CAMDEN GOODS YARD

GATEWAY ONE FIRE STATEMENT

March 2025

Fire statement form

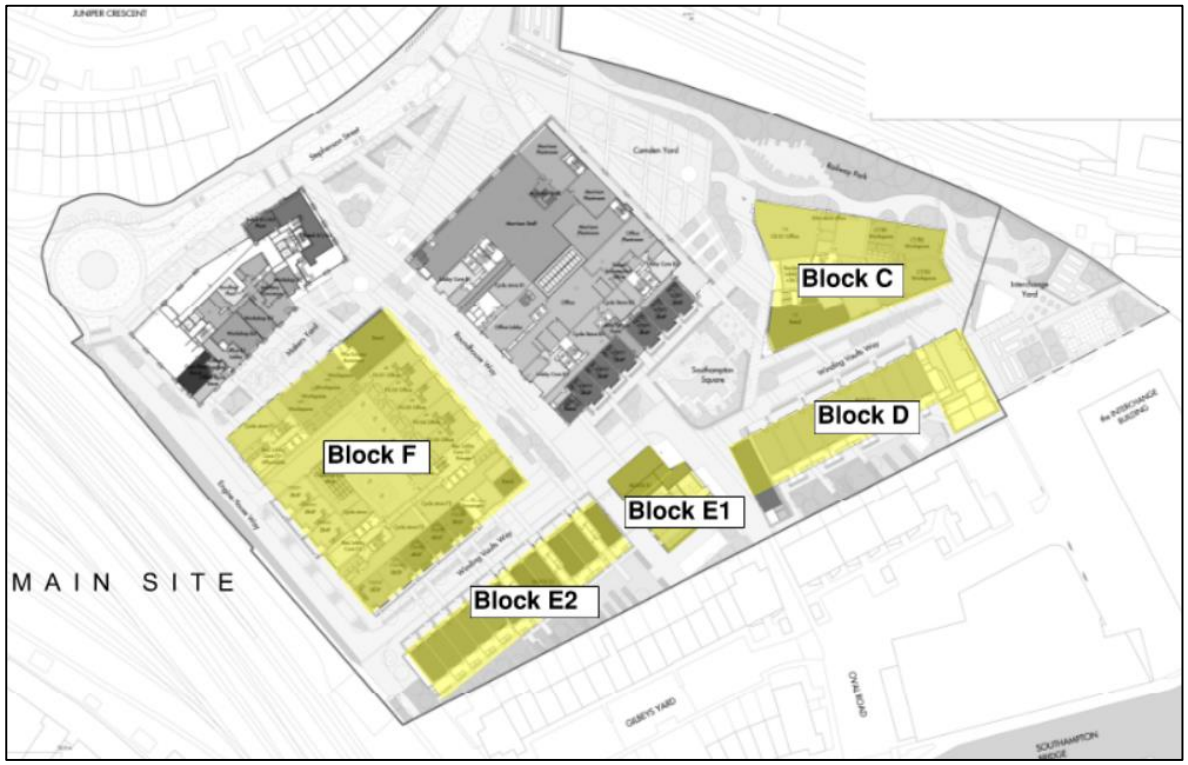
S73 applications do not require a Gateway 1 Form to be submitted but it has been provided voluntarily.

