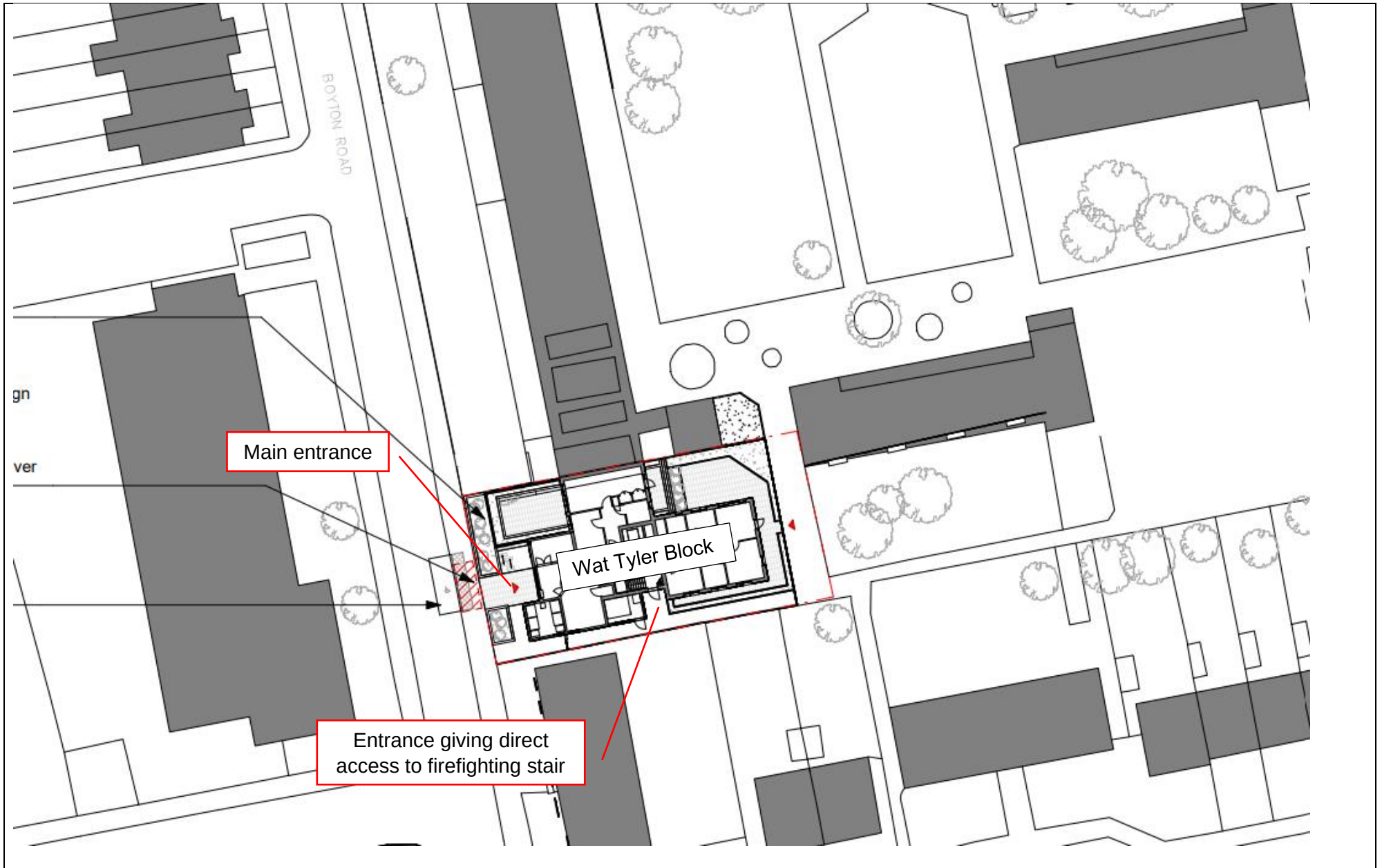


Draft fire statement form

Application information	
1. Site address line 1	Wat Tyler House
Site address line 2	Boyton Road
Site address line 3	
Town	Hornsey
County	London
Site postcode (optional)	N8 7AU
2. Description of proposed development including any change of use (as stated on the application form):	The erection of a 7-storey residential development comprising self-contained flats, cycle stores and a refuse store.
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience. Guide: no more than 200 words	Basil Jackson has completed this fire statement. Basil is a Chartered Engineer with the UK Engineering Council and holds full member grade with the Institution of Fire Engineers. Basil has over 25 years' experience dealing with infrastructure and has developed significant expertise in fire engineering responding to some technically challenging projects including the production of external wall assessments and CFD smoke modelling on 30m high rise apartment blocks. He has provided valuable contributions to clients through the delivery of major commissions, providing strategy and leadership to prevent project failure. His competence, qualifications and experience are amongst the best in the industry and will bring great value to any project he is involved in. Professional Memberships: UK Engineering Council - Reference No: 479398 Institution of Fire Engineers - Registration No: 00063872 Institution of Civil Engineers - Registration No: 47200782 Chartered Association of Building Engineers - Registration No: 67123747 Qualifications: BEng - Bachelor's degree in Civil Engineering MSc (Fire) - Master's degree in Fire Safety Engineering CEng - Chartered Engineer MIFireE - Member of the Institution of Fire Engineers MICE - Member of the Institution of Civil Engineers

	MCABE - Member of the Chartered Association of Building Engineers
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	A fire strategy report has been written, demonstrating compliance with Part B of the Building Regulations (Document reference: ENG-1113119-CS-Boyton Road Wat Tyler London).
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

[illegible]

7. Explain any **specific technical complexities** in terms of fire safety (for example green walls) and/or **departures from information in building schedule above**

There is a cleaner's cupboard on the 5th floor which opens onto a protected lobby. Clause 3.37 of ADB states: 'ancillary accommodation should not be located in, or entered from, a protected lobby or protected corridor forming the only common escape route on that storey'. The cleaner's cupboard is entered from a protected lobby which then leads to another lobby which separates the flat from the ventilated stair lobby. Strictly speaking the cleaner's cupboard should be omitted. However, the additional lobby protection between the cleaner's cupboard and the stair lobby reduces the risk of the escape route becoming smoke-logged in the event of a fire within the cleaner's store. On this basis, the location of the cleaner's cupboard is deemed to be acceptable provided that the lobbies have a fire resistance of at least 30 minutes each side separately with FD30S doors.

