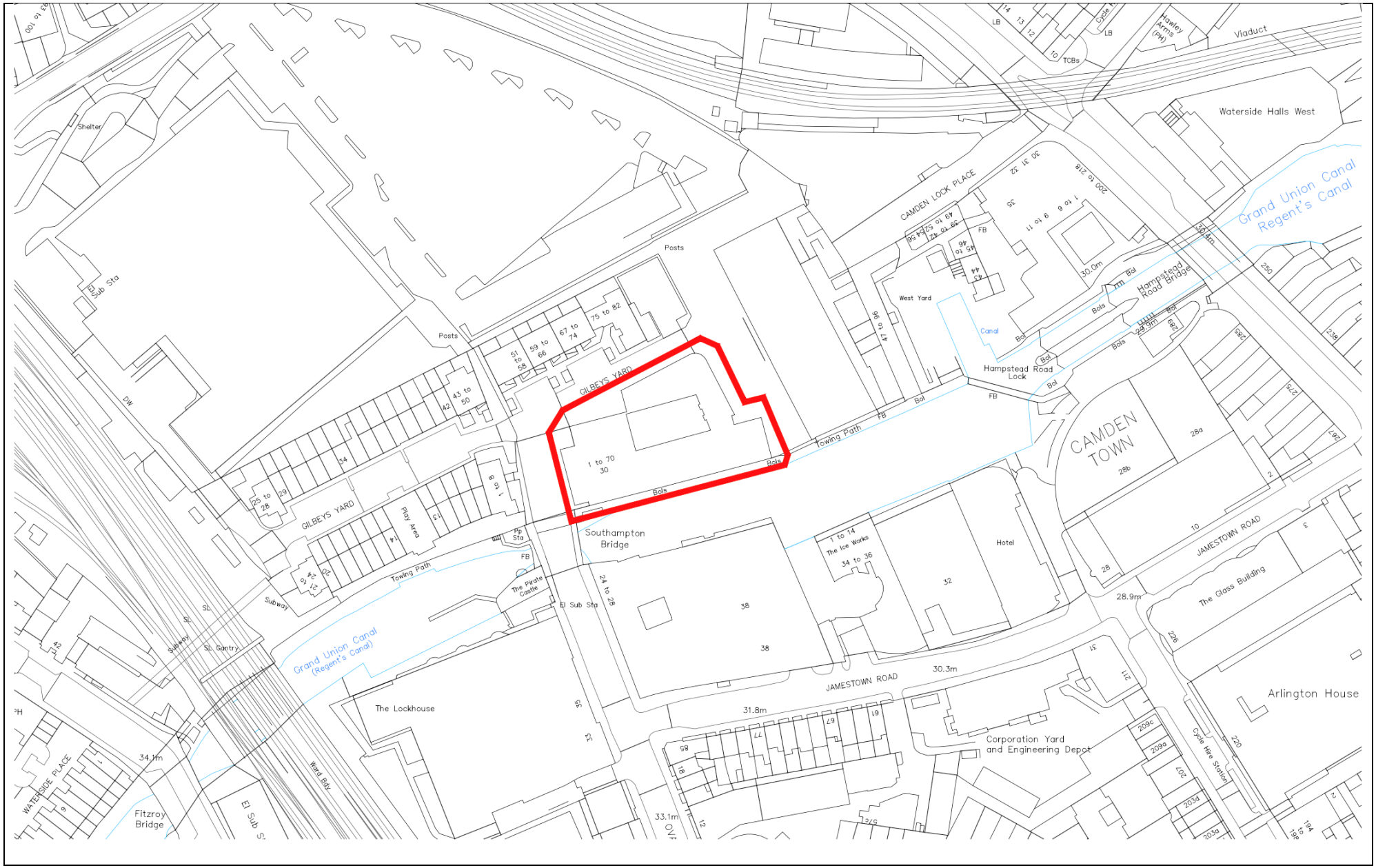
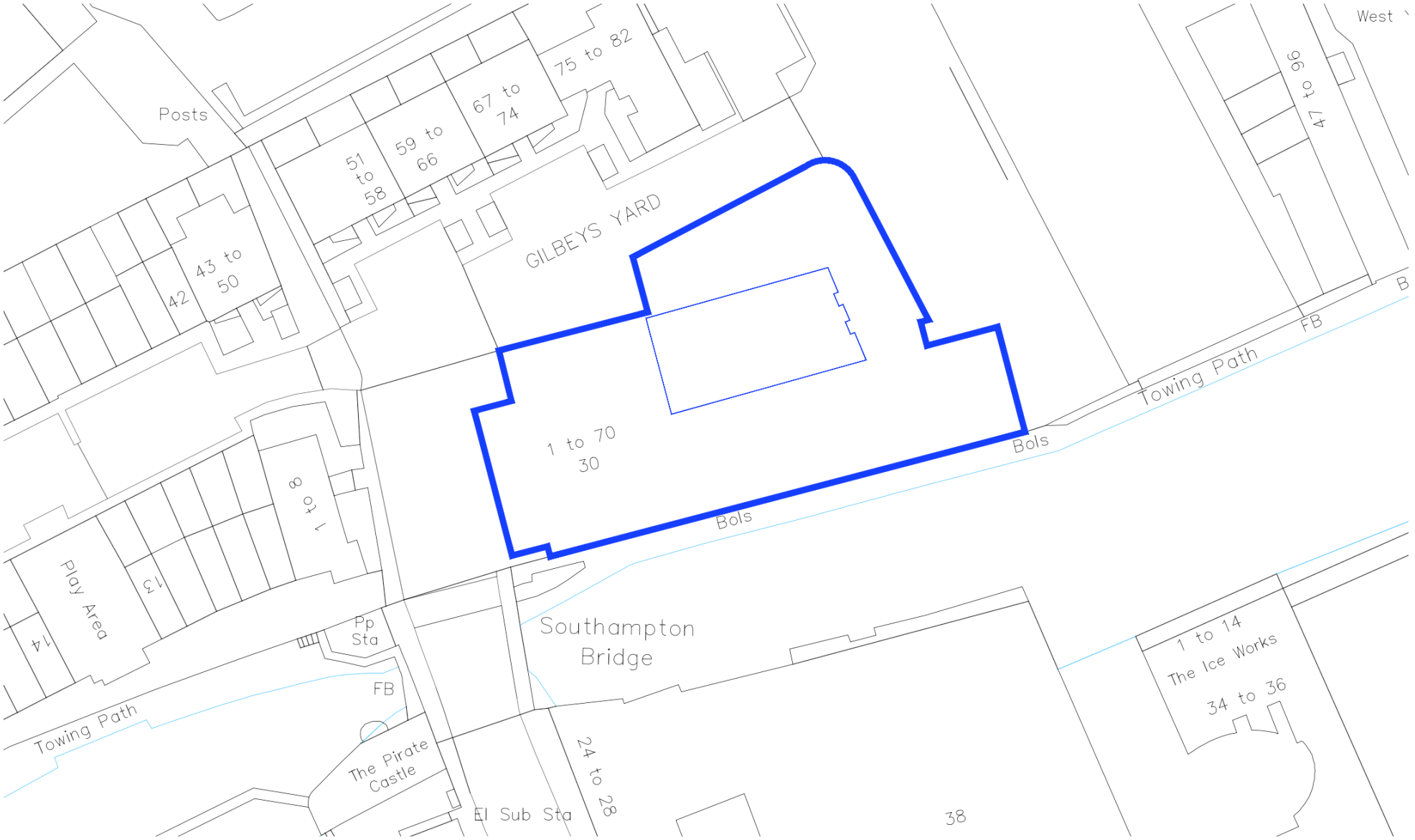
Fire statement form