Application information	
1. Site address line 1	Camden Goods Yard
Site address line 2	Morrisons Superstore and Petrol Filling Station,
Site address line 3	Chalk Farm Road,
Town	
County	London
Site postcode (optional)	NW1 8EH
2. Description of proposed development including any change of use (as stated on the application form):	The Proposed Development comprises the proposed amendments in respect of Blocks C, D, E1, E2 and F of the Main Site Parcel .Variation of Conditions 3, 4, 5, 6 (approved drawings and documents) and 73 (Number and mix of residential units) of planning permission 2017/3847/P dated 15/6/18 (as amended by 2020/0034/P dated 05/05/2020, 2020/3116/P dated 03/12/2020, 2022/3646/P dated 29/03/23) for the 'redevelopment of petrol filling station (PFS) site to include the erection of a new building to accommodate flexible retail/food & drink floorspace (Class A1, A3 uses), Class B1 floorspace; with cycle parking, public space, public toilets and other associated works and highways works; all following demolition of existing petrol filling station. Use for a foodstore (Class A1 use) with associated car parking for a temporary period. Redevelopment of the main supermarket site to include the erection of seven blocks (Blocks A, B, C, D, E1, E2, F) for new homes (Class C3 market and affordable) together with non-residential floorspace comprising foodstore (class A1), flexible retail/food & drink (Class A1/A3), office and workshop (Class B1a and B1c), community centre (Class D2), roof level of 'Block B' for food and plant growing/production facility including small scale brewing and distilling (Sui Generis use); with associated ancillary office, storage, education, training, cafe and restaurant activities; together with new streets and squares; hard and soft landscaping and play space; lifts; public cycle parking and cycle hire facility and other associated works, including removal of existing surface level car parking and retaining walls, road junction alterations; all following demolition of foodstore'. This application is accompanied by an addendum to the original Environmental Statement.
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience. Guide: no more than 200 words	**Simon Burch – Director of Fire Engineering** Simon is Director of Fire Engineering at Introba registered with the Engineering Council and a Member of the Institution of Fire Engineers (MiFireE) with a wealth of experience on a variety of high-rise residential developments for major housing clients across London and the South-East. He is the lead author of fire strategies and responsible for all stages of the fire engineering design from the initial client contact through the tendering phase, across construction and the ongoing management and maintenance of fire safety systems and passive fire protection.

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. Guide: no more than 200 words	Internal consultation has been completed between the design team.

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



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
Block C	TF FFL – • 32.325 (m) • 11 • 11	residential flats, maisonettes, studios	• Ground + 10 upper floors	BS 9991:2024	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes-residential sprinklers, full	M4(2) & M4(3)
Block D	TF FFL – • 16.75 (m) • 6 • 6	residential flats, maisonettes, studios	• Ground + 4 upper floors	BS 9991:2024	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes-residential sprinklers, full	M4(2) & M4(3)
Block E1	TF FFL – • 32.675 (m) • 11 • 11	residential flats, maisonettes, studios	• Ground + 10 upper floors	BS 9991:2024	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes-residential sprinklers, full	M4(2) & M4(3)
Block E2	TF FFL – • 13.025 (m) • 5 • 5	residential flats, maisonettes, studios	• Ground + 4 upper floors	Approved Document Volume I:2019 incorporating amendments in 2020 & 2022	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes-residential sprinklers, full	M4(2) & M4(3)

Block F	TF FFL – • 32.4 (m) • 11 • 11	residential flats, maisonettes, studios	• Ground + 10 upper floors	BS 9991:2024	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes-residential sprinklers, full	M4(2) & M4(3)
Residential car park	TF FFL – • 0 (m) • 1 • 1	car parking	• Ground	BS 9991:2024	no balconies	class A2-s1, d0 or better	simultaneous	yes-commercial sprinklers, full	none
Retail units in various blocks	TF FFL – • 0 (m) • 1 • 1	shop	• Ground	BS 9999:2017	no balconies	class A2-s1, d0 or better	simultaneous	yes-commercial sprinklers, full	N/A non resi
Workspaces and offices in various blocks	TF FFL – • 3.8 (m) • 2 • 2	office	• Ground + 1 upper floor	BS 9999:2017	no balconies	class A2-s1, d0 or better	simultaneous	yes-commercial sprinklers, full	N/A non resi

