Fire Statement – FS 001.0

Project: Mary Brancker House

Subject: The Town and Country Planning Order - Fire Statement

Date: 8 May 2024

Author: Stuart Crick

Checked: Merl Forrer

1 Introduction

This Fire Statement has been prepared by Design Fire Consultants (DFC) and is submitted in support of the planning application made by Unite Students for the Mary Brancker House development located in London.

The purpose of this Fire Statement is to evidence that fire safety matters, as they relate to planning, have been considered for the removal and reinstatement of cladding and external wall systems, to improve the fire safety of the building.

DFC have visited site as part of intrusive investigations to enable a fire risk assessment of the existing façade. Remediation works will be provided to external wall areas to enable Option B1 on an EWS1 form and a PAS 9980 assessment at the lower end of medium. This will involve the removal of combustible materials and replacement with products of limited combustibility or better and appropriate fire barriers.

This Fire Statement includes a concise summary of the approach to the fire safety design, site layout, access and facilities for firefighting, and details of any consultation undertaken on fire safety and consideration of local development documents.

This Fire Statement forms part of the planning application information only. It is not intended for formal Building Regulations submission and should not be used as such.

1.1.1 London Plan

The London Plan 2021[1] is the Spatial Development Strategy for Greater London provided under the Town and Country Planning (London Spatial Development Strategy) Regulations 2000[2]. It is legally part of each London's Local Planning Authorities' Development Plan and must be taken into account when planning decisions are made in any part of Greater London.

Policy D12 of the London Plan addresses fire safety of developments to ensure that proposals consider issues of fire safety at the earliest design stage before the building control application stage.

This Fire Statement is intended to demonstrate that the removal and replacement of existing cladding does not adversely impact the existing fire strategy with regards to Policy D12 Part A and is compliant with Part B of the Building Regulations.

[1] The London Plan, 'The Spatial Development Strategy for Greater London', Mayor of London, March 2021
[2] Statutory Instruments, '2000 No. 1491 The Town and Country Planning (London Spatial Development Strategy) Regulations 2000', July 2000.

2 Fire Statement Form

The Fire Statement form includes a concise summary of the approach to fire safety taken, the site layout, access and facilities for firefighting, details of consultation undertaken on fire safety and consideration of local development documents.

Table 1: Application information

Application information		
1.	Site Address line 1	Mary Brancker House
	Site Address Line 2	54-74 Holmes Rd,
	Site Address Line 3	
	Town/City	
	County	London
	Site Postcode (Optional)	NW5 3AQ
2.	Description of proposed development including any change of use (as stated on the application form)	
3.	Name of person completing the Fire Statement (as Section 15), relevant qualifications and experience.	*No more than 200 words* **Author's Name:** Stuart Crick **Post-Nominals:** BEng (Hons), MSc, AIFireE **Relevant Qualifications and Experience:** Stuart graduated with a BEng in Fire Engineering in 2014 and with a Masters in Fire Safety Engineering in 2016. He has over 9 years of experience working as a fire engineer in the UK, specifically working with building design and construction. This has included a large number of purpose built residential developments. **Checker's Name:** Merl Forrer **Post-Nominals:** MEng (Hons), CEng, FIFireE, MSFPE **Relevant Qualifications and Experience**: A fire engineer and an active member of the Institution of Fire Engineers, 22 years' experience working in the fire and rescue service and consulting experience, specialising in residential, commercial and heritage developments.

Application information		
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.	*No more than 200 words* Consultation with approvals authorities have not taken place yet at this stage of the remediation programme. Building Control will be appointed for the remediation works and DFC will work alongside the contractor for a satisfactory installation.
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 is:* 

Table 2: The principles, concepts and approach relating to fire safety

The principles, concepts and approach relating to fire safety	
6. Building Schedule	
Site Information	
a) Block no. as per site layout plan above	Block 1
b) Block height (m) Number of storeys excluding those below ground level Number of storeys including those below ground level	15.825m G+5 G+5

The principles, concepts and approach relating to fire safety		
c) Proposed use (one per line)	Student accommodation	Student Ancillary & Commercial
d) Location of use within block by storey	First to Fifth	Ground
Building Information		
e) Standards relating to fire safety/ approach applied	Approved Document B Volume 1 Approved Document B Volume 2	
f) Balconies	No Balconies	
g) External wall systems	Worse than Class A2-s1, d0 Remediation is proposed to remove combustible products and replace with Class A2 or better materials	
Residential Safety Information		
h) Approach to evacuation	Phased Detection initially evacuates a single flat, escalating to a full floor then full building following delay or subsequent detection.	
i) Automatic suppression	None	
j) Accessible housing provided	2 Accessible units at First Floor	

The principles, concepts and approach relating to fire safety
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* Intrusive investigations into the external wall construction of the building have identified combustible products including a render system with polystyrene insulation on the upper floors. Remediation is proposed to remove these combustible products and replace with a system achieving Class A2-s1, d0 or better of similar appearance. The system used at Ground Floor was found to be non-combustible therefore will be retained, with minimal works to improve firestopping and cavity barriers.
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 works will not alter the internal layout or use of the building. The works will be completed such that means of escape from, and fire service access to, the building will always remain available for use during construction works.
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 200 words* Removal of the existing combustible cladding and replacement with materials of Class A2-s1, d0 or better does not adversely affect the existing fire strategy with regards to Policy D12 Part A of the London Plan.

