

Fire statement form

Application information	
1. Site address line 1 Site address line 2 Site address line 3 Town County Site postcode (optional)	
2. Description of proposed development including any change of use (as stated on the application form):	<p>This Planning Gateway One Fire Statement form has been prepared by Jensen Hughes on behalf of LS (Finchley Road) Limited (“the Applicant”), to support a Section 73 application which seeks to vary planning permission ref. 2022/0528/P, granted on 20 December 2023, in respect of the O2 Masterplan Site (“the Site”) within the London Borough of Camden (“LBC”).</p> <p>This is a new fire statement which relates specifically to the changes brought forwards under the s73 for the Detailed Element of the O2 Masterplan (Phase 1).</p> <p>This fire statement reflects changes to regulations, standards and emerging best practice since the original planning permission was granted.</p> <p>The fire statement for Outline Elements will be reviewed and updated at the time of the Reserved Matters Applications to reflect the proposals and relevant guidance at the time of submission</p> <p>Whilst the Section 73 application will grant a new planning permission for the entire Site, amendments are only proposed to the Detailed Element. The Outline Elements will be unaffected by the proposed changes except for a reduction in the maximum residential floor area proposed.</p> <p>The Site is subdivided into 10 Development Plots (N1, N2, N3, N3-E, N4, N5, N6, N7, S1 and S8). These are identified on Parameter Plan ref. 19066_X_(02)_102. The 10 plots sit within three indicative phases.</p> <p>The proposed Section 73 amendments relate to Development Plots N3E, N4 and N5, and the associated landscaping, access roads and infrastructure. These plots are located in the centre of the Site and are approved in detail as they form the first phase of the development – the “Detailed Element”. The Detailed Element of the Site extends to 1.79ha.</p> <p>Development Plots S8, N7 and N6 located in the west of the Site are approved in outline and form “Outline Element West”. Development Plots N3, N2, N1 and S1 located in the east of the Site are approved in outline and form “Outline Element East”. These plots together are referred to as the “Outline Elements.” The Outline Elements are not affected by the amendments proposed as part of this Section 73 application except for a reduction in the maximum residential floor area proposed.</p> <p>The amendments proposed as part of this Section 73 application are herein referred to as the “Proposed Development”.</p> <p>In summary, the Section 73 design amendments relate principally to the Detailed Element and involve adjustments to the height, massing and footprints of the buildings; the replacement of Block N4D with a two storey community centre; new landscaping and additional public realm; revisions to architecture; and revisions to unit mix and internal layouts. Overall, there is an increase in floorspace of 5,766 sqm (GIA) for the Detailed Element compared with the Approved Scheme, an increase of 43 residential units, an increase in the size of the community centre and a slight reduction in commercial floorspace. The affordable housing provision within the Detailed Element remains the same at 36% of the floorspace (GIA).</p> <p>While there is an increase in the floorspace proposed in the Detailed Element, there is a corresponding reduction in floorspace in the Outline Elements such that overall, there is no change proposed to the total floorspace permitted for the O2 Masterplan as a whole, apart from an 8sqm (GIA) reduction in commercial floorspace from the Detailed Element.</p> <p>The Proposed Description of development is as follows:</p> <p><i>“Application under Section 73 of the Town and Country Planning Act 1990 (as amended) to vary Conditions I4 (Severability Condition), AD1 (Approved Drawings - Masterplan), AD2 (Approved Drawings - Reserved Matters), AD3 (Approved Drawings - Phase 1), RM1 (Parameter Plans and Development Specification), RM6 (Phasing Plan), RM11 (Reserved Matters – Access Statement), RM21 (Reserved Matters – Total floorspace), D20 (Photo-voltaic Cells), D21 (Phase 1 Long Stay Cycle Parking), D22 (Phase 2 Short Stay Cycle Parking), D24 (Phase 1 Disabled Car Parking), D26 (Phase 1 Fire Safety Implementation of Approved Measures), and M28 (Phase-Wide Lighting Strategy) and the removal of Conditions M6 (Enabling Works) and M7 (Major Utilities Infrastructure) of planning permission ref. 2022/0528/P dated 20 December 2023 for ‘Detailed planning permission for Development Plots N3-E, N4, and N5 and Outline planning permission for Development Plots N1, N2, N3, N6, N7, S1 and S8, including demolition of all existing structures and associated works, and redevelopment to include residential development (Class C3), commercial, business and service uses (Class E), local community uses (Class F2), and Sui Generis leisure uses (including cinema and drinking establishments) together with all landscaping, public realm, cycle parking and disabled car parking, highway works and infrastructure within and associated with those Development Plots, in accordance with the Development Specification. For the avoidance of doubt, the Detailed and Outline planning permission are separate and severable for each of the Plots shown on plan P011 and the description of development on any decision notice issued pursuant to the application would reflect that’, to allow for amendments to the Detailed Element (Plots N3-E, N4 and N5) including additional height, alterations to the design, massing and footprint of the buildings; the replacement of Block N4D with the relocated community centre; additional residential floorspace (and corresponding reduction in floorspace within Outline Elements); revisions to unit mix and internal layouts; additional community (Class F2) floorspace, reduction in retail (Class E,a) floorspace, reduction in professional services (Class E,c) floorspace, additional blue badge parking and cycle parking; revised landscaping and additional public realm; and associated works”.</i></p> <p>Full details and scope of the Section 73 application are described in the submitted Planning Statement Addendum, prepared by Newmark LLP and the Design and Access Statement prepared by GRID.</p>