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

- This Fire Statement is based on the guidance in accordance with Approved Document B (Volume 1) for Block E2 buildings and BS 9991:2024 for the remaining residential buildings. Block E2 buildings are not provided with ancillary accommodations, and for non-residential elements, the guidance from BS 9999:2017 is followed for all other blocks. This has been developed to ensure the highest standard of fire safety is designed into the building development at an early stage of design.
- Where there are travel distances within the common corridors that are extended beyond the recommendations of BS 9991:2024 in all buildings other than Block E2, to mitigate the extended travel distances, a 0.6m^2 mechanical smoke shaft will be provided at the dead end to protect the staircase from smoke ingress. At a later stage of design, a Computational Fluid Dynamics (CFD) assessment will be required to validate the smoke venting strategy for the blocks in accordance with the guidance from the Smoke Control Association: (SCA) Guidance on Smoke Control to Common Escape Routes in Apartment Buildings (July 2020).
- Since the evacuation lobby shall be provided with the same level of protection of the stair, this lobby will be provided with 1.0m^2 permanent ventilation via an AOV window on external wall if the building is under 18m in height. Alternatively, if the corridor is mechanically ventilated, the evacuation lift lobby could be provided with a 0.6m^2 air inlet shaft. The mechanical smoke shaft should achieve a minimum of 0.6m^2 internal free area with a 0.6m^2 Automatically Opening Vent (AOV) opening into each smoke shaft from each common corridor. The mechanical smoke shaft should be provided within the dead end of the corridor. The lift lobby doors shall open into the common corridors that are ventilated by the mechanical smoke ventilation system (MSVS) to provide the replacement air for this ventilation system, which shall also protect the lobby from smoke ingress. There are scenarios where mechanical smoke extraction is provided in common corridors and the makeup air will be from the AOV at the head of the firefighting stair via an automatic smoke and fire pressure relief damper. This solution follows the intent of the guidance given within BS EN 12101-13:2022 and would require agreement with the Building Safety Regulator.

- Blocks D and E2 are below 18m in height and each is provided with single escape stair that leads directly to outside or via a protected escape route to outside. The final escape route will not be connected to any ancillary spaces. Any risers accessed from the entrance lobby should be enclosed with 60 minutes fire resisting construction and FD30 doors.
- Other residential buildings will be provided with two stairs, where the final exit route has any access into ancillary areas (i.e. stores, cupboards), it should be via a protected ventilated lobby.
- Risers shall not be provided or accessed from the fire service access route.
- For blocks that are provided with two escape stairs, escape from each stair will be via an independent protected escape route to outside. The two evacuation lifts and the associated stairs providing alternative means of escape should be separated by imperforate construction at the final discharge level. Therefore, the two lobbies at ground floor should be separated by a solid wall. Therefore, a fire engineering solution is proposed where a fire door and a fire curtain/shutter could be provided in lieu of a solid wall in this case, since the final escape routes will be sprinklered and will not be any fire source.
- Where green roofs are provided, 500mm wide fire breaks would be required along the perimeter edge in accordance with GRO Fire Risk Guidance and DCLG Fire Performance of Green Roofs and Walls.

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

- Residential apartments will adopt a stay put evacuation procedure in that only the particular apartment that has a fire in it is immediately evacuated. The Fire Service will carry out evacuation of the other apartments if necessary and an evacuation alert system is provided.
- The residential amenity, residential car park, ancillary accommodations and the commercial units on site will be considered completely independent of the residential elements. These areas will adopt independent simultaneous evacuation procedures.
- The residential common corridors at the upper levels will be provided with smoke ventilation in accordance with ADB and BS 9991:2024 to provide tenable conditions for means of escape and firefighting operations.
- Blocks D and E2 are below 18m in height and each is provided with single escape stair that leads directly to outside or via a protected escape route to outside. The final escape route will not be connected to any ancillary spaces. Any risers accessed from the entrance lobby should be enclosed with 60 minutes fire resisting construction and FD30 doors.
- Other residential buildings will be provided with two stairs, where the final exit route has any access into ancillary areas (i.e. stores, cupboards), it should be via a protected ventilated lobby. Dedicated final exit routes leading directly to outside will be provided at the ground floor, and adjacent accommodations will be separated from the final exit route via protected lobbies (that will also be smoke vented lobbies for accommodations with special fire hazards). Risers shall not be provided or accessed from the fire service access route.
- Any risers in a protected space, including the evacuation lift lobbies, will be smoke sealed.
- All apartments and duplexes will be provided with a fire alarm and detection system in accordance with BS 5839 Part 6. The amenity, residential car park, commercial units and ancillary accommodations will be provided with a fire alarm and detection system in accordance with BS5839 Part 1.
- Fire resistance for elements of structure will be in accordance with ADB and BS 9991.
- Where elements of structure support a building above, they should be provided with the structural fire resistance to at least that required for the building they support.
- For residential buildings, all floors will be designed as compartment floors and will achieve fire resistance periods same as elements of structure.
- Townhouses, apartments and duplexes will be enclosed in 60 minutes fire resistance with FD30S entrance doors.
- Block E2 will be designed as a small, single-stair building to ADB which does not require an evacuation lift per stairway. However, it is recommended that the building will be provided with facilities to assist disabled evacuation by, for instance, providing a refuge within the protected stair that will be provided with