Table 3: ***Emergency road vehicle access and water supplies for firefighting purposes***

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 building is existing and the proposed works do not alter the fire service access arrangements. The building is provided with external road access via Holmes Road to the South and Regis Road to the North. Internal access for the upper floors is provided via entry points on Holmes Road. The western core of the building (referred to as Block B in fire strategy) is provided with a dry rising main with inlet on Holmes Road. A public hydrant is located on Holmes Road immediately outside the building.
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 building is existing and the proposed works do not alter the fire service access arrangements. The building is provided with external road access via Holmes Road to the South and Regis Road to the North. Internal access for the upper floors is provided via entry points on Holmes Road. The western core of the building (referred to as Block B in fire strategy) is provided with a dry rising main with inlet on Holmes Road. A public hydrant is located on Holmes Road immediately outside the building. Is the emergency vehicle tracking route within the site to the siting points for appliances clear and unobstructed? Yes
12. Siting of Fire Appliances *Guide: no more than 200 words* The building is existing and the proposed works do not alter the fire service access arrangements. The building is provided with external road access via Holmes Road to the South and Regis Road to the North. Internal access for the upper floors is provided via entry points on Holmes Road. The western core of the building (referred to as Block B in fire strategy) is provided with a dry rising main with inlet on Holmes Road. A public hydrant is located on Holmes Road immediately outside the building.

Emergency road vehicle access and water supplies for firefighting purposes

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

Guide: no more than 200 words

There is a hydrant located on Holmes Road directly in front of the building, as indicated in Section 14. An additional hydrant is located to the East on Holmes Road.

Nature of water supply (Choose one below):

Hydrant – Public

Does the proposed development rely on existing hydrants and if so, are they currently usable / operable?

Yes (not tested as works do not alter existing fire service provisions)

14. Fire service site plan

Fire service site plan is as follows:

Extract from building fire strategy:

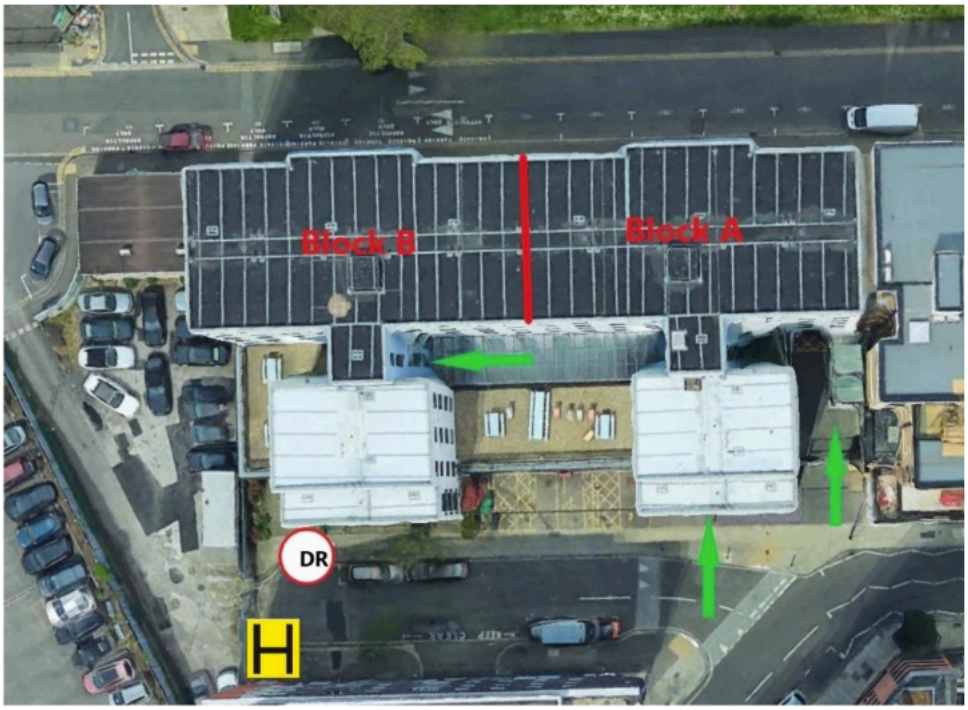

Figure 7: Fire service access

Table 4: Fire Statement completed by

Fire Statement completed by	
15. Signature	Author: Stuart Crick  Checker: Merl Forrer 
16. Date	8 May 2024