



## GATEWAY ONE FIRE STATEMENT

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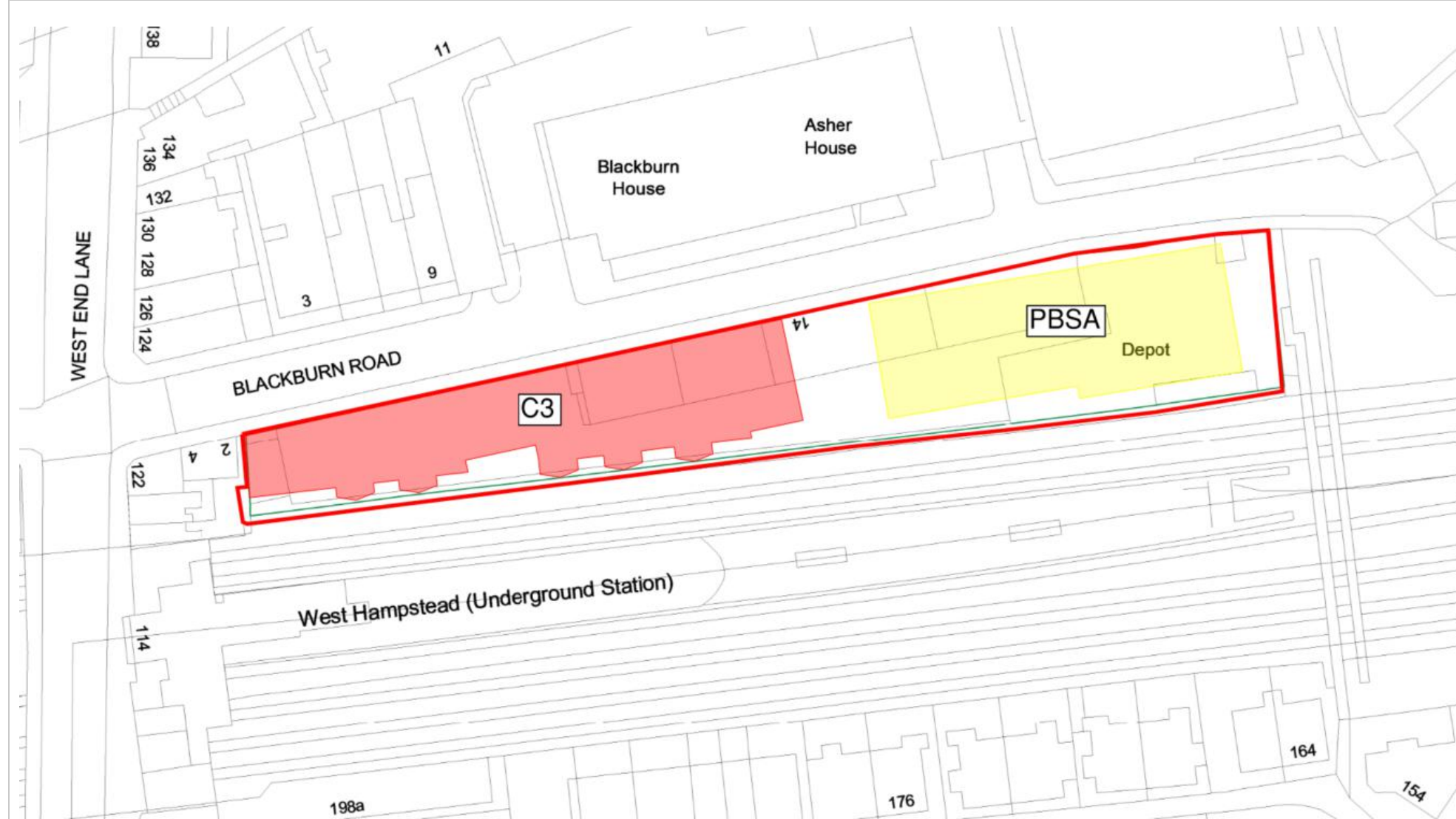
**PROJECT NAME:** 14 Blackburn Road

