8-9 Spring Place

Fire Statement

Client: Stamos Yeoh Architects

1. Introduction

1.1. General

1.1.1. Stamos Yeoh Architects has appointed Semper to produce a Fire Statement to support the planning application of 8-9 Spring Place, located in Camden, London.

1.1.2. The scheme comprises the conversion of an existing office building into a 30-bedroom hotel across ground plus two storeys. The ground floor comprises an entrance lobby, cycle storage, refuse store and hotel accommodation. Additional hotel accommodation is provided throughout the upper floors.

1.1.3. This document serves as the Fire Statement, addressing the requirements of Policy D5 and D12 of the London Plan in accordance with the Greater London Authority.

1.2. Purpose

1.2.1. The Fire Statement follows the template set by the London Plan Guidance published in February 2022 to satisfy Policy D12 and D5 of the London Plan and in doing so, highlights that the project aims to deliver the highest standard of fire safety and inclusive design:

- London Plan Policy D5: in all developments where lifts are installed, as a minimum at least one lift per core (or more subject to capacity assessments) should be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building.
- London Plan Policy D12: as part of the planning application, a competent fire engineer should produce a Fire Statement which defines the fire safety objectives and performance requirements of a development, and the methods by which these objectives will be provided/satisfied. This should be mirrored/reflected in all other planning application documentation.

1.2.2. 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 suitably qualified fire engineers, as detailed in section 3.

1.3. Principal Legislation and Guidance Documents

1.3.1. The Proposed Development considers the below legislation and guidance with regards to fire safety:

- BS 9999: 2017 Fire safety in the design, management and use of buildings – Code of practice.
- BS 7974: 2019 Application of fire safety engineering principles to the design of buildings – Code of practice.
- The London Plan 2021, including London Plan Guidance Policies D5 and D12.
- Regulation 38 of the Building Regulations, which requires that the fire safety information for the building shall be given to the Responsible Person at the completion of the project or when the buildings are first occupied.
- The Construction (Design and Management) Regulations 2015 (CDM), which are applicable for the design and construction stages of this project.

1.4. Summary Declaration

1.4.1. 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 building will follow a simultaneous evacuation strategy where all occupants are expected to evacuate on detection of the alarm system and proceed to a predetermined assembly point.
- The accommodation will be provided with suitable active life safety systems, such as the highest level of automatic fire detection and alarm system and passive fire protection measures throughout.
- Two independent protected escape stairs will be provided located directly off the common corridors at either end of the scheme. A single combined passenger/evacuation lift will be provided within the corridor to comply with Section D5 of the London Plan 2021.
- Suitable fire service access is provided, together with provisions including escape stairs, and water supplies via external hydrants. A dry fire main will be provided to one of the protected stairs.

2. Fire Statement Form

Application Information

1. Site address line 1 Town Site postcode	8-9 Spring Place Camden London NW5 3ER
2. Description of proposed development including any change of use (as stated on the application form):	Located in Camden, London, the scheme comprises the conversion of an existing office building into a 30-bedroom hotel across ground plus two storeys. The ground floor comprises an entrance lobby, cycle storage, refuse store and hotel accommodation. Additional hotel accommodation is provided throughout the upper floors. The upper floors are served via two protected escape stairs that discharge at the ground floor where the final exit is located.
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience.	Donte Harrow has a MSc in Advanced Engineering Design and is experienced in developing fire strategies for residential, office and mixed-use buildings. 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.
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.	At this stage of design, no consultation has been carried out with a Building Control representative; however, the proposals generally align with the prescriptive recommendations of BS 9999. Consultation will be carried out as part of the normal design development and Building Regulations process in due course.
5. Site layout plan (consistent with other plans, drawings and information submitted in connection with the application)	The site layout plan is inserted in the form (below) and highlighted in red.  Figure 1: Site Layout

6. Building schedule

Site information				Building information			Resident safety information		
a) building name.	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
8-9 Spring Place	• 10.5 m • 2 storeys above ground • No storeys below ground	Refuse Store	Ground Floor	BS 9999	No	Class A2-s1, d0 or better	Simultaneous	No	None
		Reception/Entrance Lobby	Ground Floor	BS 9999			Simultaneous		
		Cycle Store	Ground Floor	BS 9999			Simultaneous		
		Hotel Accommodation	Ground – Level 02	BS 9999			Simultaneous		

7. Specific technical complexities

The design generally complies with the guidance outlined under BS 9999 and is not considered particularly complex from a fire safety standpoint. The change of use will drive the need for an upgraded package of fire protection measures including compartmentation and fire detection.