an emergency voice communication system in accordance with BS 5839-9. For all other buildings, an evacuation lift will be provided for each stairway in accordance with BS 9991:2024. Buildings over 18m in height will be provided with two stairs, each associated with an evacuation lift.
- For residential buildings over 18m in height, they will be provided with a firefighting shaft that shall incorporate a firefighting lift. The firefighting staircases will be enclosed in 120 minutes fire resistance with FD60S self-closing doors. The firefighting lift shaft and the lift shaft for evacuation should have a fire resistance of 120 minutes with FD60 landing doors. The lift for evacuation purposes will achieve the same fire resistance as the firefighting lift.
- The commercial units will be compartmented from residential accommodations by achieving the structural fire resistance.
- All townhouses, apartments and duplexes will be provided with sprinklers in accordance with BS 9251. The ancillary accommodations, storage and plant facilities on site will be provided with sprinklers in accordance with BS 9251 or BS EN 12845 depending on the size and use of the accommodations.
- The residential car park and the commercial spaces will be provided with sprinklers in accordance with BS EN 12845.
- Any covered spaces will require to be sprinklered. However, the podiums and terraces are open spaces, i.e. not covered, which therefore do not require sprinkler protection.
- For the ventilation in the car park, natural ventilation can be adopted with permanent openings at the car parking level. The openings can be at ceiling level. The aggregate free vent area should be a minimum of 2.5% of that level's floor area, at least half of which should be provided equally by two opposite walls. The remaining free area can be distributed wherever possible. The car park will also be provided with an automatic fire detection and alarm system designed and installed in accordance with BS 5839 Part 1 and be a minimum of L5 standard.
- Since all residential buildings are over 11m in height and the development is in London that must comply with the London Plan, all materials within the external wall should achieve European Classification in A2-s1,d0 or Class A1 in accordance with Regulation 7(2). Since the commercial units are within the apartment buildings, they will also achieve European Classification in A2-s1,d0 or Class A1 in accordance with Regulation 7(2).
- External wall construction that is perpendicular to the stair core within 1.8m of the staircase should be fire rated equal to that of the fire protection to the stairs.
- Blocks C, E1 and F exceed 18m in height but within 50m, therefore each core will be provided with a firefighting shaft. Although Block D is under 18m in height, a firefighting shaft is provided to achieve the hose laying distance. The firefighting shaft will incorporate a dry riser, firefighting lift and a firefighting stair.
- Block E2 is up to 18m in height will be provided with dry riser mains to achieve hose laying distances.
- The dry riser inlets will be located adjacent to the entrance of each core and will also be within 18m of the fire appliance parking location.
- All parts of the floor plates should be covered within 60m when measured along a route suitable for laying hose from a dry riser outlet provided within the firefighting staircase (i.e. Block C, D, E1 and F). Where the hose is from a dry riser within a non-firefighting staircase (i.e. in Block E2), the required hose laying distance will be within 45m.
- Townhouses will be provided with hose laying coverage of 45m from the fire vehicle parking to the furthest point of the floor plate.
- Commercial accommodations are accessed from the fire access level, which will be provided with access to either at least 15% of the perimeter of the unit, or 45m hose coverage to the furthest point of the floor plate from the parking of the fire appliance.
- Private hydrants will be provided within 90m of the dry riser inlets
- Each life safety system will be provided with a secondary power supply which will activate in the event of failure of the main supply.
- Residential buildings that are over 18m in height will be provided with an emergency evacuation alert system.
- All residential blocks of flats are over 11m in height, therefore they are required to be provided with a secure facility to store information about the building for use by the fire service during an incident.
- At the access level, a fire and rescue service mustering point with a minimum area or $5m^2$ should be provided that is clear of any escape routes.
- Wayfinding signage will be required for the fire service for all blocks of flats as all blocks are over 11m in height.

