

## Fire Statement – TCFS 001.0

Project: Block B, Agar Grove  
Subject: The Town and Country Planning Order - Fire Statement  
Date: 26 May 2022  
Author: Mary Button  
Checked: Neal Butterworth



### 1 Introduction

This Fire Statement has been prepared by Design Fire Consultants (DFC) and is submitted in support of the planning application made by the London Borough of Camden for the Block B, Agar Grove development located in Camden, London.

Block B forms part of a wider masterplan for the regeneration of the Agar Grove estate that was granted planning permission in 2013 (and amended in 2020).

To date, Blocks A, F, G and H have been completed, whilst construction works on Blocks I and JKL are underway. This application seeks permission for a number of minor amendments to the approved Block B element of the scheme.

The purpose of this Fire Statement is to evidence that fire safety matters, as they relate to planning, have been considered at an early stage of the project.

This Fire Statement includes a concise summary of the approach to the fire safety design, site layout, access and facilities for firefighting, and details of any consultation undertaken on fire safety and consideration of local development documents.

This Fire Statement forms part of the planning application information only. It is not intended for formal Building Regulations submission and should not be used as such.

#### 1.1 Town and Country Planning Order

The requirement for a Fire Statement is requested under The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)<sup>1</sup>.

The regulatory regime also establishes the Health and Safety Executive as a statutory consultee.

A Fire Statement is required to be submitted as part of a full planning application (or with the reserved matters planning application) for:

- A development which involves the provision of one or more relevant buildings;
- A development of an existing relevant building; or
- A development within the curtilage of a relevant building.

A relevant building is currently defined as:

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<sup>1</sup> UK Government, 'The Town and Country Planning (Development Management Procedure and Section 62A Application (England) (Amendment) Order 2021', July 2021

## Block B, Agar Grove

- A building that contains two or more dwellings; and is 18m or more in height, or contains 7 or more storeys.
- A building that constitutes educational accommodation; and is 18m or more in height, or contains 7 or more storeys.

The height of a building is measured from ground level to the top floor surface of the top storey of the building (ignoring any storey which is a roof-top machinery or plant area or consists exclusively of machinery or plant rooms).

When determining the number of storeys a building has: any storey which is below ground level is to be ignored; and any mezzanine floor is a storey if its internal area is at least 50% of the internal floor area of the largest storey in the building which is not below ground level.

A storey is treated as below ground level if any part of the finished surface of the ceiling of the storey is below the ground level immediately adjacent to the part of the building.

## 1.2 Relevant Documents

Table 1: Relevant documents used to inform the Fire Statement

Name	Reference
Site Plan	AGC377-GRA-2A-DR-L-1003 - Phase 2A General Arrangement
Site Wide Masterplan	AGC377-GRA-2A-DR-L-1001 - Site Wide Masterplan
Level 00	AGV-HBA-B-00-DR-A-20-0100
Level 01	AGV-HBA-B-01-DR-A-20-0101
Level 02	AGV-HBA-B-02-DR-A-20-0102
Level 03	AGV-HBA-B-03-DR-A-20-0103
Level 04	AGV-HBA-B-04-DR-A-20-0104
Level 05	AGV-HBA-B-05-DR-A-20-0105
Level 06	AGV-HBA-B-06-DR-A-20-0106
Level 07	AGV-HBA-B-07-DR-A-20-0107
Level 08	AGV-HBA-B-08-DR-A-20-0108
Level 09	AGV-HBA-B-09-DR-A-20-0109
Level 10	AGV-HBA-B-10-DR-A-20-0110
Level 11	AGV-HBA-B-11-DR-A-20-0111
Level 12	AGV-HBA-B-12-DR-A-20-0112
Level 13	AGV-HBA-B-13-DR-A-20-0113

**Block B, Agar Grove**

Name	Reference
Level 14	AGV-HBA-B-14-DR-A-20-0114
Level 15	AGV-HBA-B-15-DR-A-20-0115
Level 16	AGV-HBA-B-16-DR-A-20-0116
Level 17	AGV-HBA-B-17-DR-A-20-0117
Level 18	AGV-HBA-B-18-DR-A-20-0118
Roof	AGV-HBA-B-19-DR-A-20-0119
East and West Elevations	AGV-HBA-B-ZZ-DR-A-20-0201
North Elevation	AGV-HBA-B-ZZ-DR-A-20-0202
South Elevation	AGV-HBA-B-ZZ-DR-A-20-0203
Internal East and West Elevations	AGV-HBA-B-ZZ-DR-A-20-0204

## 2 Fire Statement Form

The Fire Statement form includes a concise summary of the approach to fire safety taken, the site layout, access and facilities for firefighting, details of consultation undertaken on fire safety and consideration of local development documents.

