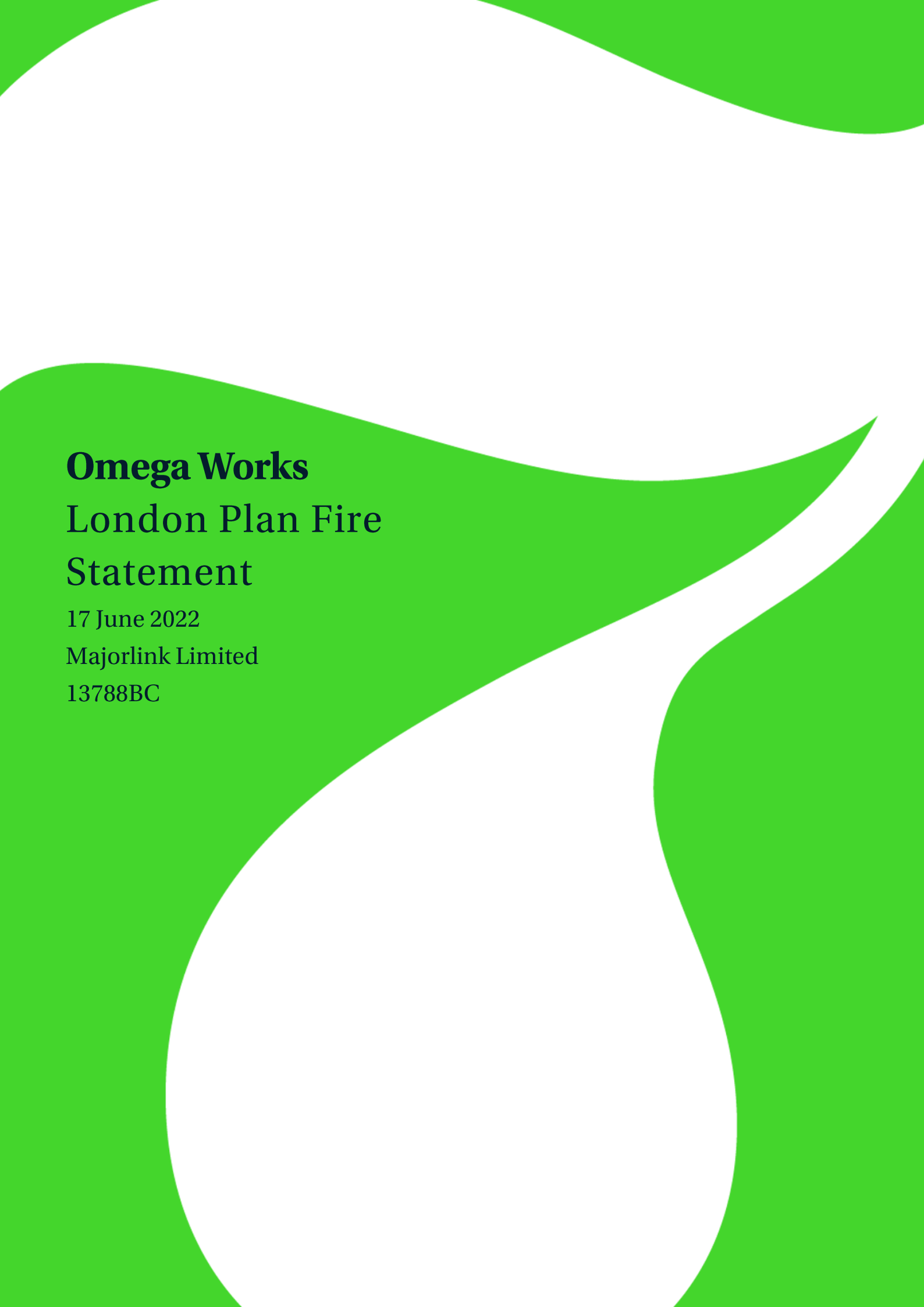




Omega Works London Plan Fire Statement

17 June 2022

Majorlink Limited

13788BC

Revision History

Version	Date	Author	Comments
01	06/06/2022	John Otutu	Initial Issue
02	17/06/2022	John Otutu	Revised following receipt of more information from the client.