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

- Consideration has been given to the London Plan policies and the Building Safety Update provided by DLUHC that residential buildings over 18m in height shall require to be provided with two stairs.

Emergency road vehicle access and water supplies for firefighting purposes

10. Fire service site plan

Explanation of fire service site plan(s) provided in Section 14. including what guidance documents have informed the proposed arrangements for fire service access and facilities?

Guide: no more than 200 words

- Fire Service access has been provided for fire personnel access and a water supply to within reasonable distance of the building entrances in accordance with ADB, BS 9999:2017 and London Fire Brigade's Guidance Note 29.
- Fire tender access routes are shown to demonstrate access for the fire appliance to within 18m of the dry riser inlets is provided at the core entrances. This is shown on the site plan referenced in Section 14.
- As the residential accommodations will adopt a stay put policy there is no defined assembly point for residential occupants.
- Blocks C, E1 and F exceed 18m in height but within 50m, therefore each core will be provided with a firefighting shaft. Although Block D is under 18m in height, a firefighting shaft is provided to achieve the hose laying distance. The firefighting shaft will incorporate a dry riser, firefighting lift and a firefighting stair.
- Block E2 is up to 18m in height will be provided with dry riser mains to achieve hose laying distances.
- The dry riser inlets will be located adjacent to the entrance of each core and will also be within 18m of the fire appliance parking location.
- All parts of the floor plates should be covered within 60m when measured along a route suitable for laying hose from a wet / dry riser outlet provided within the firefighting staircase. Where the hose is from a dry riser within a non-firefighting staircase, the required hose laying distance will be within 45m.
- Ancillary accommodations that are accessed from the fire access level will be provided with access to either at least 15% of the perimeter of the unit, or 45m hose coverage to the furthest point of the floor plate from the parking of the fire appliance or from the dry riser outlet from a non-firefighting shaft.
- Townhouses will be provided with hose laying coverage of 45m from the fire vehicle parking to the furthest point of the floor plate.
- Commercial accommodations are accessed from the fire access level, which will be provided with access to either at least 15% of the perimeter of the unit, or 45m hose coverage to the furthest point of the floor plate from the parking of the fire appliance.
- A proposed private hydrant will be provided within 90m of the dry fire main inlets in accordance with BS 9991.

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

- As mentioned in Section 10, fire tender siting position has been completed to show the route the fire appliance would take to the site. This has been completed and assessed in accordance with ADB, BS 9999:2017 and London Fire Brigade's Guidance Note 29.

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 vehicle access route is being designed to meet the requirements for a pump appliance as described in London Fire Brigade – Guidance Note 29.

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

Guide: no more than 200 words

- A proposed private hydrant will be provided within 90m of the dry fire main inlets in accordance with BS 9991. The provision of the hydrant is to be assessed at a later stage of design as the design develops.

