

Gateway 1 Fire Statement Form

OCTOBER 2024

JAMESTOWN ROAD



JENSEN HUGHES

Fire statement form

Application information		
1. Site address line 1	33-35 Jamestown Road	211 Arlington Road
Site address line 2		
Site address line 3		
Town	London	London
County	Greater London	Greater London
Site postcode (optional)	NW1 7DB	NW1 7HD
2. Description of proposed development including any change of use (as stated on the application form):	<p>Jamestown Road is a proposed development in London consisting of student accommodation and residential use. The project is demolition of existing buildings and structures to facilitate redevelopment comprising a Purpose Built Student Accommodation (Sui Generis) block over the basement, ground, plus six storeys and seventh-floor plant room with flexible commercial (Class E) on the ground floor and a residential (Class C3) block over the ground plus five storeys, each block has two private courtyards with hard and soft landscaping, cycle parking, and associated works. West Block is for student accommodation, ground floor will consist of flexible space and reception whereas the basement will consist of cycle store, flexible space and plant rooms. East Block is for residential, ground floor will consist of apartments and cycle store whereas the basement will consist of plant rooms. The blocks range in height as follows:</p> <ul style="list-style-type: none">West Block: The top floor height is approximately 20m above ground level and consists of ground plus 6 storeys.East Block: The top floor height is approximately 16.8m above ground level and consists of ground plus 5 storeys.	
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience.	<p>Boris Tang MEng, CEng, MIFireE, MIMechE</p> <p>Boris is a Technical Director at Jensen Hughes (England) and is a member of the Institute of Fire Engineers. He has 10 years of experience in developing building Fire Strategies.</p> <p>As part of Jensen Hughes, Boris can draw from the experience of other fire engineers in the UK and around the world, which will ensure the quality and the robustness of the fire strategy developed for this project.</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>Fire strategy development has been carried out by Jensen Hughes to identify the key fire strategy issues and ongoing input has been provided to assist the design team as they incorporate the fire strategy requirements into their specialist designs. The design to date has been developed in full consultation with the client and design team. No fundamental concerns were raised with respect to the proposed design and some of the comments were already incorporated in the design.</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)		
Site layout plan is: inserted in the form		

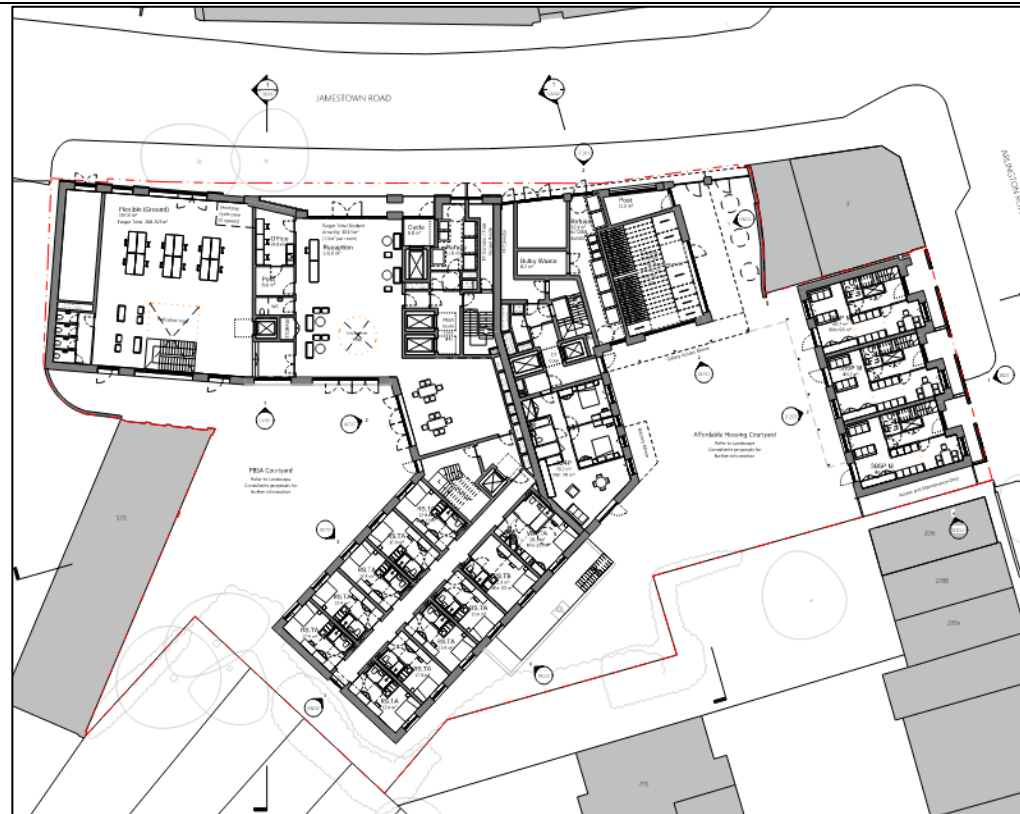


Figure 1: Ground Floor Plan

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) 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
West Block	The top floor height is approximately 19.86m above ground level and consists of ground plus 6 storeys.	Cycle store, plant rooms, flexible space	Basement	BS 9999	No Balconies	Class A2-s1,d0 or better	Simultaneous	Yes, residential sprinklers and commercial sprinklers (in areas greater than 100m ²), full	N/A, non- residential
		Flexible space, reception, plant rooms and refuse store	Ground	BS 9999	No Balconies	Class A2-s1,d0 or better	Simultaneous	Yes, residential sprinklers and commercial sprinklers (in areas greater than 100m ²), full	N/A, non- residential
		Student Accommodation	Level 00- 06	BS 9991	No Balconies	Class A2-s1,d0 or better	Stay-put	Yes, residential	M4(2) or M3(3)