Further development will take place as the scheme progresses through spatial planning and technical design. The provisions will be captured in a detailed fire strategy document, which will support the design and will ultimately form the basis of the handover information to the responsible person, once the project is complete. The fire strategy will set down the key fire safety principles and the supporting package of fire safety measures. It will emphasise 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

The proposed development has been reviewed against the prescriptive recommendations set out within BS 9999. The general layouts have been tailored to reflect the guidance, with no excessive travel distances.

9. Local development document policies relating to fire safety

The package of fire safety measures aligns with the recommendations of the prescriptive standards outlined within BS 9999. Moreover, the principles embodied in Policy D12, and Policy D5 of the London Plan have also been considered. These policies set out recommendations to ensure the highest standards of fire safety and accessibility are embedded in the design. One passenger/evacuation lift is provided within the main circulation corridor of the building, designed in accordance with EN 81-70, EN 81-72 and BS 9999 Annex G.

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. Public hydrants will be available within 90 m of the entry point to the building in accordance with BS 9990. A dry rising main will also be provided within one of the two protected stairs, achieving full coverage of all floorplates within 45 m on a dry riser outlet along a practicable hose laying path.

11. Emergency Road vehicle access

Primary access for the Fire Service is via Spring Place, which has the appropriate width and capacity to support fire service vehicles (see Item 14).
Fire vehicle access roads will have clear dimensions and carrying capacities in accordance with BS 9999.

12. Siting of fire appliances:

Fire hydrants will be provided within 90 m of the entry point to the building. Respective fire hydrants will be visible from the Fire Service vehicle parking position.

Vehicle parking is available immediately outside the building on Spring Place and within 18 m of the dry rising main, which will provide firefighters with full access to all rooms within 45 m.

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

Existing public hydrants on will provide suitable coverage to the building. The hydrants are assumed to be operational; these should be surveyed as part as the overall design development.

14. Fire service site plan

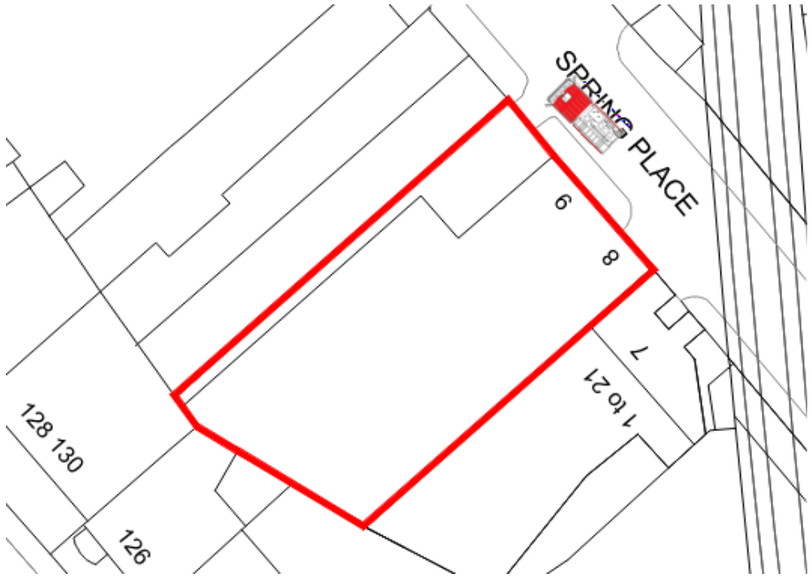

Figure 2: Fire Service Access on the Ground Floor

Fire statement completed by		
15. Signature		
	Donté Harrow Fire Engineer Semper	Mark Davison Director Semper
16. Date		29/11/2024

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