**DATE:** 1<sup>st</sup> April 2025

**REF:** OF-001587-FSS-01-A

Application Information		
1	Site Address Line 1	14 Blackburn Road
	Site Address Line 2	
	Site Address Line 3	
	Town	
	County	London
	Site Postcode (Optional)	NW6 1RZ
2	Description of proposed development including any change of use (as stated on the application form):	<p>Demolition and redevelopment of the Site for a mixed-use development comprising purpose-built student accommodation (Sui Generis), affordable housing (Use Class C3), lower ground and ground floor flexible commercial/business space comprising of showrooms, retail and ancillary offices (Use Class E/Sui Generis) and a café/PBSA amenity space (Use Class E/Sui Generis) and associated works including service yard, cycle parking, hard and soft landscaping, amenity spaces and plant.” (‘the proposed development’).</p> <p>The proposed development comprises of two distinct buildings that are linked at ground level. The C3 building will be 4-7 storeys including a taller ground floor and the PBSA building will be 10 storeys including a ground floor and amenity mezzanine level. There is a double height space spanning these lower two floors in the café at the base of the PBSA.</p> <p>The proposed development would deliver:</p> <ul style="list-style-type: none"> <li>• x192 purpose-built student accommodation rooms (Sui Generis),</li> <li>• x35 affordable homes (C3) and,</li> <li>• x1,619sqm of lower ground and ground floor commercial floorspace to include:</li> </ul> <p>- a new and enhanced flexible commercial/business space (Use Class E/Sui Generis) for the Builders Depot, comprising of show rooms, retail space and ancillary offices and an internal service yard accessed from Blackburn Road. This space is capable of being subdivided to allow for future flexibility.</p> <p>- a publicly accessible ground floor café at the base of the PBSA (Use Class E/Sui Generis).</p>
3	Name of person completing the fire statement (as section 15.), relevant qualifications and experience.	<p>Hugh Foster, Meng (Hons), AIFireE, 10 years’ experience</p> <p>Greenford Green, Ealing Hugh developed the fire strategy for two large residential developments on the Greenford Green site. These including residential apartments complimented by residential amenities, commercial units, a super market. Hugh assisted the scheme through the detailed design and construction stages, reviewed construction details and inspected the external wall systems during construction.</p> <p>Silk Park, Hendon Hugh delivered the fire strategy for a large residential development in Hendon London. The development consisted of 771 residential apartments split between 9 blocks wrapping and on top of a large extensively landscaped podium deck. Beneath the podium houses a supermarket food store, customer parking, residents facilities, basement residents car park and cycle storage. Private, shared ownership and social rent apartments are to be provided in the development. Hugh supported the scheme during RIBA stage 3 and 4, reviewing the scheme during detailed design, including the provision of computational fluid dynamics for residential means of escape and car park smoke clearance</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>It is understood that no consultation has been undertaken with the local Fire &amp; Rescue Authority or Approved Inspector. Orion Fire Engineering contacted the Health and Safety Executive (HSE) for a pre-application meeting however, at the time the HSE were not able to provide this service and would reserve their judgement until the application is submitted. Orion Fire Engineering have produced an initial set of drawing comments referenced “OF-001587-DRC-01” and several sketch markups advising on any alterations that may affect the planning application. The Architect has included Orion’s recommendations on the latest layout however, the project will be subject to further design and development. Orion will develop the fire strategy as part of the continued development of the scheme.</p> <p>Contact has been made with the local fire service (London Fire Brigade) regarding operability of local hydrants and indicative locations with hydrant reference numbers have been provided by London Fire Brigade.</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)

