

# Fire Statement – Abbey Area



Project No.: LO19113

Date: 25/04/2022

Revision: R00

Author: Christina Tam

Reviewer: Steven Ferreira

Approver: Jack Wilshaw

## 1 INTRODUCTION

OFR Consultants (OFR) have been appointed by Wates Residential to develop a fire safety statement for Abbey Area in the borough of Camden, London. The fire statement aims to provide an abridged version of a Fire Strategy, and follows the process as outlined within the UK Government Guidance issued on 24/06/21 that came into effect on 01/08/21 – which requests submission via a form published by the Secretary of State (or a form to similar effect) containing the particulars specified or referred to in the form, which includes information about (not exhaustive list):

- The principles, concepts and approach relating to fire safety that have been applied to each building in the development
- The site layout
- Emergency vehicle access and water supplies for firefighting purposes
- 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
- How any policies relating to fire safety in relevant local development documents have been taken into account (e.g. Essex Fire and Rescue Technical Guidance Notes)

The full fire strategy for this project is detailed in the RIBA Stage 3 Fire Strategy report, produced by OFR.

The following pages contain the fire statement, in the format provided by the UK government.

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## 2 FIRE STATEMENT FORM

Application information	
1. Site address line 1	Triangular intersection of Abbey Road, Belsize Road and residential houses along Priory Terrace
Site address line 2	
Town	Camden
County	London
Site postcode (optional)	NW6
2. Description of proposed development including any change of use (as stated on the application form):	<p>Demolition and redevelopment of Emminster and Hinstock blocks including Belsize Priory Health Centre, Abbey Community Centre, public house and commercial units to provide new residential accommodation (Use Class C3) and ground floor commercial space (Use Class E/Sui Generis) to be used as flexible commercial units, across three buildings ranging from 4 to 11 storeys, along with car and bicycle parking, landscaping and all necessary ancillary and enabling works.</p> <p>The development includes 3 residential blocks and a 1-storey block including a substation, a LV main switch room and a cycle store. The development contains a mixture of one-, two-, and three-bedroom flats. There is no basement within the development. The flats are all provided with a protected entrance hall from which all bedrooms are other rooms are accessed. Block A is accessible from Abbey Road whilst Block B and Block C are accessible from Belsize Road.</p>

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	<p>Block A is a nine-storey (G+8) building with a height (measured from ground access level to the floor of the topmost qualifying storey) of 26.4m. Block A contains a commercial unit, ancillary accommodation and 2 residential flats on ground floor level. First floor to Eighth floor contain only residential flats. The block is served by a single stair.</p> <p>Block B is a eleven-storey (G+10) building with a height (measured from ground access level to the floor of the topmost qualifying storey) of 33.3m. Block B contains 2 commercial units, ancillary accommodation and 2 residential flats on ground floor level. First floor to Eleventh floor contain only residential flats. The block is served by a single stair.</p> <p>Block C is a six-storey (G+5) building with a height (measured from ground access level to the floor of the topmost qualifying storey) of 19.8m. Block C contains ancillary accommodation and 4 residential flats on ground floor level. First floor to Fifth floor contain only residential flats. The block is served by a single stair.</p>
<p><b>3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience.</b></p> <p>Guide: no more than 200 words</p>	<hr/> <p><b>Jack Wilshaw</b>  <b>Design Director</b>          BSc (Hons) MSt (Cantab) CEng MCIBSE          MIFireE</p> <p>jack.wilshaw@ofrconsultants.com</p> <p>A Chartered Engineer with 20 years of experience, leading fire strategy development through design, approvals negotiations and operations for a wide range of building sectors including multi building residential schemes.</p> <p>He has international experience having lived and worked in Australia and his project experience includes the UK, Europe, Middle East, Australia and South Korea.</p>

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<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> <p>Guide: no more than 200 words</p>	<p>OFR Consultants have been appointed to provide fire engineering services for the scheme. A Building Control Body will be engaged for the scheme in the next design stage, after which OFR will set up workshops with the appointed Building Control Officer or Approved Inspector.</p>
<p>5. <b>Site layout plan with Plot numbering as per building schedule referred to in 6.</b> (consistent with other plans drawings and information submitted in connection with the application)</p>	
<p>Site layout plan is:</p>	