Table 2: Application information

Application information		
1.	Site Address line 1	Block B, Agar Grove
	Site Address Line 2	London Borough of Camden
	Site Address Line 3	
	Town/City	London
	County	Inner London
	Site Postcode (Optional)	
2.	Description of proposed development including any change of use (as stated on the application form)	Variation of condition 63 (approved plans) of planning permission ref: 2019/4280/P (as amended) (for demolition of existing buildings and structures except Lulworth House and Agar Children's Centre (249 existing Class C3 residential units and 2 retail units), and erection of new buildings ranging between 4 and 18 storeys in height along with the refurbishment and extension of Lulworth House to provide Class C3 residential units; a community facility (Class D1); 2 flexible retail shop (Class A1) or restaurant and cafe (Class A3) units; business space (Class B1(a)); 2 flexible retail shop (Class A1), business (Class B1) or non-residential institution (Class D1) units), namely to allow adjustments to Block C, including addition of second stair cores and evacuation lifts; revised unit mix; reduction in 11 units; additional cycle storage; and changes to external appearance.

Application information		
3.	Name of person completing the Fire Statement (as Section 15), relevant qualifications and experience.	<p><i>No more than 200 words</i></p> <p><b>Author's Name:</b> Mary Button</p> <p><b>Post-Nominals:</b> BEng, BSc, MSc, PGCert, AIFireE, MSFPE</p> <p><b>Relevant Qualifications and Experience:</b> BEng in Fire Risk Engineering. Associate Engineer with the Institution of Fire Engineers. 2 years of consulting experience in fire life safety design.</p> <p>Mary has experience in collaborating with design teams to develop fire safety strategies for both high rise residential buildings and commercial developments.</p> <p><b>Checker's Name:</b> Neal Butterworth</p> <p><b>Post-Nominals:</b> BEng, MPhil, CEng, MIFireE</p> <p><b>Relevant Qualifications and Experience:</b> Neal is Chartered Fire Engineer with 20 years experience. He has a degree in Civil and Structural Engineering and an MPhil in Structural Fire Engineering. Neal has extensive experience of delivering fire strategies for high-rise residential buildings.</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>The project is currently within the concept design stage and therefore no formal consultation with the relevant Building Control or Fire Service authorities has yet been undertaken in regard to Part B compliance.</p> <p>The local Building Control Authority has been contacted to informally consult on the provision for evacuation lifts and a Qualitative Design Review process, undertaken in accordance with BS 7974, involving the fire and rescue services and local authority building control is to be undertaken during RIBA Stage 4.</p>


Application information		
5.	Site layout plan with block numbering as per building schedule referred to in 6.	<p>The site layout for Phase 2a (Block B) of the Agar Grove Development is indicated below:</p> 

Table 3: The principles, concepts and approach relating to fire safety

The principles, concepts and approach relating to fire safety			
6. Building Schedule			
Site Information			
a) Block no. as per site layout plan above	Block B1	Block B2	Reception Lobby
b) Block height (m)	20.5m	55.7 (to finished floor level) 61.6m to roof	Single storey (roof height of 8.9m)
Number of storeys excluding those below ground level	7	18	1 (double height)
Number of storeys including those below ground level	7	18	1 (double height)

The principles, concepts and approach relating to fire safety			
c) Proposed use (one per line)	Residential flats Community hall with kitchen Refuse store Sprinkler tank room Concierge office Toilets Meeting rooms Community rooms Estate management office	Residential flats Flexible workspace with store and kitchenette Cycle store Refuse stores Cleaner's store Wet riser tank room Substation LV switch room Caretaker's store Toilets Stores	Concierge desk Post boxes
d) Location of use within block by storey	<b>Level 00:</b> Community hall with buggy park and kitchen Sprinkler tank room Refuse store Concierge office Toilets <b>Level 01:</b> Meeting rooms Community rooms Estate management office Toilets <b>Levels 02-06:</b> Residential Flats	<b>Level 00:</b> Flexible workspace Cycle store Refuse stores Cleaner's store Wet riser tank room Substation LV switch room Caretaker's store <b>Level 01:</b> Flexible workspace with kitchenette Toilets <b>Levels 02-17:</b> Residential Flats	<b>Level 00:</b> Concierge desk Post boxes
e) Standards relating to fire safety/ approach applied	BS 9991 BS 9999 BS 7974	BS 9991 BS 9999 BS 7974	BS 9991
f) Balconies	Class A2-s1, d0 or better	Class A2-s1, d0 or better	No balconies



