

Fire statement form

Application information				
1. Site address line 1 Site address line 2 Site address line 3 Town County Site postcode (optional)	255 Finchley Road			
	London			
	NW3 6LU			
2. Description of proposed development including any change of use (as stated on the application form):	<u>Development of the site to provide 608 residential units across nine blocks with balconies and 1831m² flexible retail, community and food and drink floorspace at ground floor level, with associated landscaping, car and cycle parking, refuse storage, access and works.</u>			
		<u>Block</u>	<u>Apartments</u>	<u>Retail/ community/ food and drink floor area (m²)</u>
		<u>N3-E</u>	<u>68</u>	<u>242</u>
		<u>N4-A</u>	<u>83</u>	<u>517</u>
		<u>N4-B</u>	<u>47</u>	
		<u>N4-C</u>	<u>66</u>	
		<u>N4-D</u>	<u>38</u>	
		<u>N5-A</u>	<u>103</u>	<u>1072</u>
		<u>N5-B</u>	<u>51</u>	
		<u>N5-C</u>	<u>97</u>	
	<u>N5-D</u>	<u>55</u>		
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience. Guide: no more than 200 words	Leo Girling - a chartered fire engineer with 13 years of experience.			

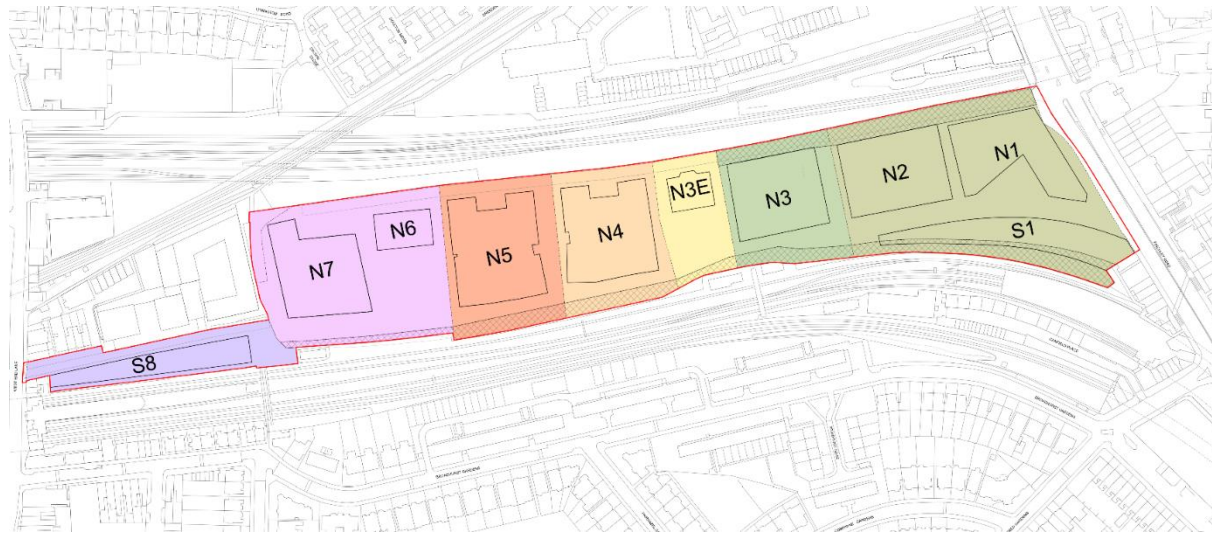
4. State what, if any, consultation has been undertaken on issues relating to the fire safety of the development; and what account has been taken of this.

Previous consultation has been undertaken with the HSE and has been responded to. This report forms part of the amendment submission, all blocks are provided with two staircases.

