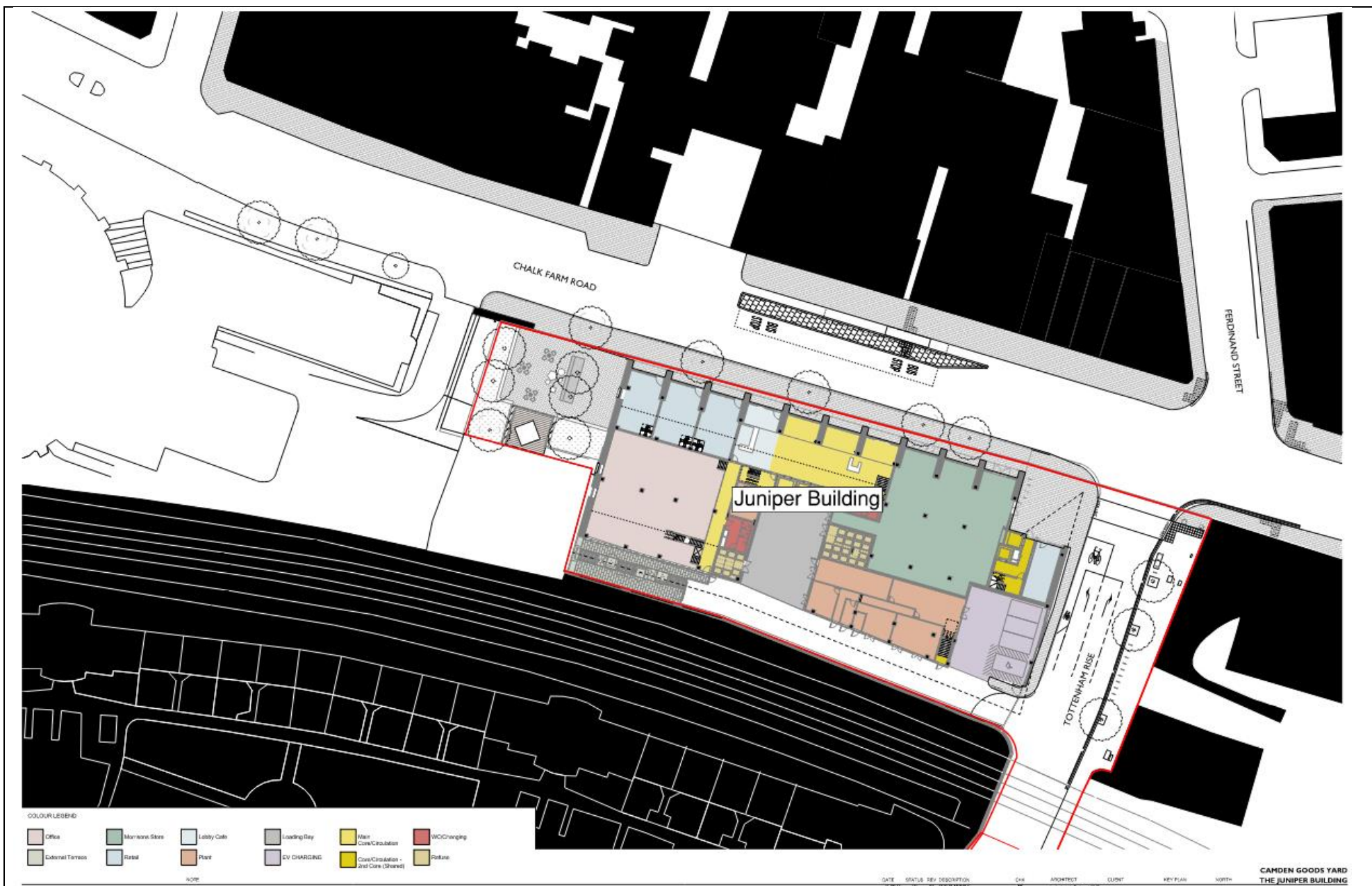


Fire statement form

Application information	
1. Site address line 1	Camden Goods Yard
Site address line 2	Chalk Farm Road
Site address line 3	
Town	London
County	Greater London
Site postcode (optional)	NW1 8EH
2. Description of proposed development including any change of use (as stated on the application form):	<p>Section 73 application for amendments to the consented Juniper Building (the former PFS site), including the removal of the petrol filling station provision, reconfiguration of the ground floor to incorporate an electric vehicle (EV) charging station (4 spaces), additional office and retail space, servicing and refuse space, widening of the building westward by c. 6 metres resulting in additional office floorspace (approximately 2,296 sqm (GIA) across all levels), internal reconfiguration of the Corner Building commercial uses by converting the retail floorspace on levels 1 to 2 to office floorspace, retaining retail on Levels 3 and 4 including the Winter Garden above.</p> <p>This Section 73 application does not require the submission of a Gateway 1 Form, but information has been provided for the PFS building voluntarily.</p>
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience. Guide: no more than 200 words	<p>Dian Coetzee – Fire Engineer Dian Coetzee is a Fire Engineer with 3 years' experience in the Fire Industry. He has experience and a good understanding of fire protection engineering relating to suppression, dust explosions and detection systems for commercial, residential, mining, and special risk sectors. Dian has worked on various projects from tendering, initial design stage to construction and hand-over. He works on numerous projects using Approved Document B (ADB) and BS9991 and BS9999, incorporating smoke control and firefighting facilities into the building design.</p> <p>Simon Burch - Associate Fire Engineer Simon is an Associate Fire Engineer at Elementa registered with the Engineering Council and a Member of the Institution of Fire Engineers (MiFireE) with a wealth of experience on a variety of high-rise residential developments for major housing clients across London and the South-East. He is the lead author of fire strategies and responsible for all stages of the fire engineering design from the initial client contact through the tendering phase, across construction and the ongoing management and maintenance of fire safety systems and passive fire protection</p>
4. State what, if any, consultation has been undertaken on issues	Internal consultation has been completed between the design team. External consultation will be carried out as the design progresses.

<p>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>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)</p>	
<p>Site layout plan is: inserted in the form</p>	



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
