

# Fire statement form

Application information	
1. Site address line 1	95 Avenue Road
Site address line 2	
Site address line 3	
Town	London
County	
Site postcode (optional)	NW8 6HY
2. Description of proposed development including any change of use (as stated on the application form):	<u>Two additional floors of residential apartments on top of the existing residential apartment building.</u>
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience.  Guide: no more than 200 words	<p>Tom Mason   BSc (Hons) MSc AIFireE</p> <p>Tom is a Director of fire engineering at International Fire Consultants, where he has worked for over 19 years after graduating from the University of Leeds in 2002 with honours in Fire Science and starting his career at IFC as a Graduate Fire Engineer. He has since completed a Masters degree in Fire Engineering at the University of Ulster (2006) and has worked on numerous fire safety projects over this time. He specialises in residential building fire strategies, modular construction and site inspections.</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.  Guide: no more than 200 words	No formal consultation with the approving authorities (Building Control or Fire and Rescue Service) has currently been undertaken. A fire safety strategy has been drafted to support the proposal.

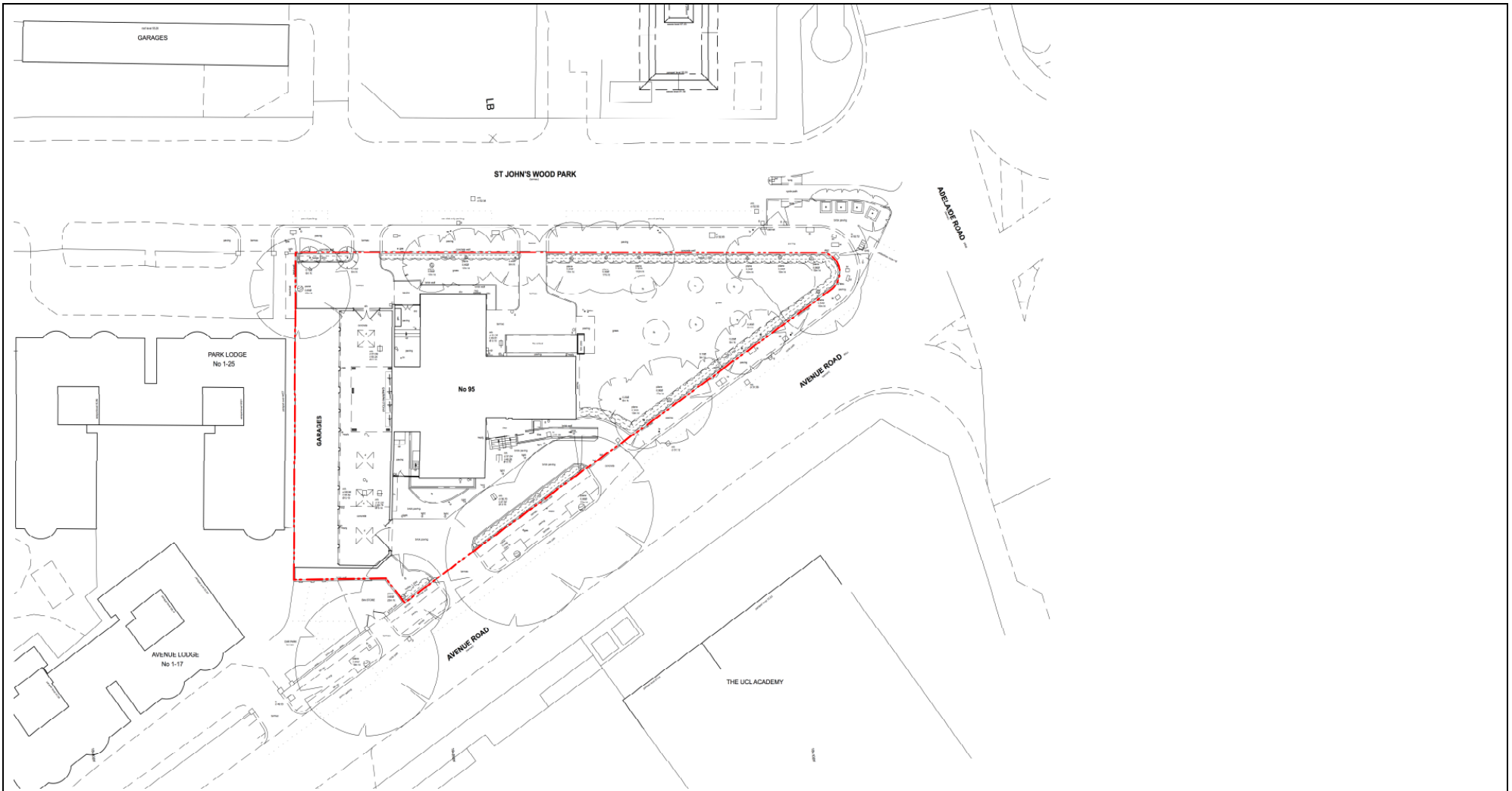
**5. Site layout plan with block numbering as per building schedule referred to in 6.**