The principles, concepts and approach relating to fire safety			
g) External wall systems	Class A2-s1, d0 or better	Class A2-s1, d0 or better	Class A2-s1, d0 or better
Residential Safety Information			
h) Approach to evacuation	Simultaneous (Level 00 + Level 01) Stay Put (Levels 02-06)	Simultaneous (Level 00 + Level 01) Stay Put (Levels 02-17)	Simultaneous
i) Automatic suppression	Yes – Commercial Sprinklers (Full) (Level 00 + Level 01) Yes – Residential Sprinklers (Full) (Levels 02-06)	Yes – Commercial Sprinklers (Full) (Level 00 + Level 01) Yes – Residential Sprinklers (Full) (Levels 02-17)	Yes – Commercial Sprinklers (Full)
j) Accessible housing provided	M4 (2) – 20 units	M4 (2) – 63 units M4 (3) – 11 units	N/A non-residential



The principles, concepts and approach relating to fire safety	
<p><b>7. Specific technical complexities</b></p> <p><i>Explain any specific technical complexities in terms of fire safety (for example green walls) and/or departures from information in building schedule above</i></p> <p><i>Guide: no more than 500 words</i></p>	<p>A green roof is to be utilised across all buildings. This must be designed in accordance with the requirements for the ratings for roof coverings as outlined in BS 9991 and maintained appropriately.</p> <p>Evacuation lifts will be provided to each core. The smoke control approach selected to protect the residential lobbies and corridors will be verified by CFD analysis. Operation of the lifts during an emergency is to be evaluated by way of a Qualitative Design Review process.</p> <p>The charging of electric wheelchairs and mobility scooters can represent a fire hazard. As such, a protected space with fire resisting construction is provided within wheelchair accessible flats.</p>

The principles, concepts and approach relating to fire safety	
<b>8. Issues which might affect the fire safety of the development</b>	<p>Where future building works are exempt from the Building Regulations they would need to be managed under the Regulatory Reform (Fire Safety) Order 2005.</p> <p>However, if the proposed works are to carry out 'building work' as defined in Regulation 3 of the Building Regulations, then the works must meet the relevant technical requirements in the Building Regulations at the time, and they must not make other fabric, services, and fittings less compliant than they were before - or dangerous.</p>
<b>9. Local development document policies relating to fire safety</b>	<p>The London Plan, 2021 is a relevant local policy. For further details see the London plan Fire Statement submitted (1971_LPFS001.0_The London Plan Fire Statement_(220525))</p>

Table 4: *Emergency road vehicle access and water supplies for firefighting purposes*

Emergency road vehicle access and water supplies for firefighting purposes
<p><b>10. Fire service site plan</b></p> <p>Blocks B1 and B2 are to be provided with a firefighting shaft with the common corridor performing the function of the firefighting lobby.</p> <p>Each firefighting shaft shall include the following provisions:</p> <ul style="list-style-type: none"> <li>• A firefighting stair with minimum width of 1100mm, designed in accordance with BS 5395-1<sup>2</sup>.</li> <li>• Firefighting stairs are to be provided with a 1.0m<sup>2</sup> aerodynamic area AOV, located at the head of the stair. The vent is to open in the event of smoke detection in any common corridor. An override switch is required at the base of each firefighting stair for fire service control.</li> <li>• A firefighting lift designed and installed in accordance with BS 9999, BS EN 81-72<sup>3</sup> and BS EN 81-1<sup>4</sup>, as appropriate.</li> <li>• Smoke ventilated residential common corridor/lobby</li> <li>• Blocks B1 is to be provided with dry fire mains in accordance with BS 9990<sup>5</sup> and BS 5041-2<sup>6</sup>.</li> <li>• Block B2 is to be provided with wet fire mains in accordance with BS 9990<sup>7</sup> (with a full capacity tank located on Level 00).</li> </ul>
<p><b>11. Emergency road vehicle access</b></p> <p>Wrotham Road is considered to be the primary access road for FRS vehicles.</p> <p>Access routes shall be suitable for a pump appliance:</p> <ul style="list-style-type: none"> <li>• Min. width of road between kerbs = 3.7m.</li> <li>• Min. width of gateways = 3.1m.</li> <li>• Min. clearance height = 3.7m.</li> <li>• Min. carrying capacity = 12.5 tonnes.</li> <li>• Min. turning circle between kerbs = 16.8m.</li> <li>• Min. turning circle between walls = 19.2m.</li> </ul> <p>Is the emergency vehicle tracking route within the site to the siting points for appliances clear and unobstructed?</p> <p>Yes, emergency vehicle tracking information will be provided by other members of the design team (Stantec and Grant Associates).</p>