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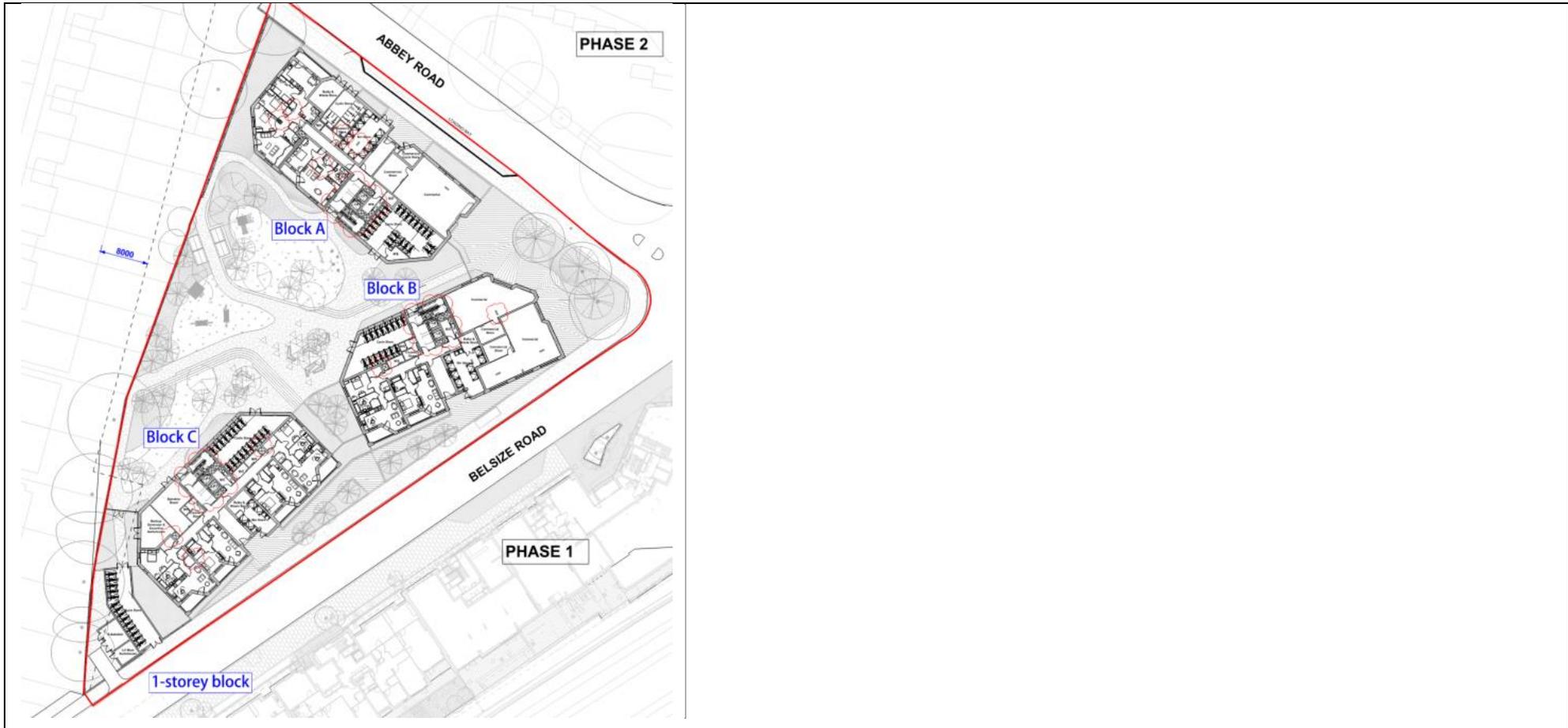
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The principles, concepts and approach relating to fire safety that have been applied to the development									
6. Building schedule									
Site information			Building information				Resident safety information		
a)	b)	c)	d)	e)	f)	g)	h)	i)	j)
Plot no. as per site layout plan above	<ul style="list-style-type: none"> <li>Plot height (m) (to topmost accessible storey, excluding plant only levels)</li> <li>number of storeys excluding those below ground level</li> <li>number of</li> </ul>	proposed use (one per line)	location of use within Plot by storey	standards relating to fire safety/ approach applied	balconies	external wall systems	approach to evacuation	automatic suppression	accessible housing provided

