BS 9991.

12. Siting of fire appliances

Fire hydrants will be provided within 90 m of any entry point to the building.

Vehicle parking is available immediately outside the proposed building Kentish Town Road, which will provide firefighters access to riser inlet within 18 m.

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

At the time of writing, no specific testing has been carried out to confirm whether the existing fire hydrants are usable / operable. Testing of hydrants will need to be carried out in due course.

14. Fire service site plan

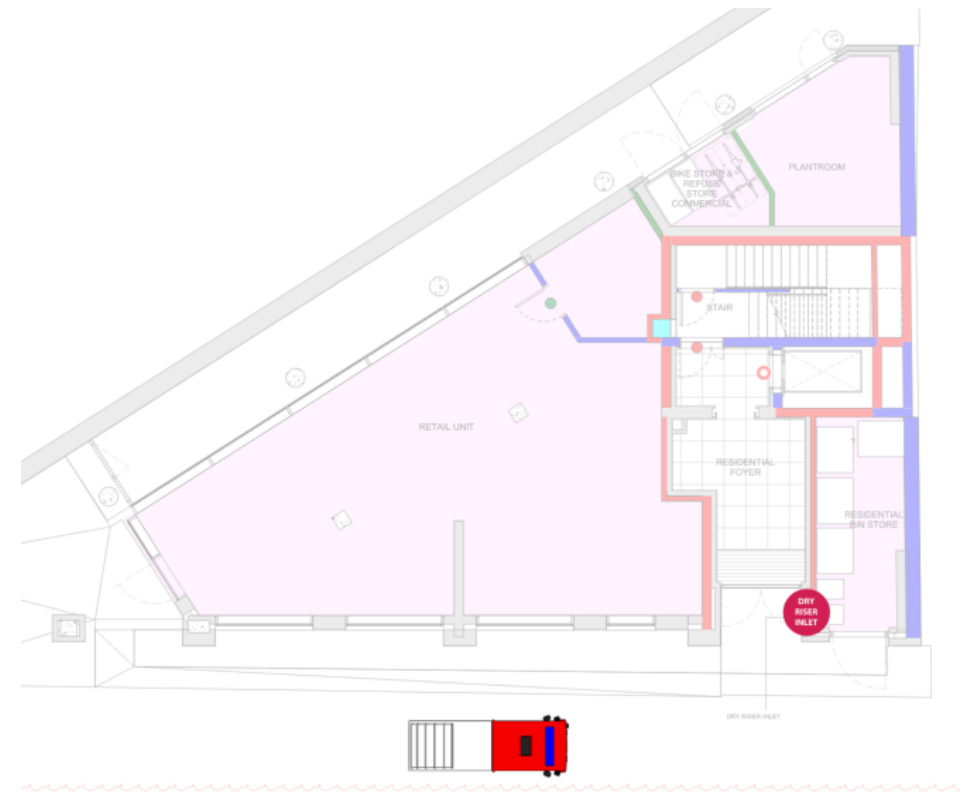




Figure 2: Fire Service Access

Fire statement completed by		
15. Signature		
	Ben Green Associate Director Semper	Mark Davison Director Semper
16. Date		31 st July 2024



20 Farringdon Street,
London,
EC4A 4AB
T: +44 (0) 203 858 0173
E: info@sempergrp.com
W: www.sempergroup.com