(consistent with other plans drawings and information submitted in connection with the application)

Site layout plan is:  
inserted in the form



Site image courtesy of Google Maps



Site Plan

The principles, concepts and approach relating to fire safety that have been applied to the development

## 6. Building schedule



		Choose an item.		Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.

### 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

95 Avenue Road is an existing 8 storey (plus basement) single-stair residential tower. The proposal is to add two floors to the top of the building with additional residential apartments, taking the building to 10 storeys (plus basement).

The building, as existing, is over 18m in height, and so the additional two floors will not create a relevant building where there was not one before. This is pertinent to the Building (Amendment) Regulations 2018 as this means that the existing external walls can remain as they are. Any new materials used in the external walls of the building (on the new floors or elsewhere) will need to comply with the Regulation; i.e. be classified A2-s1,d0 or better or be covered by a specific exemption.

### 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 existing building was completed some time ago and, as can be expected, there are elements that do not meet current guidance for buildings of this height and type. The guidance documents are based on any works done to the building not making it any worse in terms of fire safety than it was before the works. It is the proposal of the fire safety strategy that a number of improvements be made to the building as part of the works. These include:

- Provision of a dry riser serving all floors
- Provision of an automatically opening vent to each stair lobby
- Upgrading / replacement of fire doors
- Residential sprinklers to the new apartments

These items will improve the fire safety standard of the building as a whole, meaning there is a higher standard following the works than it was prior to them.

### 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 building will comply with Policy D12 of the London Plan to the extent practical given the development works proposed and this being an existing building.

As an existing building undergoing works the proposal is that the fire safety for all occupants will be improved following the works.

### **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 proposals are aimed at improving the current Fire and Rescue Service provisions based on the guidance of BS 9991.

Fire Service Access to the building is provided by Avenue Road and St Johns Wood Park road as existing.

Both roads have a fire hydrant that is within 90m of the entrance to the stair of 95 Avenue Road.

A new dry riser is proposed that will have the inlet adjacent to the entrance to the stair and outlets at each level.

New automatic opening vents are proposed for each residential lobby and at the head of the stair.

Residential sprinklers are to be provided in the new apartments, but the infrastructure will be there to potentially extend this into more apartments in the future.

#### **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

Fire Service Access to the building is unchanged; Avenue Road and St Johns Wood Park road

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

Choose an item.

#### **12. Siting of fire appliances**

Guide: no more than 200 words

A fire appliance can be parked within 18m of the building entry points.

This location is also within 90m of an existing fire hydrant.

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

Guide: no more than 200 words

There are two existing fire hydrants within relatively close proximity to the building.