3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience.	Report written by: Eadwyne Henry, Principal Fire Engineer  Report approved by: Paul Macken, MSCi, MIFE, and CEng  Paul is a Chartered Engineer and has 25 years' experience in fire engineering with Jensen Hughes (formerly JGA).
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.	Initial fire strategy review has been undertaken for this development 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 design.  The plans have been updated to reflect ongoing input, this will continue to be developed as the scheme progresses and discussion with approving authorities and the local fire and rescue services are undertaken.  Consultation with the approving authorities has not been undertaken to date, although the designs have gone through a plan check with Building Regulations consultants.

5. Site layout plan with block numbering as per building schedule referred to in 6.

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
N3E	Building Height: <b>36.5m</b>  Basement + Ground + 11 storeys	Residential	Levels 01 to 11	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	100% M4(2)
		Cycle store	Ground + Basement	BS9991	no balconies	Class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Refuse store, residential ancillary	Ground	BS9991	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Commercial unit(s)	Ground	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Plant rooms	Basement	BS9991	no balconies	class A2-s1, d0 or better	simultaneous	yes- residential sprinklers, full	N/A non resi
N4	Building Height: <b>49.2m</b>  Ground + 15 storeys	Residential	Ground to Level 15	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	100% M4(2)
		Amenity areas	Ground and Level 01	BS9991	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Cycle store, car parking	Ground	BS9991	no balconies	Class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Refuse store, residential ancillary	Ground	BS9991	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Commercial units	Ground	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Plant rooms	Ground	BS9991	no balconies	class A2-s1, d0 or better	simultaneous	yes- residential sprinklers, full	N/A non resi
N5	Building Height: <b>52.8m</b>  Ground + 16 storeys	Residential	Ground to Level 16	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	100% M4(2)
		Amenity areas	Ground, Level 01 + Level 10	BS9991	no balconies	Class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Cycle store, car parking	Ground	BS9991	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Refuse store, residential ancillary	Ground	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Commercial units	Ground	BS9991	no balconies	class A2-s1, d0 or better	simultaneous	yes- residential sprinklers, full	N/A non resi