Juniper Building	23.64m – Top Storey Ground + M0 + 1 st Floor + M1+ 4 Storeys	shop	Ground Floor + M0	BS9999	no balconies	worse than class A2-s1, d0	simultaneous	none	N/A non resi
Juniper Building	23.64m – Top Storey Ground + M0 + 1 st Floor + M1+ 4 Storeys	office, research and development	Ground + M0 + 1 st Floor + M1+ 4 Storeys	BS9999	no balconies	worse than class A2-s1, d0	simultaneous	none	N/A non resi
Juniper Building	23.64m – Top Storey Ground + M0 + 1 st	industrial, storage or distribution	Ground Floor + M0 + 4 th Floor	BS9999	no balconies	worse than class A2-s1, d0	simultaneous	none	N/A non resi

	Floor + M1+ 4 Storeys								
Juniper Building	23.64m – Top Storey Ground + M0 + 1 st Floor + M1+ 4 Storeys	restaurant, cafe, hot food take- away, drinking establishme nt	Ground + 3 rd Floor	BS9999	no balconies	worse than class A2-s1, d0	simultaneou s	none	N/A non resi
Juniper Building	23.64m – Top Storey Ground + M0 + 1 st Floor + M1+ 4 Storeys	flexible use	Second Floor	BS9999	no balconies	worse than class A2-s1, d0	simultaneou s	none	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 lobby café will be separated with fire curtains to ensure compartmentation of the firefighting lobby, which is extended through the main lobby by maintaining a fire-load controlled space.
- Egress for disabled persons in the office space (Ground Floor) will be via a platform lift controlled by management.
- A staircase is provided on the fifth floor that discharges into a firefighting stair at the fourth floor.
- The eastern firefighting shaft does not extend up to the top floor, however this is mitigated with the introduction of a stair that leads into the firefighting stair at the fourth floor. Also, the dry riser provides sufficient coverage of the floor space.
- The structural fire resistance will achieve 90 minutes.
- All materials within the external wall should achieve European Classification in Class B-s3, d2 or better if the building is less than 1000mm from the relevant boundary. For boundaries more than 1000mm, the external wall needs to achieve:
From ground level to 18m: class C-s3, d2 or better
From 18m in height and above: class B-s3, d2 or better.
- Any insulation product, filler material (such as the core materials of metal composite panels, sandwich panels and window spandrel panels but not including gaskets, sealants and similar) etc. used in the construction of an external wall should be class A2-s3, d2 or better.
- Dry riser inlets will be located on the façade of each building and be within 18m of the fire service appliance parking location
- External terraces to be classified as roofs, for the purposes of BS9999.
- A Morrisons convenience store is situated at ground level with the potential of a food offering. A fire protected extract flue riser has been provided up through the building with access at each floor to terminate at the roof.