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	storeys including those below ground level								
Block A	26.490	residential flats, maisonettes, studios	Ground + 8	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes-residential sprinklers, full	M4(3)
Block A	010	residential flats, maisonettes, studios	Ground	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	Simultaneous	yes-residential sprinklers, full	N/A non resi
Block A	010	Shop	Ground	BS9999	class A2-s1, d0 or better	class A2-s1, d0 or better	Simultaneous	yes-residential sprinklers, full	N/A non resi

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Block B	33.3 11 0	residential flats, maisonettes, studios	Ground + 10	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes-residential sprinklers, full	M4(3)
Block B	0 1 0	residential flats, maisonettes, studios	Ground	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	Simultaneous	yes-residential sprinklers, full	N/A non resi
Block B	0 1 0	Shop	Ground	BS9999	class A2-s1, d0 or better	class A2-s1, d0 or better	Simultaneous	yes-residential sprinklers, full	N/A non resi

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Block C	19.8 6 0	residential flats, maisonettes, studios	Ground + 5	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes-residential sprinklers, full	M4(3)
Block C	0 1 0	Supported accommodation	Ground	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	simultaneous	yes-residential sprinklers, full	N/A non resi
1-storey block	0 1 0	Supported accommodation	Ground	BS9991	no balconies	worse than class A2-s1, d0	simultaneous	yes-residential 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

The fire strategy for the development will seek to align with recognised codes of practice, in the form of BS 9991:2015 for residential parts and BS 9999:2017 for commercial parts. As permitted within the guidances, Block A and Block B contain both residential and commercial use. To facilitate this,

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effective fire separation between demises is key. This will be developed with the design in cognisance of evacuation regimes, separation between escape routes, fire separating construction and access and provision for the Fire Service. ]

## 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**

The fire strategy will be developed further during RIBA Stage 4 detailed design. Compliance with Building Regulations, using Approved Document B and BS 9999:2017 where relevant as a means of satisfying the requirements of the Building Regulations. In Block A and Block B, it is proposed to demonstrate that using a residential sprinkler system to BS 9251:2021 will be suitable for coverage for the commercial units. ]

## 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**

The fire strategy for the development is based on satisfying the Building Regulations and the London Plan, including all amendments current to date. The fire strategy will be developed to reflect the recent changes in legislation guidance such as Building Regulation 7 for relevant buildings, as is the case for all the residential blocks. Furthermore, as alternate fire safety guidance documentation, in the form of Approved Document Volume 1:2019 including 2020 amendments contains more recent guidance in respect of e.g. sprinkler provision and signage to aid internal firefighting, the fire strategy will adopt these provisions (exceeding the recommendations of BS 9991:2015).

The fire strategy will also reflect the relevant parts of the London Plan, as each residential building will be provided with an evacuation lift as per policy D5 and a London Plan fire statement will be provided as per policy D12.

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

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## 10. Fire service site plan

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

BS 9991:2015 recommends that a residential block where the topmost storey is over 18m should be provided a fire-fighting shaft, comprising a fire-fighting lift, fire-fighting stair and ventilated fire-fighting lobby provided with a dry riser (i.e. BS 9991:2015 Table 17). All the residential topmost storey heights are above 18m and so each residential block is provided with a fire-fighting shaft.

The fire-fighting shaft provisions will be designed and installed in accordance with relevant guidance, that is BS EN 81-72:2020 for the fire-fighting lifts, BS 9990:2015 for the dry rising mains and BS EN 12101-2:2017 for automatically openable vents, all are referenced by BS 9991:2015 and BS 9999:2017 where relevant. Life safety power supplies will be provided per the referenced standards or BS 8519:2020 where relevant.

For the commercial units and the 1-storey block, access is possible for the Fire Service at ground floor and have suitable perimeter access as per BS 9999:2017.

## 11. Emergency road vehicle access

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

Abbey Road will run along the northeast side of Block A, providing fire brigade vehicle access to the stair and the riser. Belsize Road will run along the south side of Block B and Block C, providing fire brigade vehicle access to the stairs and riser. All distances are within 18m limit specified in BS 9991:2015 section 50.1.3. Vehicle access is also available via Belsize Road providing perimeter access to ancillary accommodation of Block B, Block C and the 1-storey block while via Abbey Road providing perimeter access to ancillary accommodation of Block A.