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13788BC

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1. Introduction

1.1 General

BB7 has been appointed by Majorlink Limited to provide fire engineering advice on the proposed Omega Works development located at Harringay, London.

This document is confidential and for the exclusive benefit of Majorlink Limited (the Client). It may not be assigned to or relied upon by a third party without the agreement of BB7 Consulting in writing.

The document is being submitted to Harringay Council as part of the planning application and has been prepared to demonstrate how the development complies with the London Plan 2021.

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This report has been developed based upon information contained in the latest design documents produced by vPPR Architects.

It should be noted that all alternative design solutions are subject to formal approval by the relevant Approval Authorities.

Under the Building Regulations, a building owner is required to provide an adequate level of life safety to the building by providing suitable means of escape, means of warning occupants of a fire, limiting internal fire spread, protecting adjacent property from fire, and facilitating Fire Service operations.

This can be achieved by the adoption of standard guidance as documented within BS 9991 and Approved Document B Volume 2 2019 Edition Incorporating 2020 Amendments (referred to as ADB in this report).

1.2 Qualifications & Experience of the Author and Reviewer

1.2.1 About the Author

Author	
Name	John Otutu
Academic Qualifications	BSc Chemical Engineering, MSc Fire & Explosion Engineering
Position	Senior Engineer, BB7

Experience

John Otutu is a senior fire engineer at BB7 with 8 years' experience in the production of fire strategies for various types of buildings including numerous Residential Schemes, Schools, University Buildings, Warehouses, Hospitals etc. John has a Bachelor's of Engineering degree in Chemical Engineering and a Master of Science degree in Fire and Explosion Engineering from the University of Leeds and also an Associate member of the institution working towards chartership.

1.2.2 About the Reviewer

Reviewer	
Name	Hadrien Fruton
Academic Qualifications	MSc
Professional Qualifications	CEng, MIFireE

Reviewer	
Position	Associate, BB7

Experience

Hadrien Fruton is a Chartered Fire Engineer with the Institution of Fire Engineers (IFE) with more than nine years of experience as a fire engineer.

He has a Bachelor's degree in Health, Safety and Environment, followed by a Master of Science degree in Fire Safety Engineering from the University of Ulster, and a Master of Science degree in Construction Project Management from Heriot-Watt University.

He has a wide range of experience in residential buildings in and outside of London. He worked on buildings with various height (from small dwelling houses to 100m tall towers), offering private and/or affordable accommodation, mixed-use residential buildings, live/work units, single stair residential buildings, open-plan apartment layouts, various smoke ventilation strategy for common corridors, sprinklered and unsprinklered buildings, and various types of façade design.

2. Objectives

The objectives of the fire safety design at this stage are to:

- Demonstrate how the outline design can meet the requirements of Part B of the Building Regulations 2010 and in respect of the physical building requirements necessary for the building occupiers to fulfil their duties under the Regulatory Reform (Fire Safety) Order 2005.
- To assess the scheme in the context of the policy requirements of Policy D12(A), D12(B) (Fire Safety) and Policy D5(B5) of the London Plan (2021) and summarising the key fire and life safety systems required to meet the requirement in part B of the Building Regulation.
- Enable the design team to plan for costs by identifying the key fire safety features associated with the project and proposed design solutions.
- Allow the design team to adopt layouts, where necessary, to meet the requirements of the concept fire safety strategy and act as a foundation for the preparation of a detailed fire strategy.
- Outline any fire engineered approach for preliminary consultation with Building Control and the fire service.

3. Building Description

3.1 General

The project involves the redevelopment of the site for a mixed use scheme comprising 1041m² of employment use (use Class E), 8 warehouse living units (sui-generis use class) and 76 residential units (use class C3). Together with associated landscaping, cycle storage, 3x accessible car parks, children's play space and waste and refuse areas. The development consists of three blocks namely Block A, Block B and Block C, as shown in Figure 1, Figure 2, and Figure 3.

Block A comprises of a Basement and Ground floor levels used for commercial activities, including 3 upper floors used for live-in-work purposes, i.e. a combination of working and living spaces.

Block B and Block C comprises of a Ground floor level and 7no of upper floors all used for live-in-work purposes as described above.