Guide: no more than 200 words

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



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
N3-E	- 35.700m - 10 storeys - 10 storeys	Shop	Ground	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
N3-E	- 35.700m - 10 storeys - 10 storeys	Residential flats, maisonettes, studios	Level 01 to level 09	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	M4(2) & M4(3)
N4 A-D	- 51.15m - 14 storeys - 14 storeys	Car park	Ground	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
N4-A	- 48.100m - 13 storeys - 13 storeys	Community use	Ground	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi

N4-A	- 48.100m - 13 storeys - 13 storeys	Residential flats, maisonettes, studios	Ground to level 12	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes-residential sprinklers, full	M4(2) & M4(3)
N4-B	- 32.050m - 9 storeys - 9 storeys	Community use	Ground	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes-commercial sprinklers, full	N/A non resi
N4-B	- 32.050m - 9 storeys - 9 storeys	Residential flats, maisonettes, studios	Level 01 to level 08	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes-residential sprinklers, full	none
N4-C	- 51.150m - 14 storeys - 14 storeys	Shop	Ground	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes-commercial sprinklers, full	N/A non resi
N4-C	- 51.150m - 14 storeys - 14 storeys	Residential flats, maisonettes, studios	Level 01 to level 13	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes-residential sprinklers, full	M4(2) & M4(3)
N4-D	- 35.250m - 10 storeys - 10 storeys	Residential flats, maisonettes, studios	Ground to level 09	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes-residential sprinklers, full	none
N5 A-D	- 54.600m - 15 storeys - 15 storeys	Car park	Ground	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes-commercial sprinklers, full	N/A non resi
N5-A	- 54.600m - 15 storeys - 15 storeys	Community use	Ground and level 01	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes-commercial sprinklers, full	N/A non resi
N5-A	- 54.600m - 15 storeys - 15 storeys	Residential flats, maisonettes, studios	Ground to level 14	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes-residential sprinklers, full	M4(2) & M4(3)

N5-B	- 34.750m - 10 storeys - 10 storeys	Residential flats, maisonettes, studios	Ground to level 09	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes-residential sprinklers, full	none
N5-C	- 51.450m - 14 storeys - 14 storeys	Shop	Ground and level 01	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes-commercial sprinklers, full	N/A non resi
N5-C	- 51.450m - 14 storeys - 14 storeys	Residential flats, maisonettes, studios	Level 01 to level 13	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes-residential sprinklers, full	M4(2) & M4(3)
N5-D	- 31.600m - 9 storeys - 9 storeys	Shop	Ground	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes-commercial sprinklers, full	N/A non resi
N5-D	- 31.600m - 9 storeys - 9 storeys	Residential flats, maisonettes, studios	Level 01 to level 08	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes-residential sprinklers, full	none

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

All levels across all blocks are served by two staircases.

Open plan apartments are proposed that contain unenclosed kitchens and with more than one level that exceed the dimensions given in BS 9991.

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

Open plan apartments:

- The cooking facilities will be positioned remotely from the escape route (including the staircase where two levels are proposed). A complete fire engineering analysis will be undergone at the Building Regulations stage. This approach is subject to Building Control approval and may require CFD justification

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

N/A

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 guidance of BS 9991 has been used to inform the proposals for Fire Service access and facilities to the residential accommodation, whilst BS 9999 has been used for the commercial and other non-residential units.

Fire Service access to the residential storeys will be via the firefighting cores, one per block (two stairs per block; one firefighting and one means of escape), each containing a firefighting stair and lift, accessed at ground level from Finchley Road. A dry rising main will be provided in each firefighting stair for all blocks. Vehicle access along Finchley Road allows for the siting of fire appliances within 18 metres of fire mains inlets and entry points leading to the dry fire mains.

Fire service access to the commercial and non-residential units, located at ground level will be via the entrances on the façade. All areas of the commercial units are accessible within 45m of appliance positions.

Hydrant locations have been proposed and are within 90m of Fire Service access points and riser inlets.

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

Site access for emergency road vehicles is available via Finchley Road which provides public highway usage.

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

Vehicle access is required along Finchley Road in order to site fire appliances within 18m of riser inlets serving the residential accommodation and to within a 45m hose laying distance of commercial and other non-residential units.