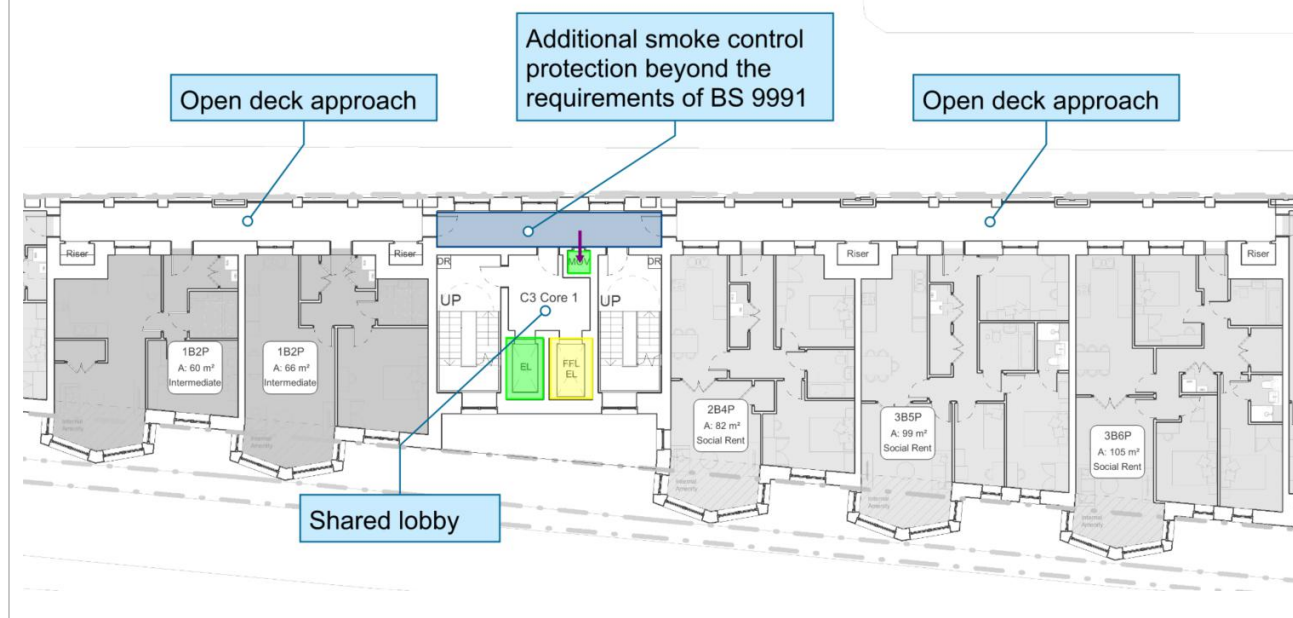


## The principles, concepts and approach relating to fire safety that have been applied to the development

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 C3 (Residential)	24.8m top storey height from Ground level (fire service access level) to uppermost occupied storey, Level 06.  Residential flats between Level 01 and Level 06. Residential amenity and ancillary at Basement.	Residential flats, maisonettes, studios	Level 01 to Level 06	BS9991	Class A2-s1, d0 or better	Class A2-s1, d0 or better	Stay put	Yes - residential sprinklers, full	M4(3)
		Other residential accommodation	Basement, Ground, Twelfth Floor	BS9999	No balconies	Class A2-s1, d0 or better	Simultaneous	Yes - commercial sprinklers, full	N/A non resi
PBSA Block (Residential)	28.5m top storey height from Ground level (fire service access level) to uppermost occupied storey, Level 08.  Residential studios between Level 01 and Level 08. Residential amenity and ancillary at Basement, Ground and Mezzanine Level.	Residential flats, maisonettes, studios	Level 01 to Level 12	BS9991	No balconies	Class A2-s1, d0 or better	Stay put	Yes - residential sprinklers, full	None
		Other residential accommodation	Basement, Ground and Mezzanine Level	BS9999	No balconies	Class A2-s1, d0 or better	Simultaneous	Yes - commercial sprinklers, full	N/A non resi
Commercial Unit	Basement and Ground Level Commercial Unit	Shop	Basement and Ground Level	BS9999	No balconies	Class A2-s1, d0 or better	Simultaneous	Yes - commercial sprinklers, full	N/A non resi
Service Yard	Ground Level Service Yard	Service area	Ground Level	BS9999	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									
<p>All areas of Block C3 and the PBSA Block (including residential ancillary areas not more than 100m<sup>2</sup> in area) will be served by a Category 4 BS 9251 residential sprinkler system.</p> <p>All other areas, including the commercial unit, service yard and amenity spaces greater than 100m<sup>2</sup> will be provided with commercial sprinklers to category OH3 in accordance with BS EN 12845.</p> <p>Both residential blocks have a top storey height greater than 18m. Two escape stairs have been provided per residential block. Each stair will have a designated evacuation lift. One stair in each block will be designed as a firefighting stairs.</p> <p>Block C3 has two protected stairs in a central core. The stairs are accessed by two wings of open deck approach. Open deck approaches allow smoke to dissipate to atmosphere. The stairs are accessed by a shared central lobby that is provided with additional smoke control which is above and beyond the smoke control requirements for stairs approached by open deck approach. It is then proposed that the two evacuation lifts that serve the two stairs, share a single lobby. With a compliant open deck approach to each wing, plus the additional smoke vented lobby, the likelihood of smoke entering the first lobby is low, and the second lift lobby very low, and therefore, it is considered that the functional requirements of the Building Regulations have been achieved with this proposal. At ground floor the stairs and lift lobby have no connection to any other space and discharge directly to outside.</p>									

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



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.