Figure 1: Proposed North West Courtyard Elevation-Block A

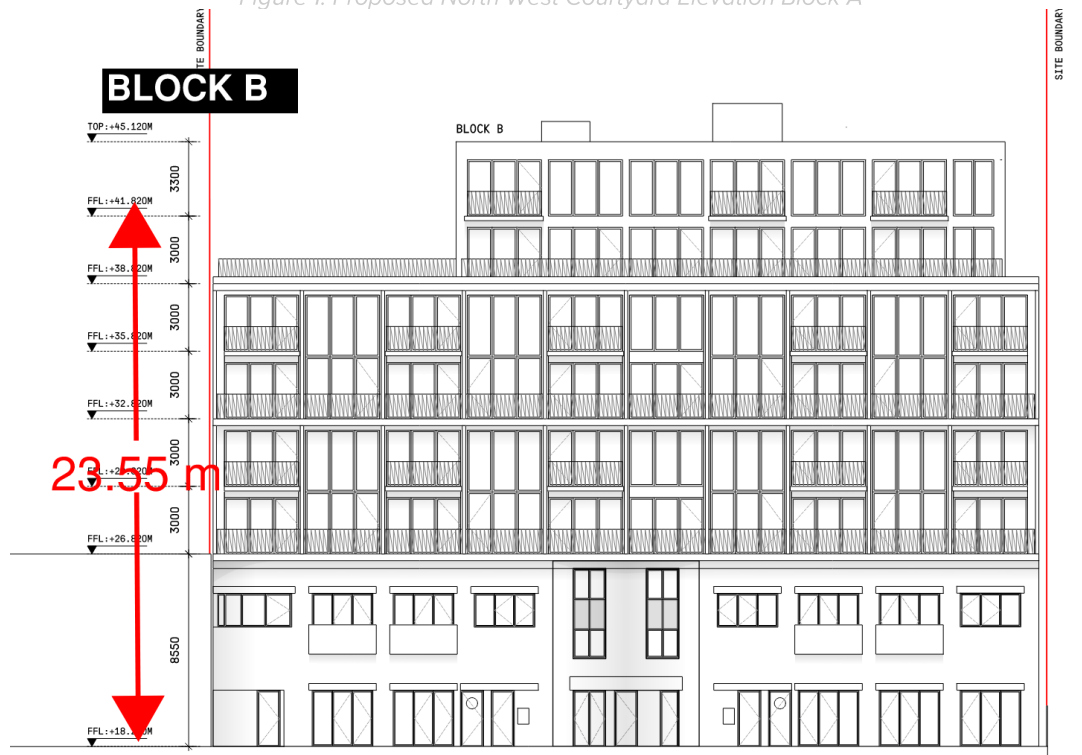


Figure 2: Proposed East Courtyard Elevation-Block B



Figure 3: Proposed South Courtyard Elevation _ Block C



Figure 4: Typical site plan showing Ground floor layout of all blocks

3.2 Construction

The proposed material of construction is as follows;

- WHL/Commercial - Ground, first/split level - concrete frame with blockwork walls
- Residential (2F upwards) - CLT frame with facing brick

3.3 Building Height

As shown in Figure 1, Figure 2, Figure 3, the height of the buildings are approximately 11.5m for Block A and 23.5m for Block B and Block C when measured from the upper floor surface of top floor to ground level on the lowest side of the building.

4. Fire Safety Principles

This section briefly outlines the key fire safety principles for the scheme and applies to all blocks:

- The residential areas of the development will be designed to BS 9991 while the non-residential areas will be designed to AD-B Vol 2 2019 (incorporating 2020 amendments).
- A stay-put policy will be adopted in the residential areas whereby only the flat of fire origin will evacuate. All other occupants will be safe to remain in their flat unless they choose to leave or are instructed to do so by the Fire Service. Non-residential areas will operate a simultaneous evacuation policy where all occupants of these areas are expected to evacuate following detection of fire anywhere in the non-residential areas.
- In an event where the Fire Service ask everyone in the buildings to evacuate following a fire, a suitable fire assembly point should be positioned on an open street away from the building. An example of this is shown in Figure 5.
- Block A and Block C are divided into two main sections with each section served by a single stair, Block B is served by 1 stair.