<b>7. Specific technical complexities</b>									
<p>Each block has access to at least two stair cores at all levels above ground. This decision has been taken to comply with recommendations of current Building Regulations guidance, and to ensure high standards of fire safety in the building. Only one stair in Block N3E extends to the basement; the second stair terminates at ground.</p> <p>In blocks N4 and N5 there will be dual-entry lifts. Smoke vented lobbies will be provided on both sides of the lift to ensure adequate protection between the lifts and areas of fire risk.</p> <p>The top floor height of each building exceeds 18m above ground. Each core has been designed as a firefighting shaft and each firefighting shaft will include dual-purpose firefighting / evacuation lifts to ensure maximum flexibility in firefighting and evacuation strategies.</p> <p>It will be ensured that sufficient hose cover will be achieved to all areas within 60m of the fire main outlet at each floor level in line with the recommendations of building regulation guidance.</p> <p>All external walls will be designed in line with Regulation 7 of the Building Regulations and no combustible materials are proposed within the external wall construction.</p> <p>The development includes both residential and non-residential areas. All areas will be sprinklered throughout in line current sprinkler code guidance, i.e. BS:9251 (2021) or BS EN 12845.</p>									
<b>8. Issues which might affect the fire safety of the development</b>									
<p>The fire strategy has been developed to ensure that the requirements of the Building Regulations are met. The fire strategy will draw on guidance from BS 9999 for the commercial units, and BS 9991 for the residential areas including ancillary accommodation.</p> <p>The location of the cooking facilities within the apartments will be positioned to ensure that it does not compromise occupants' escape from any apartment.</p> <p>The internal layout of the commercial units will not be known at this stage and the fit-out fire strategy will be developed by each tenant as part of their own Building Regulations submission. However, the shell and core fire strategy including the distribution of exits is being developed to ensure that each commercial unit can be occupied based on a typical floor space factor of 2m²/person.</p> <p>Smoke shaft locations will meet the requirements stated in BS 9991 guidance.</p>									
<b>9. Local development document policies relating to fire safety</b>									
N/A									
<b>Emergency road vehicle access and water supplies for firefighting purposes</b>									
<b>10. Fire service site plan</b>									
<p>All fire service access roads will be designed to be sufficient in terms of load bearing capacity and clearance widths and heights for a LFB pump appliance. Fire Vehicle access will be provided within 18m and in sight of the fire main inlets, which will be located on the face of building near the entrance point leading to the fire-fighting shaft and visible from the fire appliance. There are no dead-end roads exceeding 20 meters in length. This is in line with the BS 9991 guidance.</p> <p>Each building is more than 18m in height and are therefore provided with firefighting shafts comprising the following:</p> <ul style="list-style-type: none"><li>• Firefighting stair at least 1100mm clear width.</li><li>• Dual-purpose firefighting / evacuation lifts opening within 7.5m of the entrance to the firefighting stair.</li><li>• A fire main outlet within the stair enclosure.</li><li>• Automatically opening vent at the head of the stair achieving at least 1m² in cross-sectional area.</li><li>• 2 hours fire-resisting enclosure.</li></ul> <p>As Block N5A has a top floor height over 50m, a wet fire main will be provided within this block.</p> <p>Wayfinding signage will be provided to assist the fire service in line with current guidance.</p> <p>An Evacuation Alert System (EAS) will be provided for use by the fire and rescue service. This will be designed to BS 8629.</p>									

Vehicle access is provided within 45m hose cover of all points within the commercial units at ground level. This is compliant with Building Regulations guidance.

**11. Emergency road vehicle access**

Primary access points are shown in the fire service site plan under Point 14

Is the emergency vehicle tracking route within the site to the siting points for appliances clear and unobstructed?