[guide: no more than 500 words]

8. Explain how any **issues which might affect the fire safety of the development** have been addressed.

The building is over 18m in height which poses an increased risk to life safety. However, all proposed cladding materials will be non-combustible and the materials used in the full build-up of the external walls will accord with Regulation 7(2). In addition, all proposed balcony materials will achieve A2-s1, d0 or better.

A Category 4 automatic suppression system is proposed. The sprinkler system will be designed and installed in accordance with BS 9251:2021.

Accessible housing is provided on the ground floor only. This will be an M4(3) dwelling.

[guide: no more than 500 words]

9. Explain how any **policies relating to fire safety** in relevant **local development documents** have been taken into account.

London Plan Policy D12B and D5B5 applies to this development as it is classified as a major development and it will comprise a lift. The building is designed as a single stair building comprising one lift shaft which will be a firefighting lift as the building is over 18m in height (in line with section 13 of ADB). An evacuation lift will not be provided since the wheelchair unit will be provided at ground level only.

[guide: no more than 500 words]

Emergency road vehicle access and water supplies for firefighting purposes

10. **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?

The fire appliance vehicle will access the site from Boyton Road. It will park less than 18m from the dry riser inlet. The dry riser inlet will be on the face of the building on the west façade clearly visible from the parking position of the pump appliance. This is in accordance with section 13 of ADB v1.

[guide: no more than 200 words]

11. **Emergency road vehicle access** - can emergency road vehicles access the site entrances indicated on the site plan?

The emergency road vehicle has access to the site entrance. The emergency vehicle can access the site and park outside the building via the main road (Boyton Road). Access is provided to two entrances; either the main entrance on Boyton Road or the side entrance accessible via the side road to the south of the site.

[guide: no more than 200 words]

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

Yes

12. **Siting of fire appliances**

The fire appliance will park outside the residential entrance on Boyton Road to the west of the site. It will then have access to the dry riser inlet on the west façade.