Nature of water supply:

hydrant- public

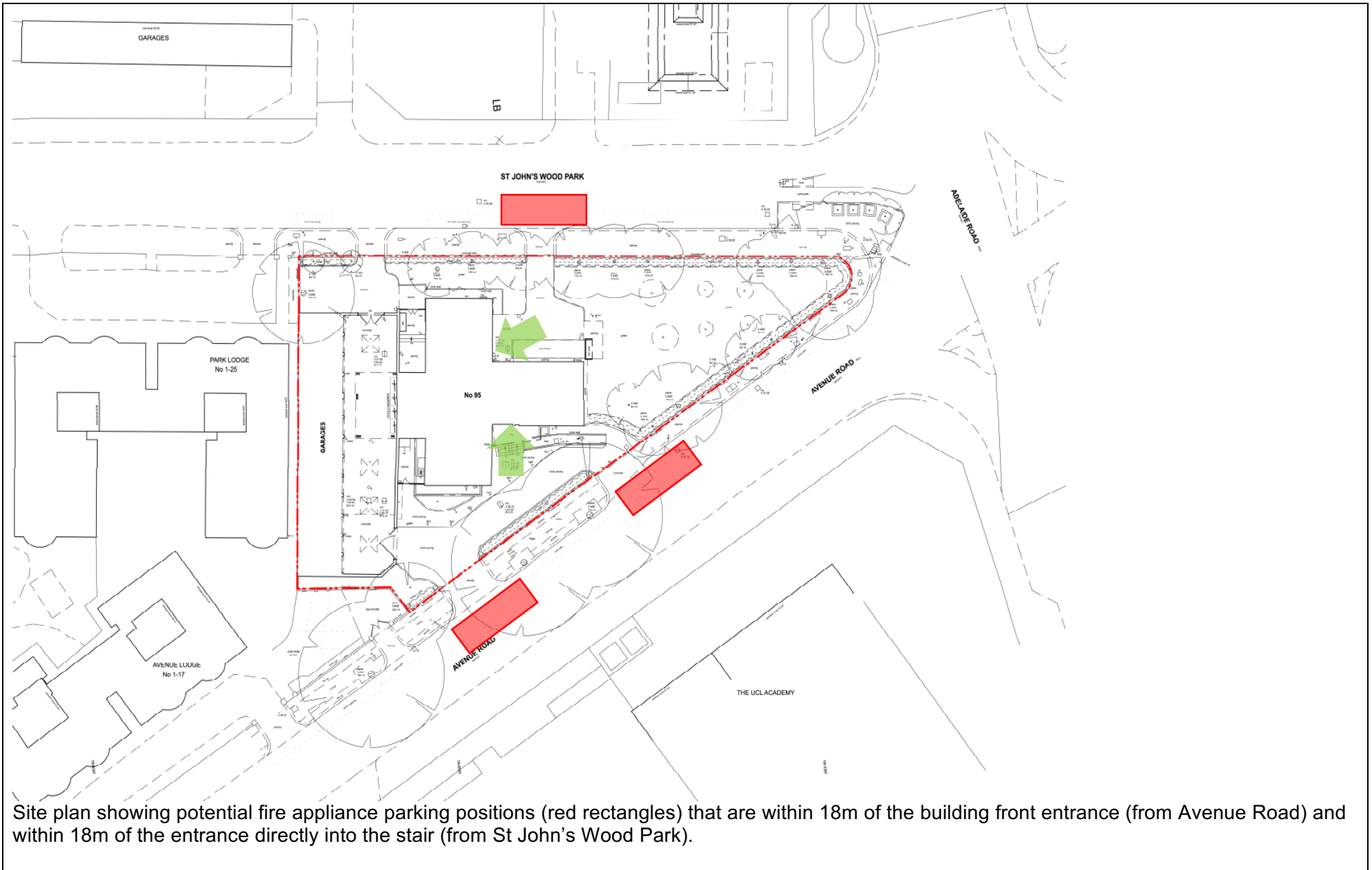
Does the proposed development rely on existing hydrants and if so are they currently usable / operable?