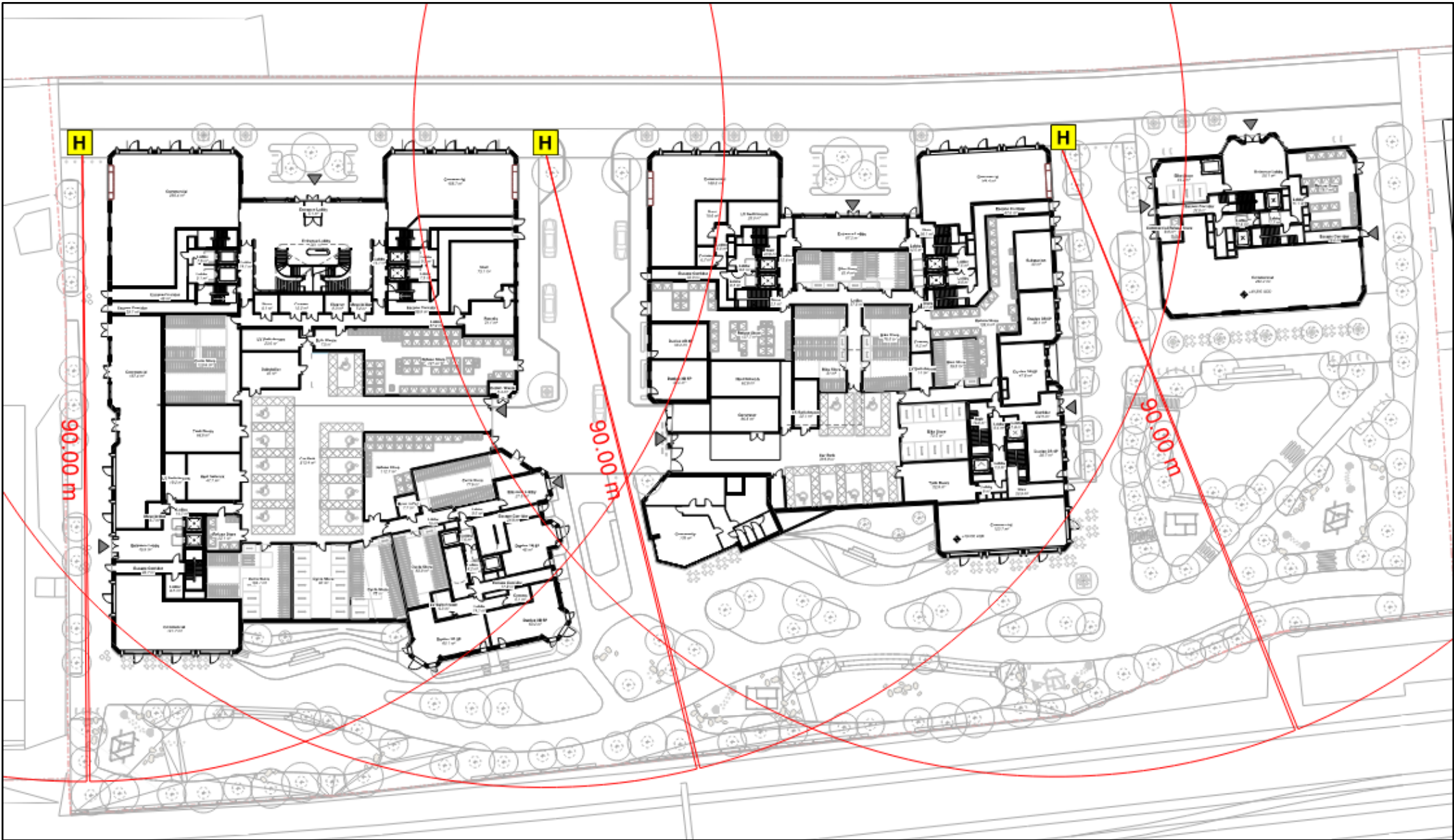
yes

**12. Siting of fire appliances**

The fire vehicles (pump appliances) will be able to park in front of the entrances to firefighting shafts and within 18m and in sight of the fire main inlets. This is compliant with the parameters set out in Building Regulations guidance.

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

Hydrants will be provided to ensure there is a hydrant within 90m of each firefighting access point. Indicative locations for new hydrants are shown in the figure below.



14. Fire service site plan  
Fire service site plan is:  
inserted in the form



Fire statement completed by

15. Signature	 Paul Macken, CEng
16. Date	05/03/2025