

O2 Masterplan Site, Finchley Road

Fire Statement Addendum

September 2022

Prepared for Landsec (Finchley Road) by Hoare Lea LLP



Introduction

This document outlines amendments made to the fire strategy for O2 Finchley Road plots N3E, N4 and N5. The amendments have been made in acknowledgement of the substantive response provided by the Health and Safety Executive (HSE)¹.

The amendments made within this document supersede the provisions outlined in the planning documents: Fire Safety Statement provided for the London Plan²; and the Gateway One submission³.

A response to the proposals submitted 31st January '22 was received from HSE on 5th July '22.

Response to and amendments following consultee comments

Items 1.6 – 1.7 Qualitative Design Review (QDR)

The HSE note that block N5 has a storey height of 51.375m above ground floor level. The HSE note that the design guidance used to develop the fire strategy BS 9991 suggests that a QDR might be necessary for buildings greater than 50m in height to determine whether the recommendations in BS 9991 are appropriate, or whether a full fire engineered solution is required. The HSE note that the outcomes of the QDR may affect land use planning considerations such as building layout.

The design team on behalf of the applicant has considered the recommendations of BS 9991 and has since enhanced upon these to provide further robustness to the fire strategy.

This includes, but is not limited to :

- The provision of a stair and lift pressurisation system,
- a dedicated evacuation lift lobby,
- an evacuation alert system for use by the fire service.

These enhancements improve upon the fire safety recommendations of BS 9991 for buildings greater than 50m in height, therefore provide an enhanced level of safety compared with providing the minimum provision to meet the guidance. The project has also been developed from concept design in consultation with the Building Control Authority who have reviewed the scheme for compliance with the Building Regulations.

We will continue the approval process and provide a QDR if required by the Building Control authority following the planning application. However, given the enhanced safety features proposed will result in a more robust building (in terms of fire strategy), early consultation with Building Control, marginal height increase above the 50m height threshold and our experience undertaking QDR assessments, we do not consider that this process will result in any design changes.

Items 1.9 – 1.11 Means of escape

The HSE responses dated 5th July '22, notes that the three blocks N3-E, N4 and N5 are provided with a single stair which also serves other accommodation other than flats. The stair in N3-E and N5 also provided connection through to the commercial usage within the building, and for all blocks to ancillary usage such as plant rooms, car parking and cycle stores.

In all cases, the stair core was provided with protection by means of fire doors forming lobbies, and smoke ventilation system where necessary based on the guidance of BS 9991.

Following a review of the HSE comments received 5th July '22, The design team has revised the plans such that a single stair core remains, however the stair no longer serves commercial or ancillary accommodation. The stair therefore exits directly out of the building by means of an imperforate corridor, and separate means of access is

¹ pgo-1528 - Date response sent 05/07/2022

² Fire Safety Statement, REVISION 05 – 28 APRIL 2022, Hoare Lea LLP

³ Fire Statement Form 28/01/2022

provided to commercial and ancillary areas. This approach seeks to prioritise the comments received from HSE in the balance of other consultee comments received.

The resubmitted proposals have therefore been updated address the HSE comments received.

Item 1.12 – Means of escape

The HSE The HSE responses dated 5th July '22, note that rooftop amenity areas are accessed from a single staircase, similar to most schemes across London and they note a potential risk that if occupants sought to exit the roof terrace whilst a fire was occurring, this may conflict with firefighters entering the building or fighting a fire within the building.

In our expert opinion, we would consider this situation in line with requirements and expectations of the Building Regulations for apartments within a single stair core building. The fire safety provisions provided by the fire strategy allow occupants to safely “stay put” during a fire in a neighbouring apartment. The Fire Service operate procedures to position personnel on the non-fire floors to control evacuation of other occupants if necessary, so we would consider it reasonable to assume this control would apply to the rooftop terraces equally.

Depending on the management facilities on-site, for any organised events on the rooftops (which may have higher number of people than normal occupancy levels) it may be possible to evacuate rooftop occupants prior to arrival of the fire service, through notification of smoke detection within the building. This will be developed further at Building Regulations stage, and additional management procedures put in place if required.

In our expert opinion we are satisfied that the amended proposals satisfy the requirements of the Building Regulations, recommendations of BS 9991 and the comments received from the HSE.

Yours sincerely,

Hoare Lea LLP, on behalf of the applicant.

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