Figure 5: Example Assembly Point

5. Active Fire Safety Systems

5.1 Fire Alarm and Detection System

5.1.1 Residential Units

Each apartment shall be provided with a Grade D1, LD1 fire alarm and detection system designed in accordance with the recommendations of BS 5839-6. This for additional flexibility in design and improved safety of occupants. No other sounders/beacons are required along the escape route.

5.1.2 Non-Residential Areas

The non-residential areas shall be provided with an L1 fire alarm and detection system designed in accordance with the recommendations of BS 5839 -1.

Block		Fire Alarm and Detection System	Manual Call Point
Block A	Residential	Grade D1, LD1 designed to BS 5839-6	No
	Common corridors	L5 designed to BS5839:1 for control of smoke ventilation system only.	No
	Non-Residential including	L1 designed to BS 5839 -1	Yes
Block B	Residential	Grade D1, LD1 designed to BS 5839-6	No
	Common corridors	L5 designed to BS5839:1 for control of smoke ventilation system only.	No
Block C	Residential	Grade D1, LD1 designed to BS 5839-6	No
	Common Corridors	L5 designed to BS5839:1 for control of smoke ventilation system only.	No

5.2 Suppression System

Sprinklers are required for this development considering its use and height. Sprinklers should be provided as per the recommendations in Table 1.

Table 1; Sprinkler specification

Block		Sprinklers	Notes
Block A	Residential	Category 2 BS 9251 sprinkler suppression system.	30 minute water supply duration

Block		Sprinklers	Notes
	Communal (none-sterile) such as shared work spaces less than 100 sq.m	Category 3	Enhanced water supply should be used which provides additional reliability
	Non-Residential such as commercial units, Communal (none-sterile) such as shared work spaces more than 100 sq.m	Sprinklers designed to BS EN 12845	
Block B	Residential	Category 4 BS 9251 sprinkler suppression system with 30 minute water supply duration	Enhanced water supply should be used which provides additional reliability
Block C	Residential	Category 4 BS 9251 sprinkler suppression system with 30 minute water supply duration	Enhanced water supply should be used which provides additional reliability

5.3 Smoke Ventilation System

5.3.1 Block A Basement Smoke Ventilation

As the basement floor is greater than 200 m², smoke ventilation will be required in the basement level. Given the layouts, a mechanical smoke ventilation system achieving 10 ACH per hour is required.

5.3.2 Common corridor smoke ventilation.

Mechanical smoke ventilation is required in the corridors adjoining the stairs in all blocks. The layout of the corridors in Block A and Block C are such that no access is provided an external wall, therefore, a mechanical smoke ventilation system is recommended in these corridors. This should comprise of a 0.8 m² mechanical smoke extract shaft located away from the stair entrance door to prevent smoke recirculation. Make up air will be pulled through the stair door.

For lobby in Block B, there is an option to provide a 1.5m² AOV direct to outside or provide a mechanical system as described above.

Note: The smoke extract shafts shown below are only indicative, the actual smoke shafts should be located as remote from the stair door as possible.