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

yes

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## 12. Siting of fire appliances

The residential blocks are fitted with dry rising mains, so the firefighting strategy in each block depends on access to the inlets and to fire-fighting shafts. Fire-fighting shafts are all accessible directly from outside and via a protected corridor. The dry riser inlets are located directly next to the entrance of each residential lobby. The fire-fighting stair entrances are all accessible from the courtyard. The dry rising mains inlets are located along the northeast elevation of Block A and the south elevation of Block B and Block C.

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

**Guide: no more than 200 words**

Public fire hydrants are already located within 90m of the dry riser inlets around the development. The water main supplying these will provide pressure and flow in accordance with BS 9990:2015. This will be confirmed by the infrastructure engineer during detailed design.

### Nature of water supply:

hydrant- public

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

yes

Existing hydrants will be surveyed as necessary to ensure compliant provision in terms of pressure, flow rate and distance from dry riser inlets and fire service vehicle locations.

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## 14. Fire service site plan

Fire service site plan is:  
inserted in the form

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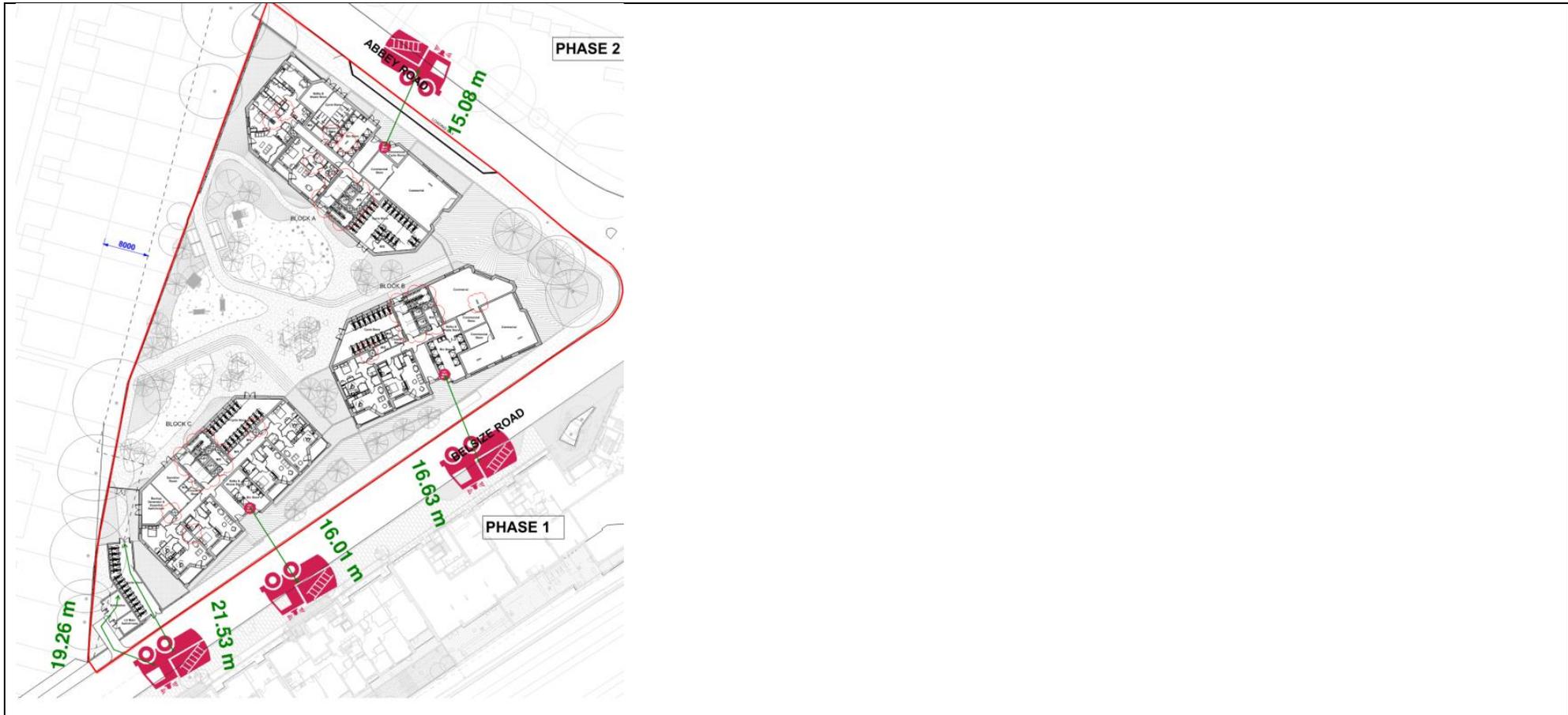
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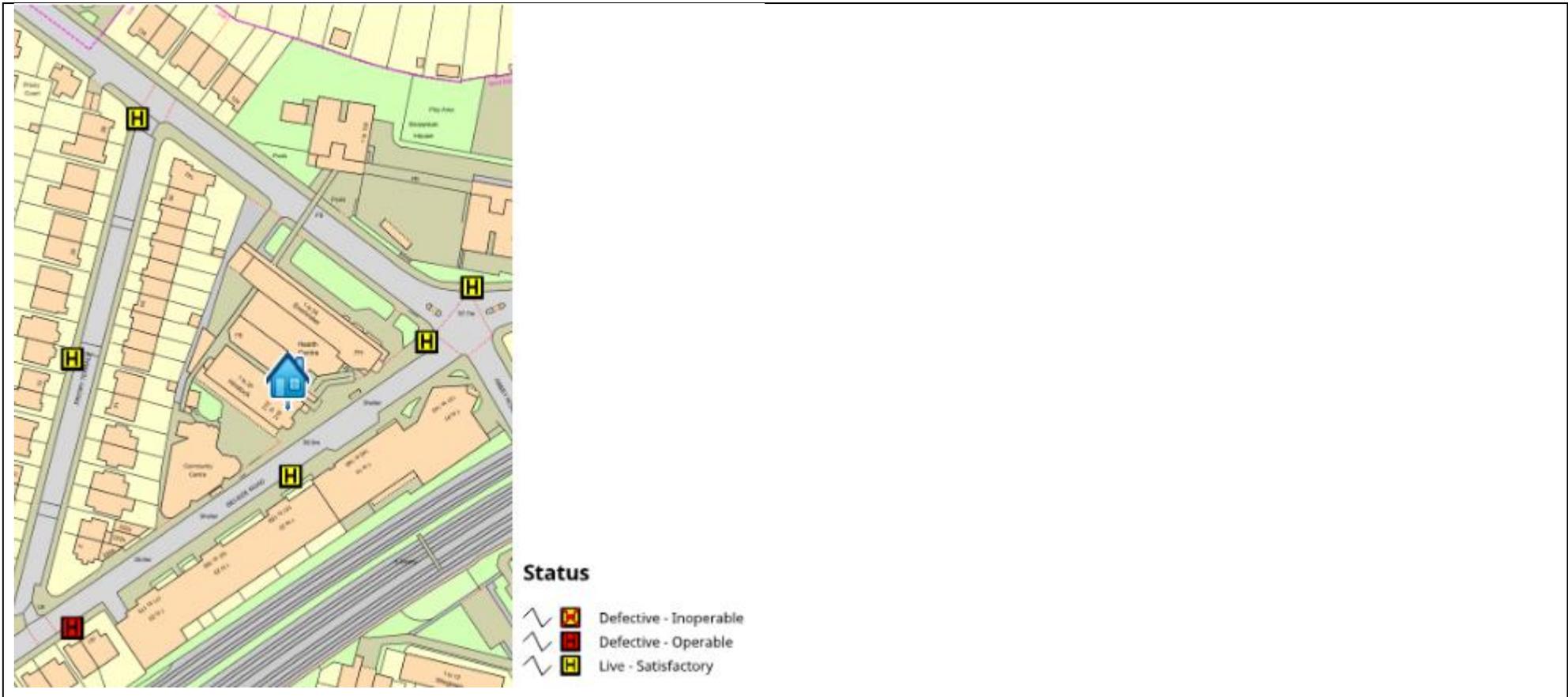
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## Fire statement completed by

15. Signature

A handwritten signature in black ink, appearing to read 'Jack Wilshaw', written over a light blue grid background.

16. Date

25/04/2022

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