Application information	
1. Site address line 1	The Henson
Site address line 2	30 Oval Road
Site address line 3	Camden
Town	London
County	
Site postcode (optional)	NW1 7DE
2. Description of proposed development including any change of use (as stated on the application form):	The existing building facade has been constructed using various systems incorporating combustible materials: - Expanded polystyrene (EPS) insulation within a render system, - PIR insulation within an aluminium cladding system, - Timber soffits - Timber decking to the balconies. The proposed work involves the removal and replacement of these combustible materials. The replacement materials will have a minimum fire rating of Euro Class A2-s1, d0. The new materials will be chosen to replicate the existing look of the building, both in colour, and texture. "The works will include the installation of horizontal and vertical cavity barriers and closers at appropriate locations."
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience. Guide: no more than 200 words	Frances Maria Peacock, Fire Engineer, Façade Remedial Consultants & Olympus Fire Safety, FCIAT, CBuildE FCABE, IHBC, MIFireE, MSFPE, AMICE, PG Cert., BSc, Dip. HE Fire Engineer, Chartered Architectural Technologist, Historic Conservationist and Chartered Building Engineer. Experience in architectural design, structures, historic buildings and conservation areas, fire dynamics, fire safety, building regulations I have also completed and passed the EWS1 course administered by the RICS.
4. State what, if any, consultation has been	The following documents have been consulted for this Fire Statement:

undertaken on issues relating to the fire safety of the development; and what account has been taken of this. Guide: no more than 200 words	- FRC Façade Remediation Scheme – Strategic Definition, dated 22 March 2024 - FRC Façade Remediation Scheme – Design Performance Requirements & Project Execution Plan, dated 22 March 2024 - FRC Façade Remediation Scheme – Heritage, Design and Access Statement, dated 8 August 2024 - FRC Location Plan @ 1:1250, dated January 2024 - Block (site) Plan @ 1:500, dated January 2024 In addition to the above, it is also necessary to consider relevant legislation, regulation and guidance. In particular: - Approved Document B Volume 1, Dwellings: 2019 Edition (with 2020 and 2022 amendments) - Building Regulation 2010 - Regulatory Reform (Fire Safety) Order 2005 - Documents which were current at the time of construction/conversion, which in this case was 2008 - BS 9991 (residential buildings) - Fire Safety (England) Regulations 2022 A Fire Risk Assessment of the External Walls (FRAEW) was carried out by FRC on 21 November 2023.
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 Site Plan @ 1:1250	


Viaduct
Hawley Arms (PH)
TCBs
Waterside Halls West
Shelter
El Sub Sta
Posts
CAMDEN LOCK PLACE
Grand Union Canal
Regent's Canal
West Yard
Canal
Hampstead Road Bridge
Hampstead Road Lock
GILBEYS YARD
Towing Path
CAMDEN TOWN
JAMESTOWN ROAD
Southampton Bridge
The Ice Works
Hotel
The Glass Building
Play Area
Pp Sta
The Pirate Castle
Subway
Grand Union Canal (Regent's Canal)
The Lockhouse
Corporation Yard and Engineering Depot
Arlington House
Cycle Hire Station
WATERSIDE PLACE
Fitzroy Bridge
Ward Bdy
OVH
SL
SL Gantry
DW
FB
Bol
Bols
30.0m
30.3m
31.8m
28.9m
34.1m
33.1m

Block Plan @ 1:500



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
The Henson (as existing)	Height: Approximately 21m, (GF+6) storeys. The building has a basement which is commercial	residential flats, maisonettes, studios	Levels 1-6 are residential. The GF and the basement are used as offices.	Approved document B vol 1	worse than class A2-s1, d0	worse than class A2-s1, d0	stay put	none	none
The Henson (as proposed)	Height: Approximately 21m, 7 storeys (GF+6). The building has a basement	residential flats, maisonettes, studios	Levels 1-6 are residential. The GF and the basement	Approved document B vol 1	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	none	none

	which is commercial		are used as offices.						
		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.
		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 Henson is located in the Regent's Canal Conservation Area, and although it incorporates a former railway warehouse from the mid-Victorian era, it is not listed. It was built by the London & North Western Railway (LNWR) to serve their Camden goods yard, which was conveniently placed to also receive goods transported via the canal. The exact date of construction is unknown, but stylistically, it can be dated to the 1860s or 1870s, and is known to have been in use by the 1880s. After the grouping of the railway companies (around 120 smaller companies were grouped into four large ones in 1823), the LNWR became part of the London Midland & Scottish Railway (LMS) which carried out some alterations to the building and provided a new access to the canal. This is evident from the archway next to The Henson, which still bears the letters LMS.

