

Fire Statement

Seven Sisters Temporary Outdoor Market
Land bounded by Suffield Road and High Road, N15 5BT

December 2022
Ref: SSOTM_FS_01

Fire Statement

Introduction

The following document describes the Fire Statement for the architectural proposals for the use of the existing vacant land adjacent to 249 High Road, N15 5BT (formerly no.s 251 and 253 High Road) as a temporary outdoor market for a period of three years. This document is to be read in conjunction with the accompanying drawings, planning statement and supporting information.

The temporary outdoor market will provide spaces for various retail and food and beverage uses as well as associated ancillary works.



Suffield Road Existing exit arrangements.



Vacant plot as viewed from the High Road looking Westwards.

Fire Statement

A dedicated Fire strategy is being developed in tandem with the technical design. Close communication with Building Control and Fire Engineers will ensure the fire safety design will be in strict accordance with the Building regulations 2010 (B1 to B5), requirements of D12 of The London Plan and relevant British standards. Fire risk assessments will be required from the time of initial occupation in line with the FSO.

Currently the intension is to keep the temporary indoor and temporary outdoor market circulation separate, however there is opportunity for these to be linked in the future following their phased delivery. A revised Fire strategy will be produced if the markets are to become linked in future.

The approximate site capacity is 500 persons determine by the number and width of escape routes, there are two public entrance/ egress points at the front and rear of the market (High Road & Suffield Road).

There is a third emergency egress route via the service road to Suffield Road (south). All three entrances have secure gate lines with simple to operate emergency release fittings (push bar mechanism - shrouded where required for security reasons). The public entrances will remain held open throughout operating hours.

A dedicated on-site fire marshal, on-site market management, operational guidance regarding escape routes, detailed fire risk assessments and an evacuation plan, coupled with appropriate means of detection and early warning systems and fire fighting equipment will ensure the risk of fire is carefully and diligently mitigated.

Portable fire extinguishers will be provided to comply with the requirements of BS 5306:Part 8-2000 or BS EN3 for the selection and installation of fire extinguishers. All fire equipment will be, where necessary, provided with graphic signs and symbols that meet the requirements of BS5499 (Safety Signs and Signals) Regulations 1996. All fire exits routes will be provided with signs and graphic symbols that comply with BS5499-1 and BS5449-4. All fire exit routes will be clearly indicated by appropriate exit signs.

The design has relocated refuse stores remote from adjacent/ surround buildings as these are often place of fire risk. Emergency pedestrian escape routes are delineated with road markings, with large and conspicuous emergency exit signage and lighting to direct pedestrians to the nearest escape route/ assembly point. Emergency lighting is required, to BS5266, on all external routes through yards and external market areas, as is suitable large and conspicuous exit signage. Fire tender access is available via Suffield Road (South) with the requisite clear width required.

Means of warning

Sounders will be installed at key locations within the outdoor market, these will be linked to the indoor market fire alarm panel (there will be a main fire alarm panel within the indoor market and a number of linked panels including one within the market management office. Break glass points are located within staff areas to avoid misuse, and all trader areas have clear sight lines. The outdoor market will be evacuated simultaneously along with the indoor market as the indoor market also has means of escape into the outdoor market operational area. Therefore although currently not linked, the markets fire strategies are.



Evacuation

The evacuation strategy proposed for this building is simultaneous and two stage. The first stage will be an investigation period (no longer than 3 minutes) during which designated staff will receive a notification signal but the general population in the premises will not hear an evacuation signal. This will allow the designated staff to conduct an investigation of the cause of the signal and to determine if an evacuation of the premises is necessary. The staff must know that if they have any doubt, then the evacuation should be carried out.

There will be three assembly points for the proposal (shown right). The primary assembly point will be located next to the High Road at the front of the premises. The overall evacuation coordinator will go to this primary assembly point and runners or hand held radios will be used by the supervisors at the other two assembly points to communicate with the overall coordinator and inform her/him that their respective parts of the building are clear of all occupants (or otherwise if applicable). It will be the responsibility of the overall coordinator to meet and liaise with the fire service on their arrival.

It is not expected that members of the public will go to the assembly points, unless they are attending a function in the community space or having a meal or undergoing some service in the retail area. Therefore, the number of people at each of the assembly points will be low.

It will be the responsibility of trained staff or trained tenants to check the whole building, by dividing it into sectors of responsibility, to ensure that everyone evacuates as quickly as possible. These people should then either be or report to the supervisors of each of the assembly points.