In addition to the complexities identified in item 7, the below issues have been identified:

Inner Rooms

There are inner rooms located at mezzanine level. These are to be provided with automatic fire detection and alarm systems in accordance with the requirements of guidance. Total travel distances from these rooms are within compliant limits.

External Walls

The building should be constructed from materials which are in accordance with the current guidance to meet the Building Regulations 2010 (with Amendments). The external wall materials are to achieve compliance with Regulation 7, this is applicable to the proposed development.

Roofs

Green roofs are present and additional guidance from HM Government “Fire Performance of Green Roofs and Walls” is to be considered.

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.

The London Plan has been considered as part of the proposed development. Evacuation lifts have been provided in all residential blocks and in the commercial units to ensure dignified escape for disabled occupants under Part D5(B5)

10 Emergency road vehicle access and water supplies for firefighting purposes

Fire service site plan

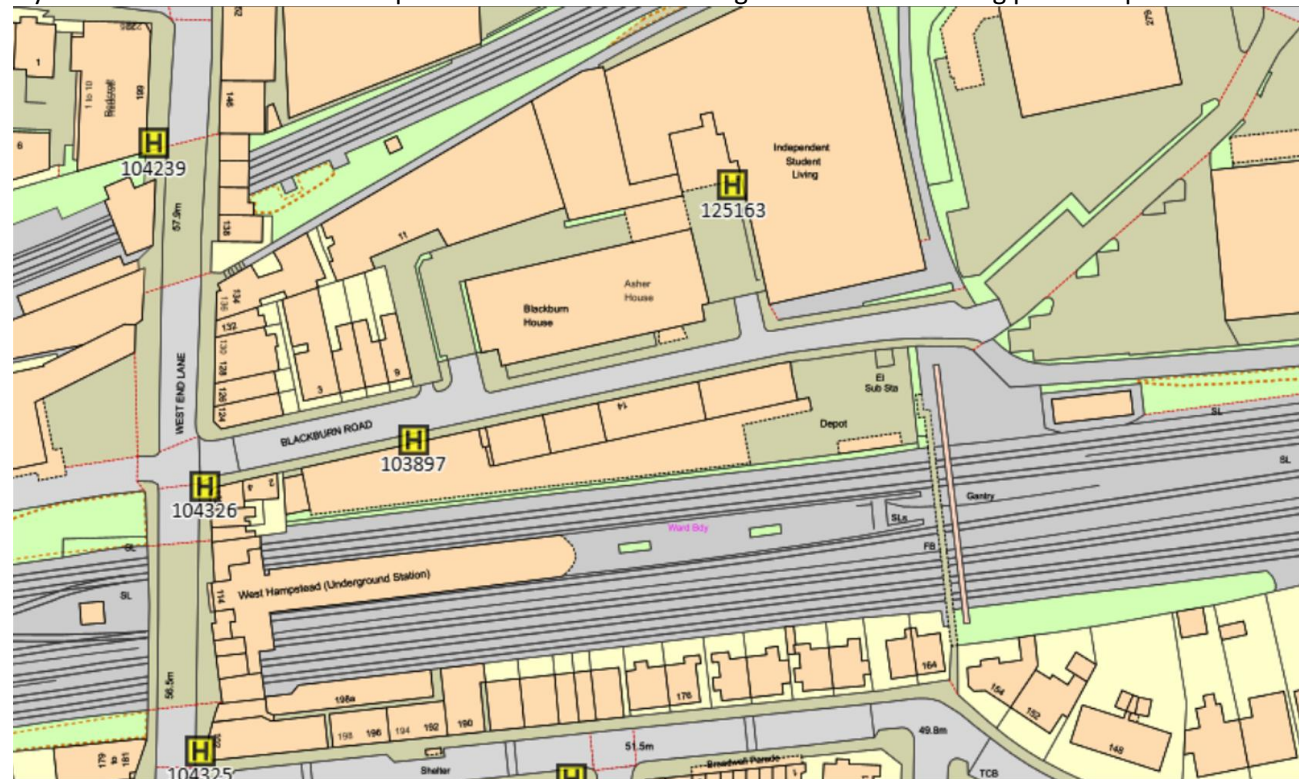
Explanation of fire service site plan(s) provided in 14. including what guidance documents have informed the proposed arrangements for fire service access and facilities

Fire service access to site shall be Blackburn Road. This is shown in the site plan in Section 5 and the fire service access plan in Section 14.