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

Guide: no more than 200 words

Three locations for hydrants have been recommended. These are located as indicated in the site plan below in section 14. Shown on the site plan are the hydrant locations, providing coverage to all blocks. Fire Service access points and riser inlet locations are within 90m of the hydrant locations.

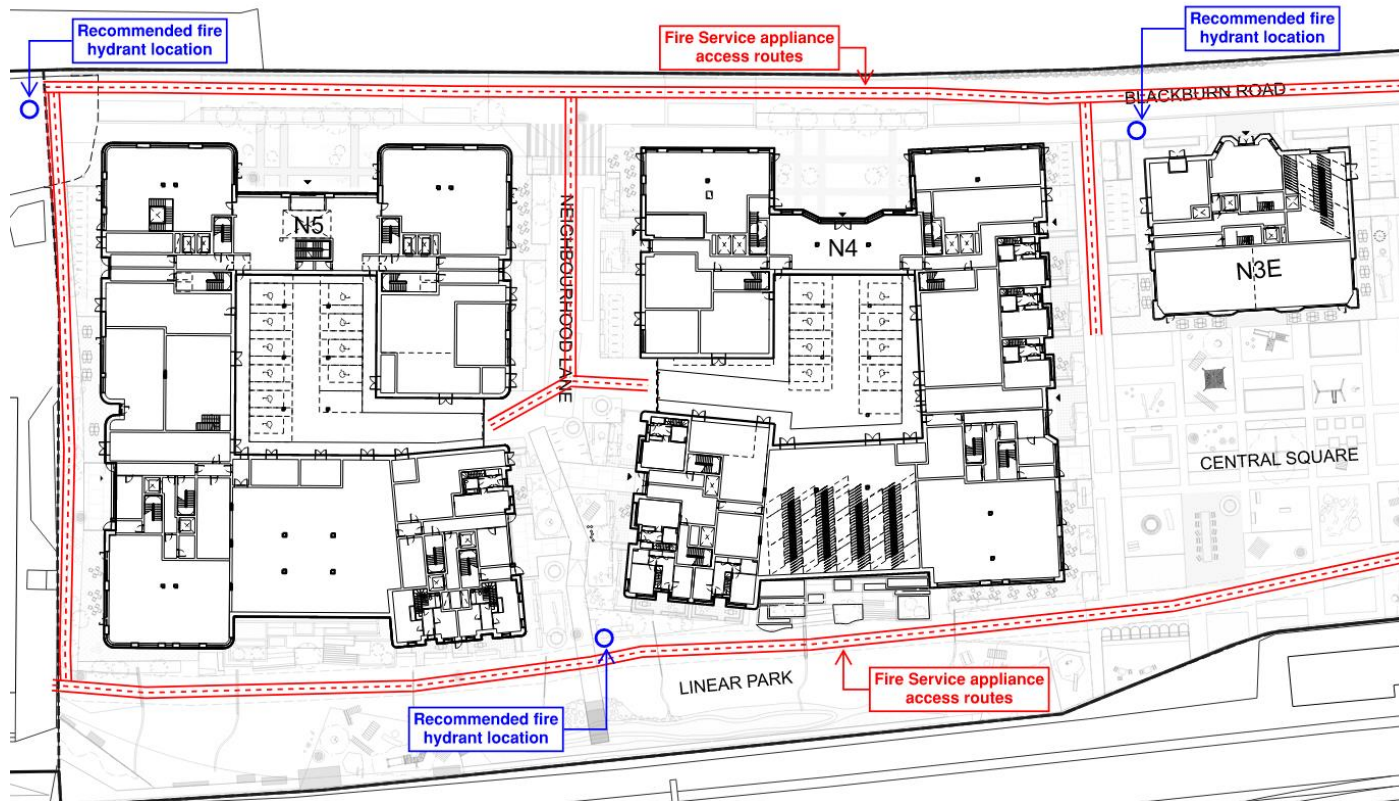
Nature of water supply:
hydrant- public

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

no

14. Fire service site plan

Fire service site plan is:
inserted in the form



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Fire statement completed by	
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15. Signature	Leo Girling
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16. Date	10/02/2023
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