

Fire statement form

Application information	
1. Site address line 1	On the site of The Charlie Ratchford Centre
Site address line 2	Belmont Street
Site address line 3	Camden
Town	London
County	
Site postcode (optional)	NW1 8HF
2. Description of proposed development including any change of use (as stated on the application form):	Redevelopment of site including demolition of existing buildings and erection of a building up to 10 storeys in height for to provide self-contained residential flats (Use Class C3) and associated works.
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience. Guide: no more than 200 words	Andy Ballantyne on behalf of Socotec UK Limited Chartered Engineer registered with the Engineering Council by the Institute of Fire Engineers Full Member of the Institute of Fire Engineers (membership number 00056660) Masters degree in Structural and Fire Safety Engineering from the University of Edinburgh Batchelors degree in Architectural Design from the University of Dundee Circa 8 years' experience in the design of residential buildings within London and the wider UK
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. Guide: no more than 200 words	Initial review of the scheme has been undertaken by the appointed building control body (Bureau Veritas). Further consultation with the building control body, including their consultation with the local fire and rescue service are expected to occur in accordance with the expectations of the Building Regulations.

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)

Site layout plan is:
inserted in the form



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 development will be generally in accordance with the expectations of BS 9991, though will also feature:

- As the three blocks have connected façades, all blocks will be designed as 'relevant buildings' with respect to external walls.
- All apartments will be open-plan apartments supported by automatic suppression and Category LD1 detection and alarm.
- The Category 4 residential sprinkler to BS 9251 will also be used to protect the ancillary areas (inc. refuse stores, bicycle stores, plant rooms). These areas are to each be less than 100 m² in area in support of the use of this standard for suppression.
- Ancillary plant rooms are provided at the Ground floor of Block B. These will be accessed from outside air only and will not connect to the common stairs or lobbies. A substation is also provided at Ground Floor of Block B, to be provided with fire separation in accordance with UKPN design guidance (EDS 07-0102).

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 development will be generally in accordance with the expectations of BS 9991, though will also feature:

- All apartments will be open-plan apartments supported by automatic suppression and Category LD1 detection and alarm. Unenclosed kitchens are provided in apartments greater than 8 m x 4 m, supported by further research commissioned by Trenton Fire (now Socotec UK) and undertaken by BRE.
- Escape through the unvented common corridors of Block B will be limited to travel distances of less than 7.5 m, to meet the expectations of Figure 6(a) in BS 9991.
- A natural smoke shaft in Block B that utilises the arrangement set out in Building Control Alliance Technical Guidance Note 8 rather than extending 2.5 m above the ceiling level of the uppermost common lobby.
- Escape via common access decks will be supported by construction in accordance with the expectations of Section 7.3(f) in BS 9991.
- The common escape stairs for Blocks A and C are located within the courtyard area, with fire resisting separation to be based on the expectations of Figure 31 in BS 9991 for protected stairs and Figure 23 in BS 9999 for firefighting stairs.
- Escape from each of the three stairs will be available direct to outside without connecting to any accommodation or ancillary areas.
- One evacuation lift will be provided within each building, based on the expectations of the London Plan 2021.
- External walls and specified attachments are to meet the expectations of Regulation 7(2) for all blocks, including Block C which is less than 18m in height.
- Inset balconies are to be separated from neighbouring balconies by fire-resisting construction rated to at least 60 minutes.
- Green roofs will be provided in accordance with the expectations of the Green Roof Organisation (GRO) design guidance.

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 development is located within London, and the fire safety expectations of the London Plan 2021 have been included within the design. This includes inclusion of an evacuation lift at each of the three blocks to meet Policy D5(B5) of the London Plan 2021, and the production of a detailed London Plan Fire Statement in accordance with Policies D12A and D12B of the London Plan with an appropriate level of detail for building considered as a major development.

In support of the inclusion of the evacuation lift, access to the lift is provided from areas of relative safety being either a protected and vented lift lobby in Block B, or from the external access balcony areas in Blocks A and C.

Emergency road vehicle access and water supplies for firefighting purposes**10. 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?

Guide: no more than 200 words

The firefighting access routes and facilities have been informed by the expectations of BS 9991, London Fire Brigade Guidance Note 29, and the updated firefighting signage expectations of Approved Document B Volume 1.

Block A and B each feature a firefighting shaft with firefighting stair, firefighting lift, firefighting lobby, dry riser, a natural smoke shaft (Block B), smoke venting from external balcony access routes (Block A), and an evacuation lift (located as indicated in red in Section 14). These shafts will serve all floors of each block and are located such that all areas of the upper levels are within a maximum hose laying distance of 60 m with support by automatic suppression provided throughout the development.