- 4 High-capacity EV charging bays are located at ground level. It is proposed to provide an automatic shut-off system connected to the fire and alarm detection system that will cut-off power supply to the bays in the case of a fire emergency. This proposal is provided as a minimum from the National Fire Chief Council Guidance on EV charging stations.

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 building will adopt a simultaneous evacuation strategy, which will be initiated by the central fire alarm system.
- The building is over 18m in height and two firefighting shafts are provided.
- Floors will be designed as compartment floors and will achieve a fire resistance equal to that of the structure.
- Risers will be enclosed in fire resistant construction equal to that of the structure
- All parts of the floor plates within the building will be covered within 45m when measured along a suitable route for laying a hose from a dry riser outlet in a firefighting shaft.
- Hydrants will be provided within 90m of the dry riser inlets for the building
- Refuge spaces will be provided within the protected stair or lobby.
- It is also recommended to provide an evacuation lift in accordance with the New London Plan dated March 2021.

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 guidance within the New London Plan dated March 2021 has been implemented within this proposal. The recommendations in Policy D5 (Inclusive Design) and Policy D12 (Fire Safety) have been addressed.

Policy D5 Inclusive design of the New London Plan outlines that emergency carry down or carry up mechanical devices or similar interventions that rely on manual handling are not considered to be appropriate, for reasons of user dignity and independence. It suggests that the installation of lifts which can be used for evacuation purposes (accompanied by a management plan) provide a dignified and more independent solution. Furthermore, Policy D12 Fire Safety recommends that in all developments where lifts are installed, Policy D5 Inclusive design requires as a minimum at least one lift per core (or more, subject to capacity assessments) to be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building. As part of the Policy D5 it is a requirement to provide a dignified means of escape for all occupants, therefore each building shall be provided with a lift that is suitable for evacuation purposes

To comply with the guidance above, it is proposed to provide an evacuation lift within each core.

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

Fire Service access has been provided for fire personnel and a water supply to within reasonable distance of the building entrances in accordance with BS9999.

- A Fire Tender mark-up has been completed to demonstrate access for the fire appliance to within 18m of the dry riser inlets is provided at the building entrances. This is shown on the fire tender plan and ground floor plan referenced in Section 14.
- Evacuation assembly points will be provided for the building as part of the management strategy.
- Two firefighting shafts will be provided in the building in line with the recommendations of BS9999.
- Two dry risers will be installed to serve each firefighting shaft.
- The access parameter plan as discussed in Section 14 shows adequate fire tender access to each core.

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

As per the drawing referenced in Section 14 adequate fire service access route for the building will be provided.

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

The vehicle access route is being designed to meet the requirements for a pump appliance as described in London Fire Brigade – Guidance Note 29

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

Guide: no more than 200 words

Fire Hydrants are provided within 90m of the dry riser inlet locations as currently shown on the plans referenced in Section 14. The pressure and flow in the water main will need to be assessed by Thames Water.

Hydrants have been identified as per the “Asset Location Search Water Map - ALS/ALS/24/2022_4679288” document.