In the early 2000s, the old building was partly demolished as to allow it to be converted into a block of 76 flats, and it now incorporates new construction which was completed in 2008. The old building is constructed of solid brick (as buildings of that era generally were), which means that it will not have any fire safety issues with the external wall. However, large amounts of timber and hidden voids are often an unseen hazard in older buildings, and if a fire starts, it can sweep through the interior very rapidly. To put it simply, the greatest fire risks come from the outside of the new building, but the inside of the old building. Therefore, it must be ensured that any gaps, vents or service penetrations through the old structure are adequately fire stopped.

The building has several lines of vertically stacked balconies which project from the building. These have glass and steel balustrades which are non-combustible, but timber decks and soffits. These present a serious fire hazard because of the potential for a fire to spread up the building from one balcony to the next. It is for this reason that all timber will need to be removed from the balconies and replaced with alternatives which have a minimum fire rating of Euro Class A2-s1, d0. It is proposed that aluminium be used as the new material for decking and soffits. The new decking boards will have a fire rating of Euro Class A2.

There is a timber soffit ground level fixed by timber battens to a plywood carrier board. Behind this is a void/cavity, then 700mm of highly combustible PIR insulation. This system must be replaced in its entirety because all of its constituent components are combustible, and therefore unsuitable for a building over 18m in height.

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 façade has three wall types which contain combustible materials, one of which is an insulated render system with expanded polystyrene (EPS) insulation. This typically achieves a fire rating of Euro Class E and will melt, drip and emit toxic fumes if exposed to fire. Another of the wall types is an aluminium cladding system with polyisocyanurate (PIR) insulation. There is also extensive use of timber in the form of soffits and decking to the balconies. All of these materials are to be replaced in order to safeguard the building and prevent the rapid spread of fire across the external walls.

It is proposed that the new wall systems used on the building will be replaced on a like-for-like basis and chosen to replicate the existing aesthetic, both in colour and texture.

The existing insulation materials along with all associated fixtures and fittings which are made of combustible materials, will be removed from the façade (where it is practical to do so) and replaced with safer alternatives. The advice of a fire engineer shall be sought if and when necessary during the works. As this building is over 18m tall, these must have a combustibility rating of either Euro Class A1 (non-combustible) or A2 (limited combustibility). Mechanical fixings will also be of non-combustible materials.

New installation of cavity barriers of a suitable type will be incorporated within the new wall systems at the appropriate vertical and horizontal locations. These are typically around openings in the façade and along compartment lines. Cavity barriers shall extend through the full depth of the cladding systems. Intumescent strips are to be installed to the sheathing board and/or other sub strata, which will ‘activate’ when exposed to heat, closing off the cavity and preventing fire spread.

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 are no policies relevant to local development which have been brought to my attention.

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

As no Fire Strategy or Fire Risk Assessment has been made available, it has not been possible to assess the passive and active fire protection, including the compartmentation, nor the means of escape.

Nor has it been possible to consider the provisions for firefighting such as a rising main.

The evacuation strategy requires confirmation, but is assumed to be stay-put.

As a minimum, the walls and floors separating individual flats should have be able to provide at least sixty minutes of fire resistance. Flat Entrance doors should be capable of achieving thirty minutes of fire resistance.

All of the above require confirmation.

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 block is located in Gilbey's Yard at the end of Oval Road. The yard is accessed by a bridge over the Regent's Canal which does not narrow and is the full width of Oval Road. Access is good and there if plenty of space for fire appliances along Oval Road and in the yard.

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

As no proposed changes are planned to the existing water supply or the footprint and layout of the building, this will not be affected.

13. Suitability of water supply for the scale of development proposed
Guide: no more than 200 words
The existing water supply should be adequate because the size and occupation of the building will not be changed by the proposed work. The location of fire hydrants in relation to the building requires confirmation.

Nature of water supply:
hydrant- public

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

14. Fire service site plan
Fire service site plan is:
provided as a separate plan

Fire statement completed by	
15. Signature	
16. Date	06/11/2024