Block C is less than 18 m in height, and the feature a protected stair, dry riser, and evacuation lift (located as indicated in Green in Section 14). The use of external balcony access to apartments also assists by offering ample smoke venting to the common areas that would provide access for firefighters.

11. Emergency road vehicle access

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

Guide: no more than 200 words

Access to the proposed blocks will be available for pumping fire appliances via either Belmont Street or Crogslan Road, giving access to the main entrance of each block and to a location that is within 18 m of the dry riser inlet location at each block. Belmont Street features a dead end, though turning for a fire appliance is available via existing public roads opposite Block A.

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

yes

12. Siting of fire appliances

Guide: no more than 200 words

A hardstanding area is available at the front of each block using either Crogslan Road or Belmont Street. These are public roads and would offer a sufficiently sized hardstanding area for multiple fire appliances to attend site in the event of a large fire.

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

Guide: no more than 200 words

Water supplies are available to the building via the existing public fire hydrant network which runs beneath Crogslan Road and Belmont Street. Existing public fire hydrants are located at distances of up to circa 70 m from the entrance to each of the blocks, meeting the expectations of BS 9991.

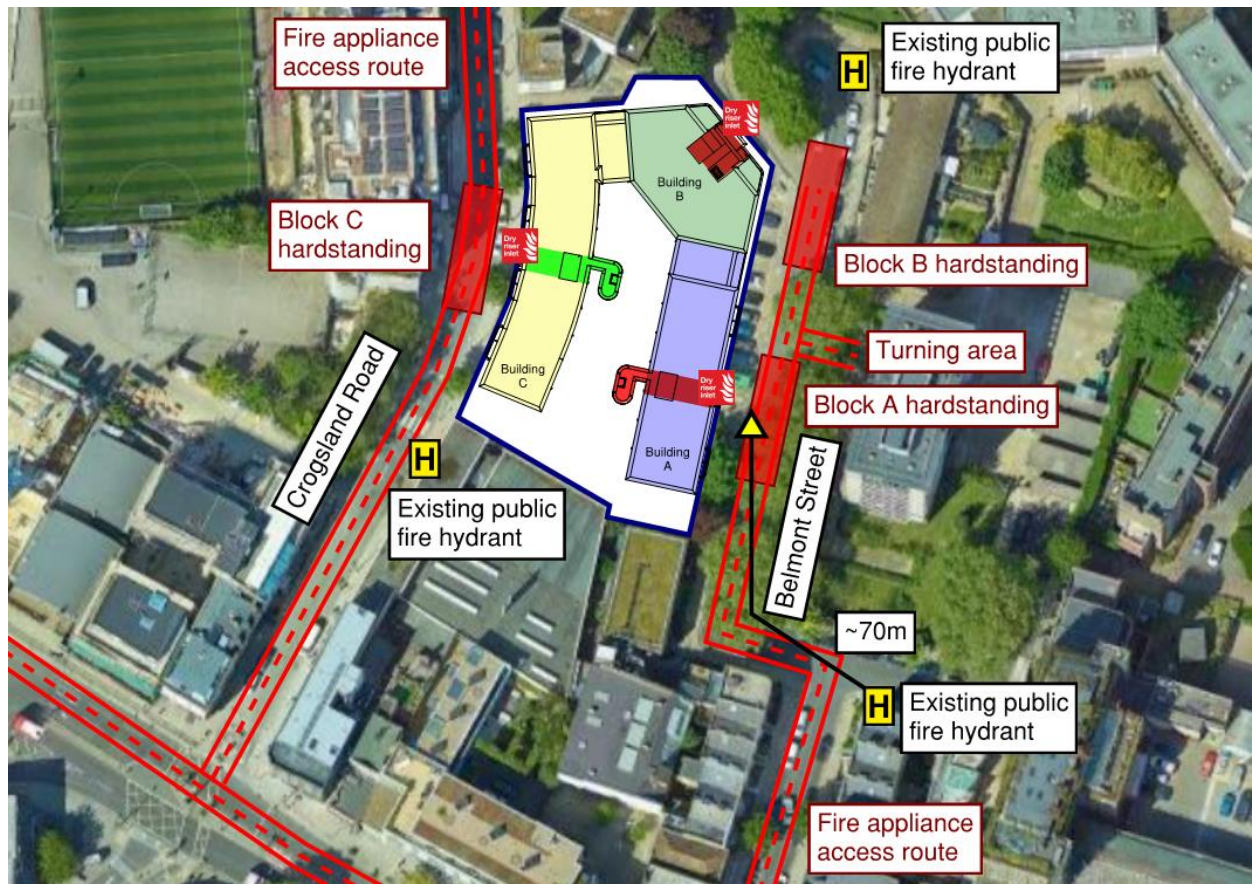
Nature of water supply:
hydrant- public

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:
inserted in the form



Fire statement completed by

15. Signature

16. Date

12/07/2022