Nature of water supply:

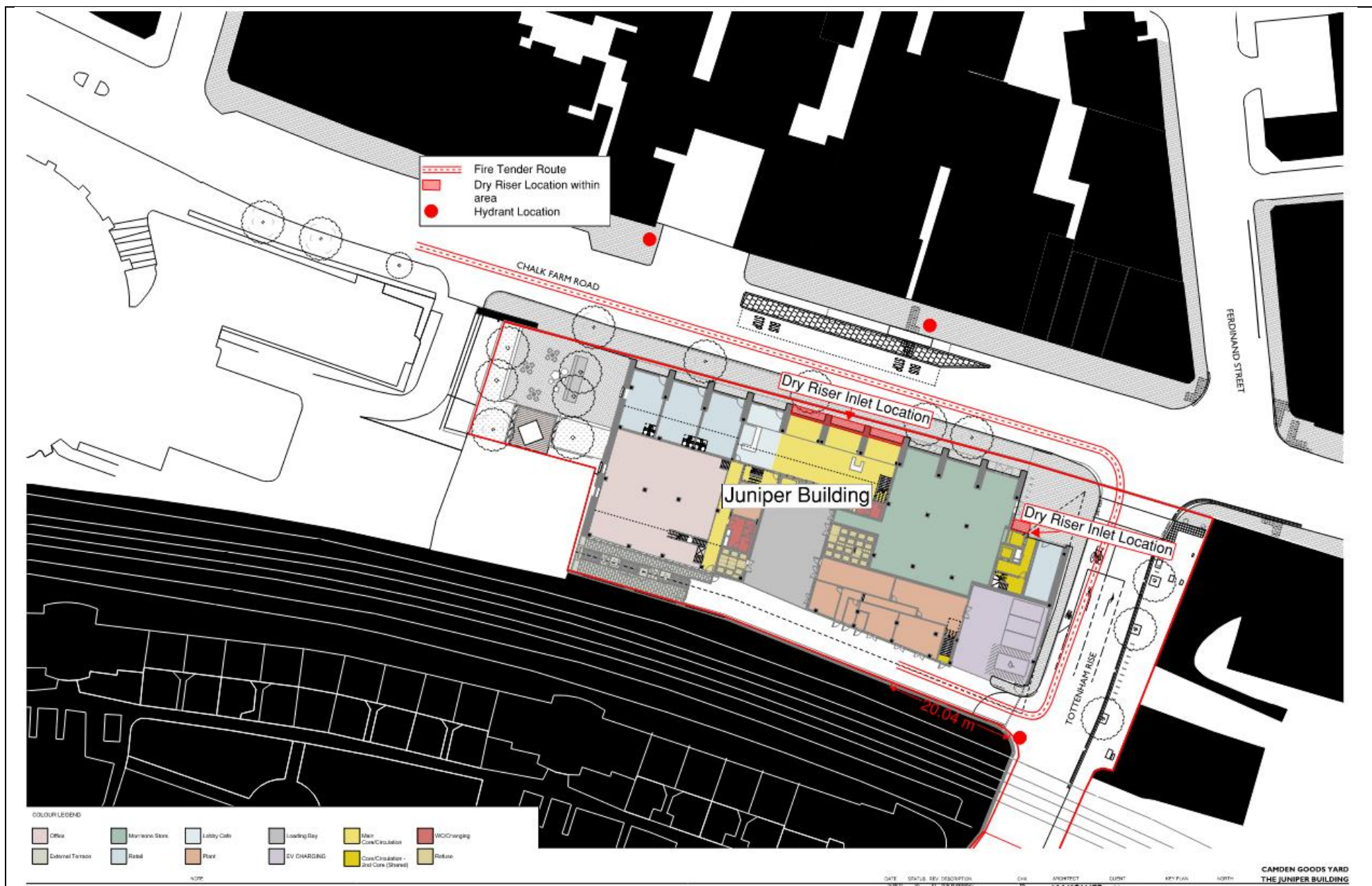
hydrant- public

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	17/08/2022