Nature of water supply:

hydrant- private

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

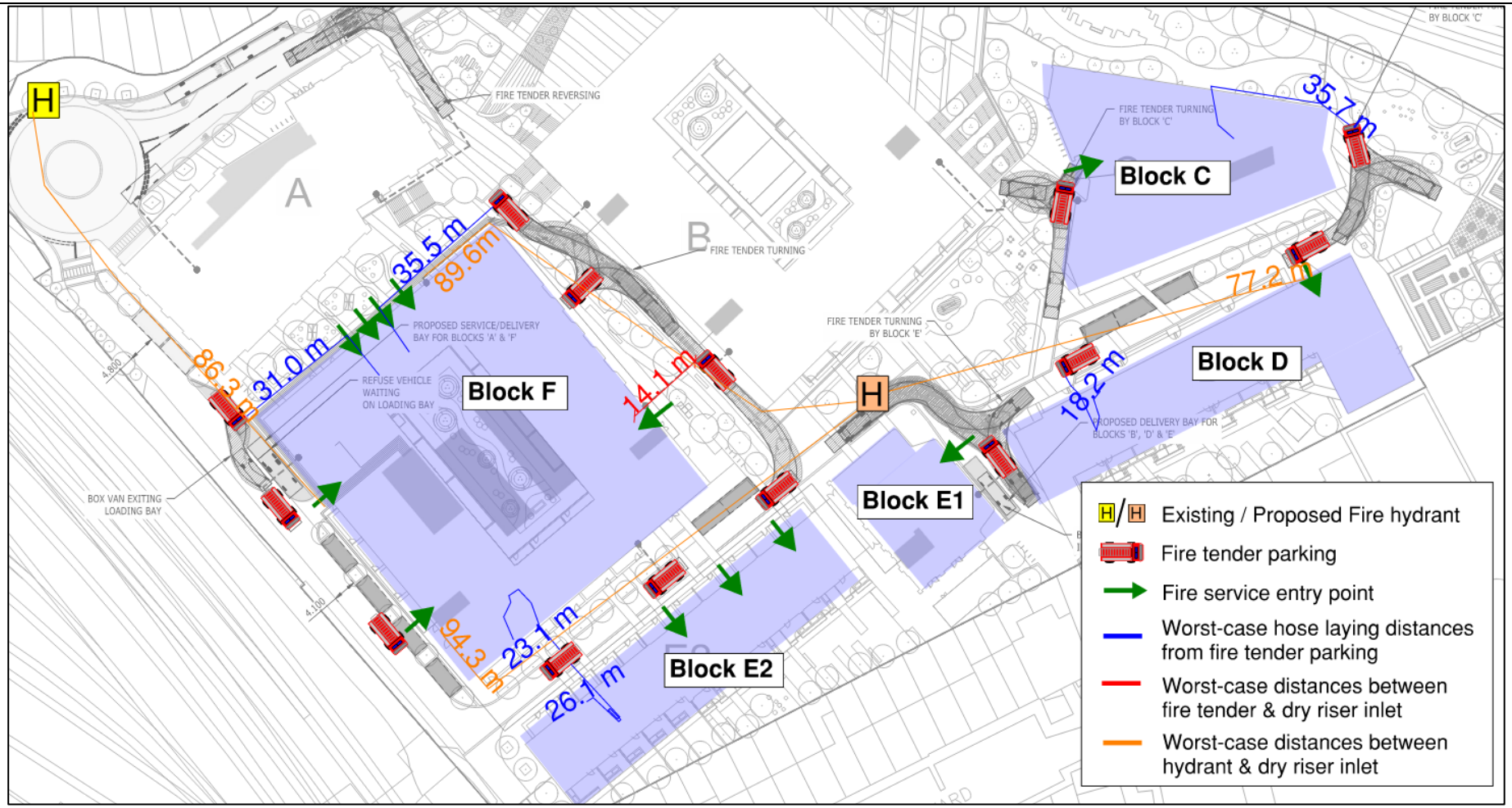
- Any existing hydrants shall be reviewed to ensure they are usable and operable.

14. Fire service site plan

Fire service site plan is:

inserted in the form

- The existing hydrant and a proposed hydrant are acceptable as shown in the following figure.
- A third hydrant has been proposed which will be a washout to be reclassified as a hydrant within 90m from Block F Core 3. Alternatively, the proposed hydrant could be slightly relocated so that the distance to Block F Core 3 is within 90m.



Fire statement completed by	
15. Signature	Simon Burch
16. Date	03/03/2025