don't know

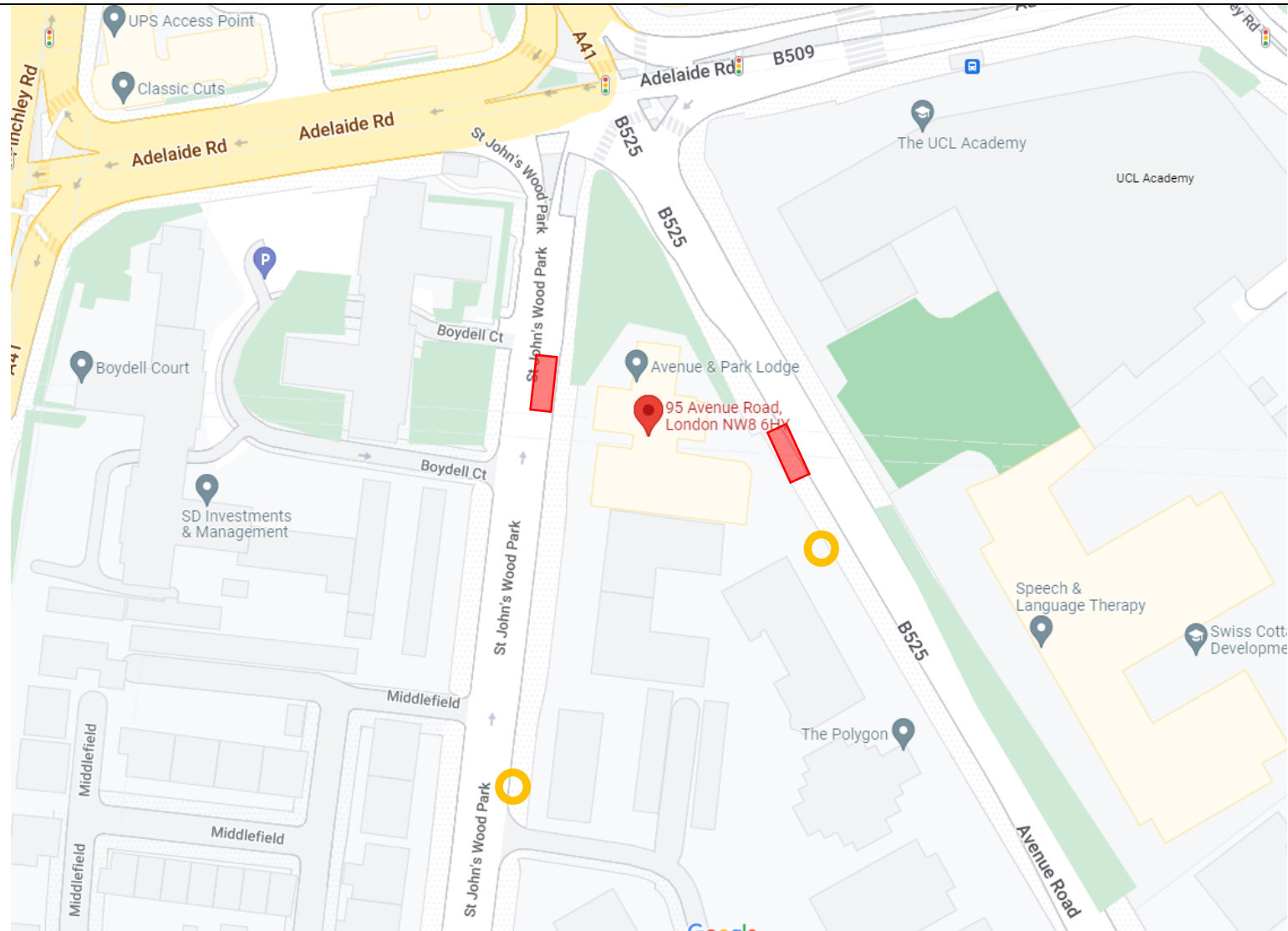
**14. Fire service site plan**

Fire service site plan is:


inserted in the form







Fire appliance access points with approximate fire hydrant locations

Fire statement completed by	
15. Signature	 Tom Mason Director of Fire Engineering IFC Kiwa
16. Date	04/07/2022