



## Fire Statement

for

# 19-37 Highgate Road, London Issue No: 03

Application information	
1 Site address line 1	10.27 Highgata Road
1. Site address line 1	19-37 Highgale Road
Site address line 2	
Iown	London
County	
Site postcode (optional)	NW5 1NT
2. Description of proposed development	Variation of Conditions 2 (development in accordance with approved plans) and 15 (social enterprise unit opening hours) of 18.06 2014 (as amonded by reference 2015/2151/P 2016/0026/P 2017/0262/P 2017/01518/P 2021/5284/P and 2022/0
on the application form):	and redevelopment to provide: a new Centre for Independent Living at Greenwood Place: and mixed use development at
	including supported affordable bausing units, and social enterprise space; highway improvements; plant, landscaping; con
	Amondments to Highgate Poad site to include exception of basement, installation of substation at ground floor, reconfigu
	supported living units at ground floor level 5no, net additional residential units, elevational changes, material changes and
	cycle and refuse storage alterations
3 Name of person completing the fire	Charles Wild Fire Engineer
statement (as section 15), relevant	
qualifications and experience	Loo Rui - Dringing Fire Engineer
4 State what if any consultation has been	
4. State what, if any, consulation has been	
cafety of the development: and what	
account has been taken of this	
5 Site layout plan with block numbering :	s per building schedule referred to in 6
(consistent with other plans drawings and info	rmation submitted in connection with the application)
Site layout plan is:	
inserted in the form	



granted under reference 2013/5947/P dated 929/P) (for: Demolition of existing buildings Highgate Road comprising residential units, vicing; disabled car parking etc.). ration of internal layout, provision of 5no. I associated plant, landscaping, servicing,	
	-



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 inf		
a) block no. as per site layout plan above	<ul> <li>b)</li> <li>block height (m)</li> <li>number of storeys excluding basements</li> <li>number of storeys including basements</li> </ul>	c) proposed use (one per line)	d) location of use within block by floor level	e) standards relating to fire safety/ approach applied	f) balconies	g) external wall systems	h) approach to evacuation
1	16.75 m (measured from upper floor surface of top floor to ground level) 6 storeys	Residential flats	Ground floor – 5 <sup>th</sup> floor	BS9991	balconies- Class A2-s3, d2 or better	Class A2-s3, d2 or better	stay put
2	7 storeys23.85 m (measured from upper floor surface of top floor to ground level)8 storeys	Residential flats Commercial space	Floors 1 - 6 Ground floor	BS9991	balconies- Class A2-s3, d2 or better	Class A2-s3, d2 or better	stay put
7. Explain any <b>sp</b> As the groun	9 storeys ecific technical complexitie	s in terms of fire	safety (for example n 100m <sup>2</sup> it is propo	e green walls) and/or <b>d</b> sed to utilise the resid	lepartures from infor ential sprinkler system	mation in building s	chedule above

8. Explain how any issues which might affect the fire safety of the development have been addressed.

- Min. detection and alarm system in flats Grade D1/D2 (depending on if rented or owner-occupied) Category LD2 as per BS 5839-Part 6
- Evacuation strategy: stay put; evacuation lift to be provided in each block
- Max. travel distances in flats: 9m in internal protected hallways, 7.5m in common corridors

• Stair/evacuation lift lobby to be provided in Block 2 with smoke ventilation in the form of natural or mechanical ventilation, with a 1 m2 AOV at the top of the stairs

- Block 1 common corridor to be provided with smoke ventilation in the form of natural or mechanical ventilation, with a 1 m2 AOV at the top of the stairs
- Sprinklers to be provided to Cat. 2 of BS 9251:2021 for Block 1 and Cat. 4 of BS 9251:2021 for Block 2.
- Structural fire resistance: 60 min. Flats to be enclosed in 60 min fire rated construction with FD30S doors, compartment floors of 60 min, lifts and protected construction. Firefighting shaft of Block 2 to be enclosed in 120 min fire rated construction
- External walls and all specified attachments are required to be made of materials which achieve at least class A2-s1,d0
- Dry rising mains to be provided in each stair to facilitate firefighter intervention



iormation						
	i) automatic suppression	j) accessible housing provided				
	yes- residential sprinklers, full	M4(3)				
	yes- residential sprinklers, full	none				
d s	shafts to be enclosed	in 60 min fire rated				

#### 9. Explain how any policies relating to fire safety in relevant local development documents have been taken into account.