East Block	The top floor height is approximately 16.8m above ground level and consists of ground plus 5 storeys.	Plant rooms	Basement	BS 9999	No Balconies	Class A2-s1,d0 or better	Simultaneous	Yes, residential sprinklers and commercial sprinklers (in areas greater than 100m²), full	N/A, non-residential
		Cycle and refuse store and plant rooms	Ground	BS 9999	No Balconies	Class A2-s1,d0 or better	Simultaneous	Yes, residential sprinklers and commercial sprinklers (in areas greater than 100m²), full	N/A, non-residential
		Apartments	Level 00-05	BS 9991	Yes	Class A2-s1,d0 or better	Stay Put	Yes, residential	M4(2) or M3(3)
7. Specific technical complexities	<p>It is proposed to design the building in line with BS 9991:2015 for the residential areas and BS 9999: 2017 for the non-residential areas mainly consist of the amenity areas and ancillary rooms. West block will be served by two stairs whereas the east block will be served by one stair.</p> <p>The residential apartments will evacuate based on a “stay put” approach, this is applicable to the apartments in both student accommodation and residential block. All residential amenity areas to evacuate simultaneously in the event of fire within these areas whilst the individual apartments would not evacuate immediately. Further evacuation of the building will be under the control of the building management or at the request of the Local Fire and Rescue Services via an evacuation alert system provided in West block. In the non-residential areas, occupants of the unit will evacuate simultaneously for a confirmed fire in the unit. Other areas will not need to evacuate immediately. Further evacuation of the building will be under the control of the building management or at the request of the Local Fire and Rescue Services.</p> <p>A fire sterile fire lobby will be provided such that disabled occupants can wait for the evacuation lift, the lift lobby will be smoke vented and only have access to lift, stair and common corridor. Common corridor connecting to the lift lobby will also be smoke vented.</p> <p>Where travel distance exceeds the recommended limit of 15m in single direction in the West Block, a push-pull smoke extract system will be provided as recommended in BS 9991 guidance. CFD modelling will be carried out at later design stage to ensure condition in corridor is suitable for escape and firefighting. For corridors with single direction travel distance within 15m, smoke ventilation will be provided by a smoke shaft or AOV at elevation.</p> <p>In East Block, escape for most apartments are via balcony deck into a smoke vented lobby connecting to the escape stair. There is no travel distance limitation on flat escaping through the balcony. Some apartments will escape via a smoke vented internal corridor into the stair lobby, travel distance in the corridor are well within 15m.</p> <p>East block will not be provided with a firefighting as the building height is less than 18m and there is no requirement to provide one as per guidance. West Block will be provided with a firefighting shaft as the building height is more than 18m.</p> <p>All external walls of both buildings will be designed in line with Regulation 7 of the Building Regulations and no combustible materials will be proposed within the external wall construction.</p> <p>The development includes both residential and non-residential areas. All relevant areas will be sprinklered throughout in line current sprinkler code guidance, i.e. BS:9251 (2021) or BS EN 12845 (2015).</p> <p>The evacuation of persons of restricted mobility will be considered from the upper floor levels of each building including the use of the lifts for evacuation. One evacuation lift per core will be provided in both blocks. All evacuation lifts will be accessed from a lobby and not directly from the residential common corridor.</p>								
8. Issues which might affect the fire safety of the development	<p>The fire strategy for the buildings across the scheme will be developed to ensure that the requirements of the Building Regulations will be met.</p> <p>Where travel distance exceeds the recommended limit of 15m in single direction in the West Block, a push-pull smoke extract system will be provided as recommended in BS 9991 guidance. CFD modelling will be carried out at later design stage to ensure condition in corridor is suitable for escape and firefighting.</p> <p>The flexible area and its adjacent student amenity/ reception area are double-height spaces at basement and ground level. These areas will form its own compartment and 60 minutes fire resistance enclosed.</p>								

9. Local development document policies relating to fire safety	Policy D12 of London Plan, government guidance, and the local plan– an evacuation lift per core will be provided within the building.
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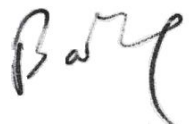
Emergency road vehicle access and water supplies for firefighting purposes	
10. Fire service site plan	<p>Fire vehicle access across the development is shown indicatively in Section 10 and has been designed in line with BS 9999.</p> <p>Fire vehicle access will be provided to within 18m of the fire main inlet of the firefighting cores of the building.</p> <p>Sufficient fire vehicle perimeter access will be provided to the ground floor, or sufficient hose coverage will be achieved from a fire vehicle parking position.</p>
11. Emergency road vehicle access	<p>The local fire and rescue service will be able to access the site from Jamestown Road. See section 14 for site plan.</p>
12. Siting of fire appliances <p>See item 11 and 14. The fire vehicles will be able to park adjacent to the entry points of the firefighting core of the building. Fire fighters will be able to access the stair directly from outside via Jamestown Road. The distance from the building access point to the stair door will not exceed 18m. Indicative fire vehicle parking positions have been shown on the fire service site plan in Section 14.</p>	
13. Suitability of water supply for the scale of development proposed. <p>Fire hydrants will be within 100m of each dry riser inlet. There is an existing hydrant at Jamestown Road within 100m of the proposed dry riser inlet location however its condition is to be confirmed.</p>	

14. Fire service site plan



Figure 2: Fire Vehicle Access

Fire service site plan is: inserted in the form

Fire statement completed by	
15. Signature	
16. Date	10/10/2024