[guide: no more than 200 words]

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

[guide: no more than 200 words]

There is a fire hydrant located on the T-junction where Brook Road meets Boyton Road approximately 95m from the proposed location of the building. This is within 100m of the proposed building; therefore, an additional fire hydrant is not required.

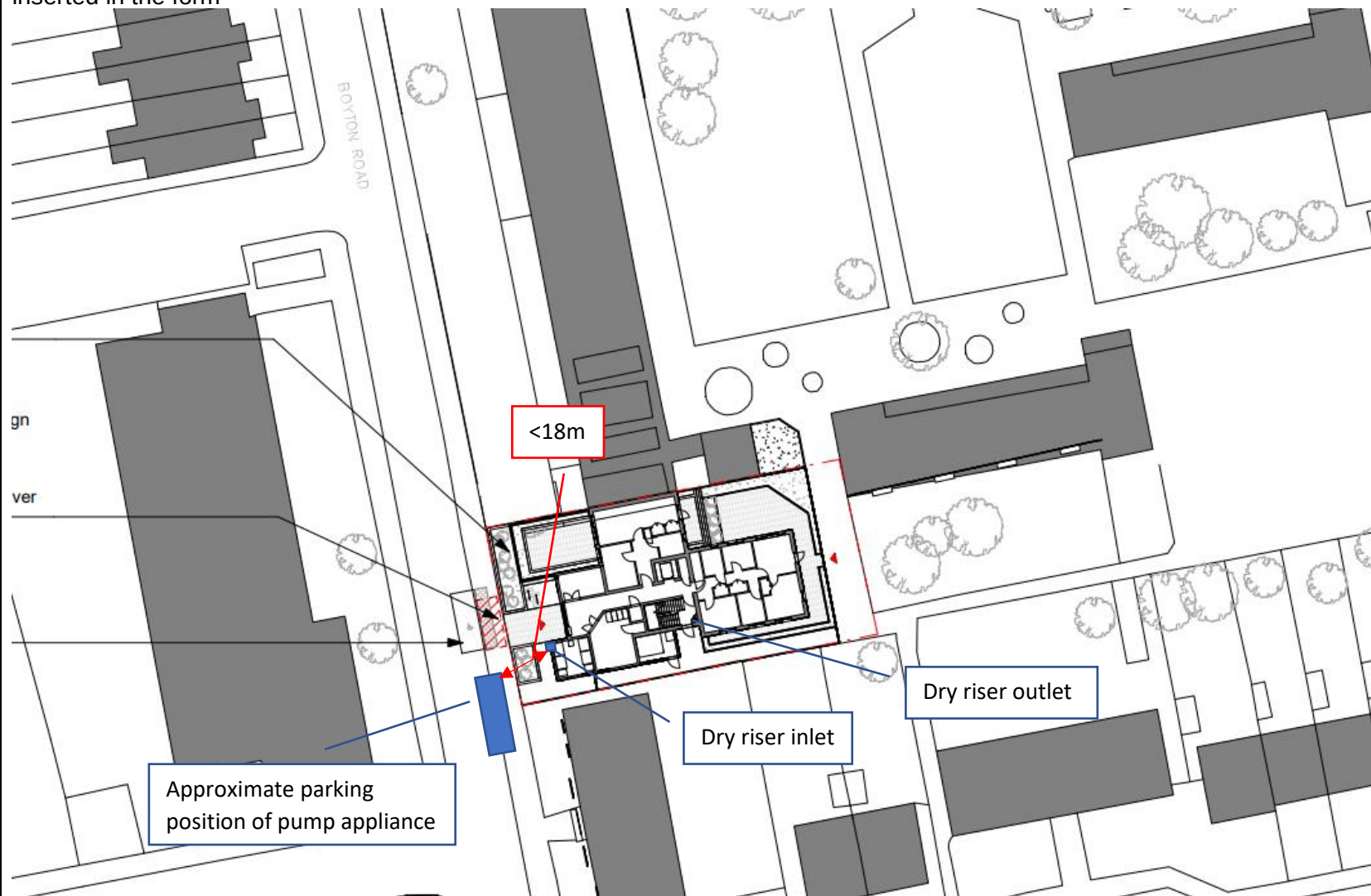
Nature of water supply:
hydrant- public

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	01/02/2023