Block A

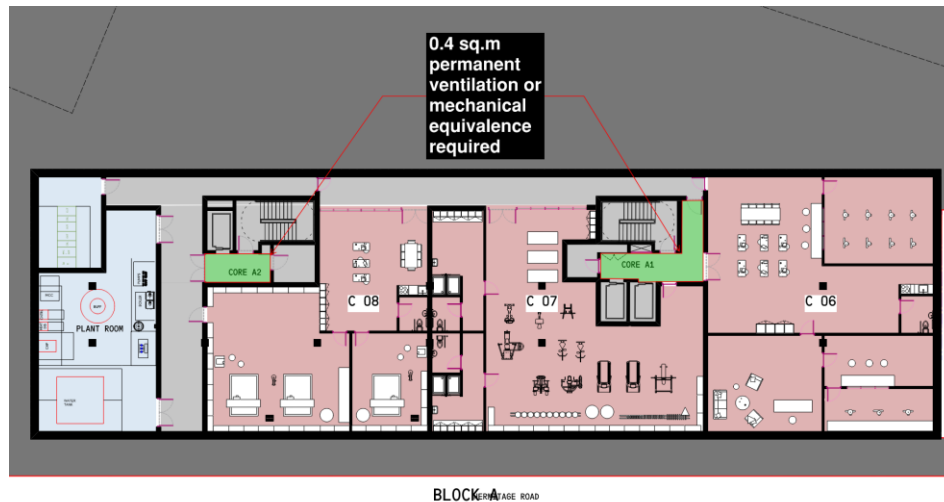


Figure 6: Basement smoke ventilation strategy

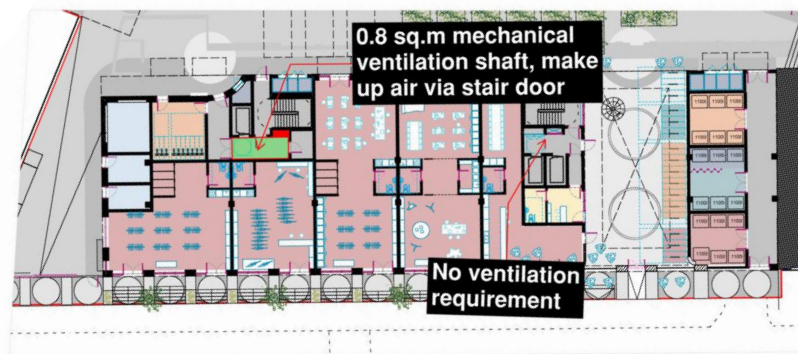


Figure 7: Ground Floor smoke ventilation strategy



Figure 8: First Floor smoke ventilation strategy

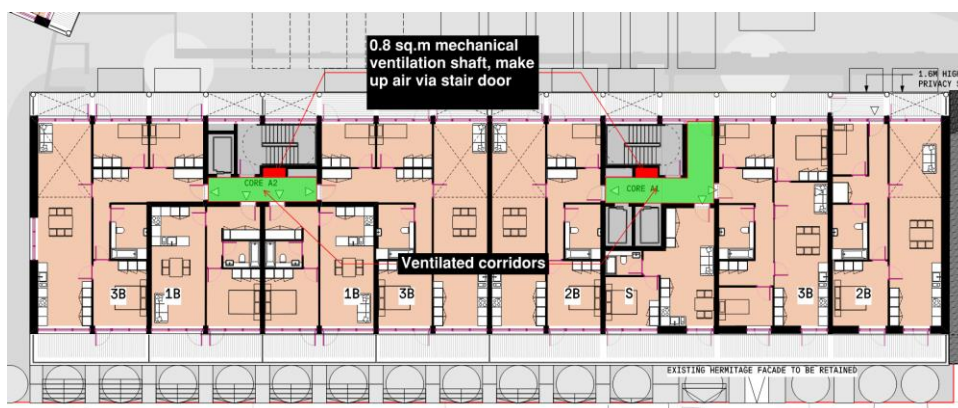


Figure 9: Second and Third Floor smoke ventilation strategy

Block B

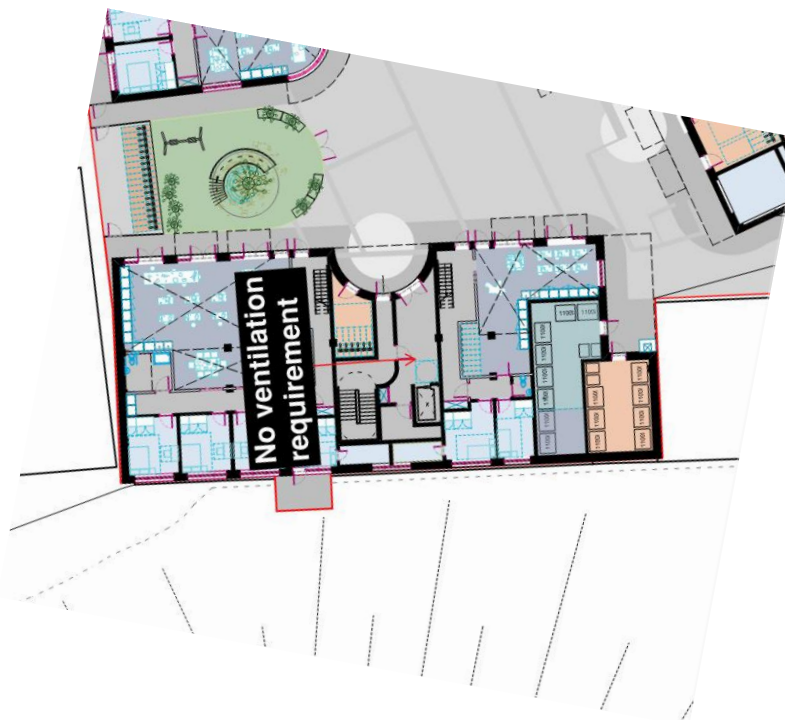


Figure 10: Ground, First and Split Floor smoke ventilation strategy



Figure 11; Second to Seventh Floor smoke ventilation strategy

Block C



Figure 12: Ground Floor Smoke ventilation strategy

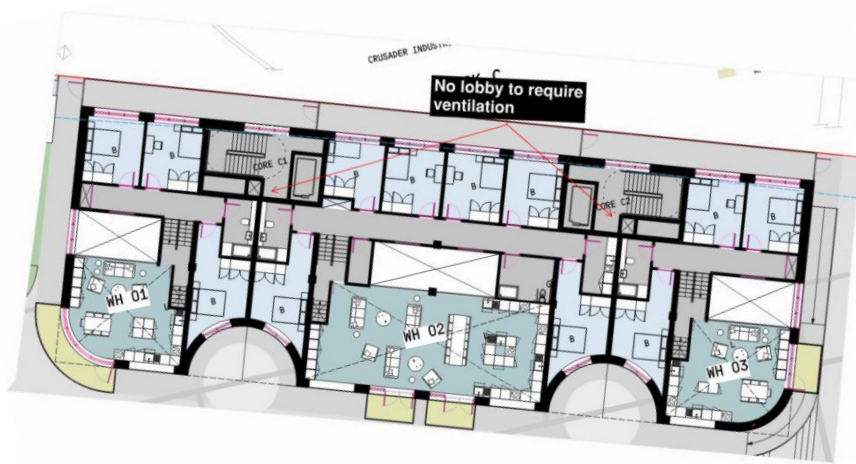


Figure 13: First and Split Level smoke ventilation strategy



Figure 14: Second to Fifth Floor smoke ventilation strategy

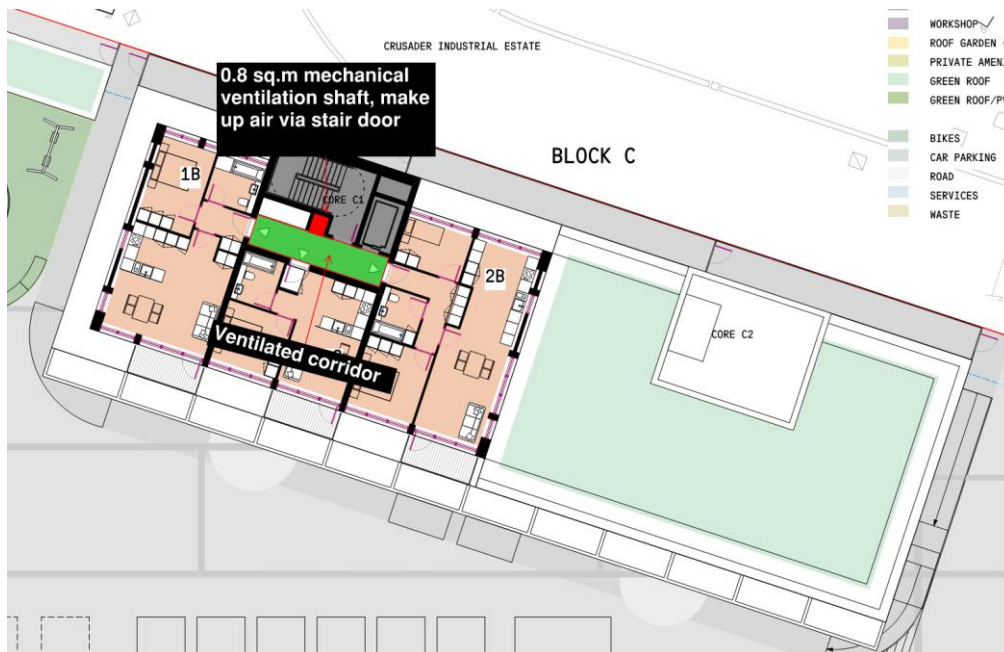


Figure 15: Sixth and Seventh Floor Smoke ventilation strategy

5.3.3 Stairs

All stairs in all blocks shall be provided with a 1m² Automatic Opening Vents (AOV) at the head of the stair for smoke ventilation activated by a smoke detector in the lobbies.

5.4 Emergency Lighting

All escape routes in all blocks, internal and external should be adequately illuminated at all times. Emergency lighting should be installed in accordance with BS 5266-1 and should be provided within the following locations:

- Electricity and generator rooms.
- Switch room/battery room for emergency lighting system.

Escape stair lighting should be on a separate circuit from the electricity supply to any other part of the escape route.

5.5 Alternative Power Supplies

The automatic fire detection and alarm system, emergency lighting, smoke control system in lobbies and stairs, evacuation lifts, firefighting lifts, sprinkler system will be required to comply with their respective British Standards which require back-up power supplies. This applies to all blocks.