The London Plan 2021 was taken into account as follows:

A. In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:

1) identify suitably positioned unobstructed outside space:

a) for fire appliances to be positioned on:

b) appropriate for use as an evacuation assembly point:

2) are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures.

3) are constructed in an appropriate way to minimise the risk of fire spread

4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users.

5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in

6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

B All major development proposals should be submitted with a Fire Statement, which is an independent fire strategy, produced by a third party, suitably qualified assessor. This fire statement details how the development proposal will function in terms of:

1) the building's construction: methods, products and materials used, including manufacturers' details.

#### Construction materials

With regards to internal fire spread the surface finishes should satisfy the following classifications shown in table below, when tested under the European Classifications (in accordance with BS EN 13501-1:2018).

Location	European Class
Small rooms not more than 4m <sup>2</sup>	
in a residential building and 30m <sup>2</sup>	D-s3, d2
in a non-residential building	
Circulation spaces within	
dwellings	C-35, UZ
Other circulation spaces	P c2 d2
including common areas	B-35, UZ

The structural fire resistance required is 60 min. The flats will be enclosed in 60 min fire resistant construction and provided with FD30S entrance doors. The internal entrance hallways will be provided with 30min fire resistance and FD30 doors. The protected stairs will be enclosed in 60 min fire resistant construction with FD30S doors.

The wall build-ups will be finalized at the next stage of design. Information about products, methods and manufacturer's details will be provided by the design team or contractor.

#### Means of Escape

A 'stay put' evacuation procedure shall be in place in the residential accommodation whereby only the occupants in the flat of fire origin shall evacuate. Occupants in other flats will remain in place unless asked to evacuate by the attending Fire Service or evacuate of their own free will. This approach reflects the high degree of compartmentation present in these types of buildings and minimises the impact of false alarms.

In Block 1 escape from the flats will be achieved via a ventilated common corridor to the stair, with a compliant travel distance to the stair door. In Block 2 escape from the flats will be achieved through a common corridor to a protected lobby provided with ventilation, with a compliant travel distance to the lobby door. At the ground floor of Block 1 the final means of escape is via a protected corridor to the outside. At the ground floor of Block 2 there are two final means of escape, one directly to the outside and another via the firefighting lobby. This is a code compliant approach

#### Active and Passive Fire Safety Systems

The following fire safety systems will be provided:

• Fire detection and alarm system designed to BS5839-6:2019



<ul> <li>Sprinkler system designed to BS 9251:202<sup>-</sup></li> </ul>	1							
<ul> <li>Wayfinding signage for the fire service as or</li> </ul>	outlined in Approve	d Document	B vol. 1, 201	9				
<ul> <li>Smoke ventilation system in the protected I</li> </ul>	obbies (natural or	mechanical)						
<ul> <li>Dry riser mains in the protected stairs</li> </ul>								
<ul> <li>Evacuation lifts designed to BS EN 81-76</li> </ul>								
Assembly Points								
As stated, the evacuation strategy for this building	is stay put. Howev	ver, in case a	Il building oc	cupants mus	t be evacuat	ed, there is su	ufficient space	e along Highgate Ro
Water Suppression System								
As both blocks have a top storey height over 11m,	they will be provid	ed with a Ca	ategory 2 resi	dential sprink	der system o	designed to B	S 9251.	
Evacuation Lift								
To ensure the possibility of independent evacuation finalized at a later stage of design.	on for all occupant	s in the build	ding, each bl	ock will be p	rovided with	one evacuat	ion lift desigi	ned to BS EN 81-76
Emergency road vehicle access and water supplies f	for firefighting pu	rposes						
10. Evaluation of fire consists alon(a) may ideal in (	1 in alcelia acceleration			informer of the			for fine com i	
10. Explanation of fire service site plan(s) provided in 12	4. Including what g	luidance doc	uments nave	informed the	e proposed a	arrangements	for fire service	ce access and facilitie
Guidance used: BS 9991:2015 and BS 9999:2017								
As Block 1 is less than 18m in height (measured fr	om access level), a	a firefighting	shaft is not re	equired. The	stair serving	g Block 1 will b	oe constructe	ed as a protected stai
As Block 2 exceeds 18m in height (measured from	access level), a fi	refighting sh	aft is required	d. The firefigh	nting shaft wi	ill consist of a	firefighting s	stair, firefighting lift, di
An evacuation lift will be provided within the stair of suitable product from the Design Team).	core of Block 1. A	firefighting I	ift is to be pro	ovided for Bl	ock 2 which	will operate a	as an evacua	ation lift in the early s
Each stair core will be provided with dry risers. Dry	riser outlets to be	provided wit	thin the stair	cores at each	n level.			
Fire service access is required for a pumping appli be visible from a suitable appliance parking locatio	ance to within 18m n. The proposed lo	n of the dry fi ocation of the	re main inlet e inlet points a	point of each are shown or	n block. The n the fire ser	inlet points ar vice site plan	e proposed t in 14.	to be on the Highgate
The assembly point will be located along Highgate	Road.							
11. Emergency road vehicle access - can emergency r	road vehicles acce	ess the site e	ntrances indi	cated on the	site plan?			
The building has perimeter access on two sides via	a Highgate Road a	nd Greenwo	od Place.					
Kentish Town fire station is located within 50m of the	he development.							
The access road for fire Service vehicles to reach t	the dry riser inlets	should confo	orm to the req	quirements in	the table be	elow.		
		Min.		Min. Turr	ning Circle			
	Appliance	Width of	Min. Gataway	Karh ta	Wall to	Min.	Min.	
	Appnance	between	Width	Kerb	Wall	Height	Capacity	
		Kerbs						
	Pump	3.7m	3.1m	16.8m	19.2m	3.7m	12.5 toppes	
							tornes	]

1) Dead end fire service access roads may be up to 20 meters long without being provided with a turning bay (A fire service vehicle should not have to reverse further than 20m).



each stair core. Design details will be

ain and firefighting lobby.

es of a fire (pending confirmation of a

ad elevation of the building and should





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

### 12. Siting of fire appliances

The fire appliance can park where convenient along either Highgate Road or Greenwood Place.

The Kentish Town fire station is located within 50m of the development.

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

Hydrants are required to be within 90 metres of each dry riser inlet position.

If the existing local fire hydrants do not meet this requirement new hydrants may be required. Hydrants should be capable of supplying at least 1500 l/min in accordance with the recommendations of BS 9990. Each hydrant should be clearly indicated by a plate affixed nearby in a conspicuous position in accordance with BS 3251.

Where it is not possible to provide a piped water supply or there is insufficient pressure, an alternative source should be provided in accordance with the following recommendations;

- A charged static water tank of at least 45,000 litre capacity;
- A spring, river or canal capable of providing 45,000 litres of water at all times of the year, to which access, space and hard standing are available for a pumping appliance;
- Any other means of providing a water supply for fire fighting operations considered appropriate by the fire and rescue authority.

Fire hydrant survey has not been undertaken yet, however if no public hydrants will be available, then an application for a new private hydrant will be put forward by the design team.

The Kentish Town fire station is within 50m of the development.

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





Fire statement completed by	
15. Signature	With the second state       Lee Bui   Principal Fire Engineer         Fire Safety Engineering       e: lee.bui.ext@bureauveritas.com         WITHTAS       m: +44(0)74 9151 2619         W: www.bureauveritas.co.uk       Bureau Veritas   5th Floor, 66 Prescot Street, London, E1 8HG
16. Date	07/04/2022