10 Emergency road vehicle access and water supplies for firefighting purposes

Hydrant locations have been requested from London Fire Brigade and the following plan was provided.



11 Emergency road vehicle access  
Specify emergency road vehicle access to the site entrances indicated on the site plan

Emergency vehicle access is provided via the public road of Blackburn Road

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

Yes

12 Siting of fire appliances

Fire appliances will have access to within 18m of the fire mains inlet connection point and the entry point to the fire-fighting core of each building. Fire appliance parking locations are as noted in plans shown in Section 14.

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

Water shall be supplied via existing local watermains. There are existing hydrants located within 90m of fire service entrances.

Nature of water supply

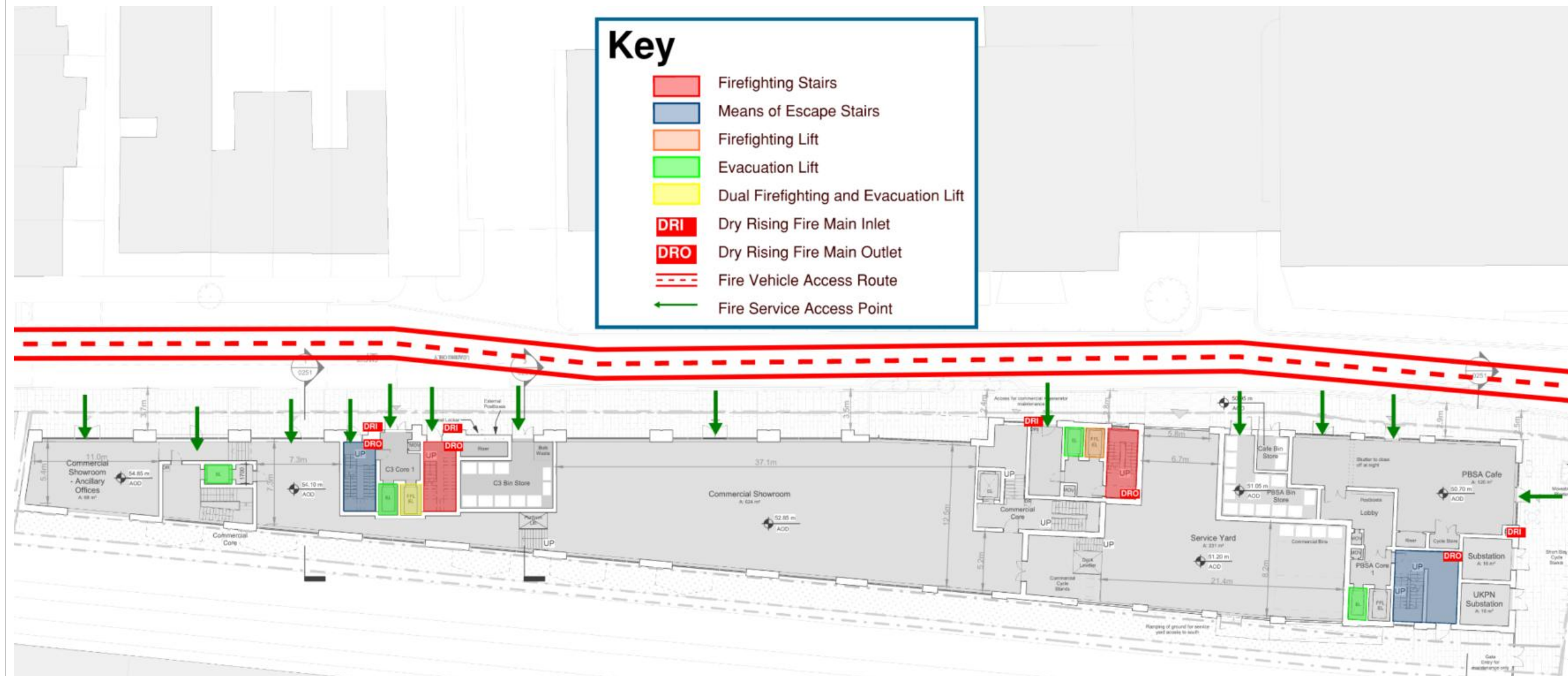
Hydrant - public

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:



Fire statement completed by

15	Signature	<div></div> Hugh Foster
16	Date	01/04/2025