Where allowed by their respective British Standards some systems can be provided with battery back-up within the units themselves. Otherwise, it is recommended to provide a generator on-site.

6. Means of Escape

6.1 Evacuation Strategy

The residential areas of the proposed development will operate on a 'safe to stay' evacuation strategy whereby, only those within the apartment of fire origin will evacuate in the event of a fire. Evacuation of other persons will be in the event of:

- Occupants choose to leave independently;
- The Fire Service or building management conclude evacuation of other occupants is required.

The work-living apartments (WH01, WH02, WH03, WH07 and WH08) on the lower levels (i.e. ground to Split level (i.e. level between First and Second)) of Block B and Block C will be treated as a three storey apartments and will be expected to evacuate simultaneously following a fire anywhere within that unit. The work-live units WH05 and WH04 on the first floor of Block A will evacuate simultaneously individually following a fire in any of the work-live apartments.

Any ancillary and non-residential areas, including commercial spaces in Block A, will be designed to operate on the principle of simultaneous evacuation. Whereby if there is a fire in any of the areas then all occupants on the floor of the respective block of fire origin will be required to evacuate.

6.2 Horizontal means of egress

As the building adopts a stay put evacuation strategy, storey exit doors on a typical residential level are not expected to be used by a large number of occupants. Therefore the width of doors along the escape route does not need to be larger than the minimum requirement for compliance with Part M of the Building Regulations. However, the minimum width of doors to the stairs and in the protected corridors shall be at least 850mm.