<sup>2</sup> BS 5395: Part 1, 'Stairs. Code of practice for the design of stairs with straight flights and winders,' 2010

<sup>3</sup> BS EN 81-72, 'Safety rules for the construction and installation of lifts. Particular applications for passenger and goods lifts. Firefighting lifts,' 2015

<sup>4</sup> BS EN 81-1 + A3, 'Safety rules for the construction and installation of lifts, Electric lifts' 1998, 2009

<sup>5</sup> BS 9990, 'Non automatic fire-fighting systems in buildings', 2015

<sup>6</sup> BS 5041: Fire hydrant systems equipment, Part 2 - Specification for landing valves for dry risers, 1987

<sup>7</sup> BS 9990: 'Non automatic fire-fighting systems in buildings', 2015

**Emergency road vehicle access and water supplies for firefighting purposes**

**12. Siting of Fire Appliances**

**Blocks B1**

Block B1 is fitted with dry fire mains and will have access for a fire appliance to within 18m of the fire main inlet connection point, which will be located on the face of the building close to the entrance point leading to the fire-fighting shaft, with the inlet visible from the fire appliance.

**Blocks B2**

Block B2 is fitted with wet fire mains and will have fire appliance access:

- Within 18m of, and within sight of, a suitable entrance giving access to the wet fire main; and
- Within sight of the inlet for the emergency replenishment of the suction tank for the wet fire mains.

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

Sprinkler tanks are to be provided to feed the automatic suppression systems designed in accordance with BS 9251 (for residential areas) and BS 12845 (for amenity and ancillary areas)

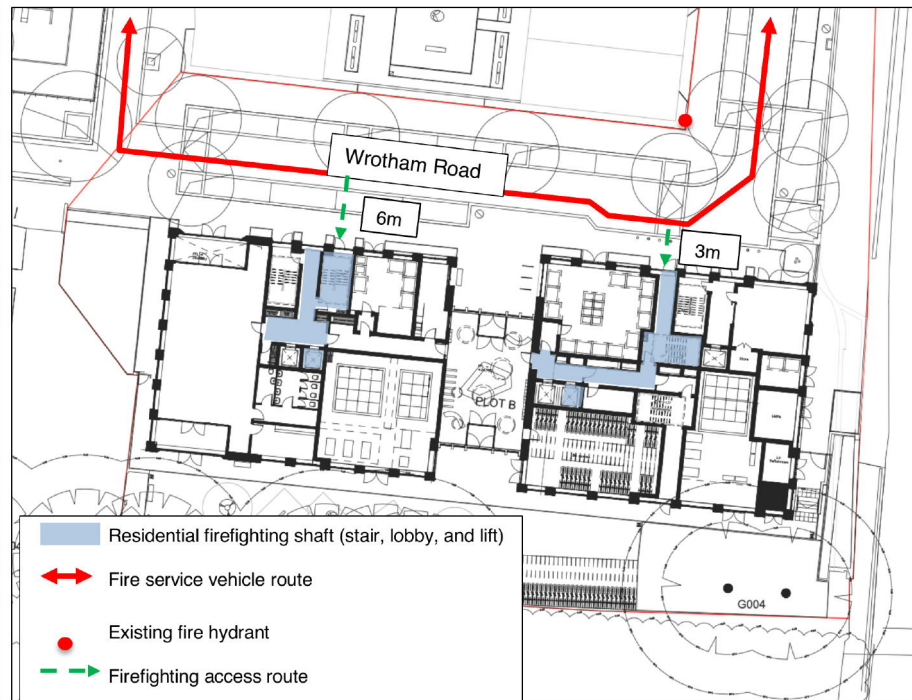
Block B1 will be provided with a dry riser. Block B2 will be provided with a wet riser system fed from a full capacity 67,500 litre wet riser tank.

Nature of water supply:

Hydrant – Public

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

An existing hydrant is provided within 90m of the Block B inlet valves. Confirmation is being sought that these are currently operable.

**Emergency road vehicle access and water supplies for firefighting purposes**
**14. Fire service site plan:**

*Table 5: Fire Statement completed by*

Fire Statement completed by	
<b>15. Signature</b>	Author: Mary Button
	Checker: Neal Butterworth
<b>16. Date</b>	26 May 2022