Final exits should not present a barrier for disabled people. Where the route to a final exit does not include stairs, a level threshold and, where necessary, a ramp should be provided.

The fire safety for the building needs to take account of the wheelchair user occupants in the premises. Therefore, the minimum width of doors to the stairs and in the protected corridors shall be at least 850mm.

6.3 Vertical mean of egress

A stair of acceptable width for everyday use will be sufficient for escape purposes in all escape stairs. Firefighting stairs should be a minimum of 1100mm wide.

An evacuation lift will be installed in sections of Block B and Block C greater than 18m in height. The buildings are to provide a safe and dignified means of escape for any mobility impaired occupants. Refer to Section 9.4.1 for more details.

7. Passive Fire Protection Systems

Elements of structure (columns, beams, floors and load-bearing walls) will be provided with 60-minute fire resistance for Block A, and Block B and Block C.

Each apartment will form a single compartment with 60 minutes fire resistance.

Protected entrance halls within apartments where provided shall achieve 30 minutes fire resistance and FD20S fire doors.

Kitchens should be located away from apartment means of escape and apartment exits.

Any places of special fire hazard shall be enclosed in 60-minute fire resistance i.e. store rooms, rooms containing oil filled transformers, switchgear, boilers, flammable substances/fuels or internal combustion engines. Refuse store should be 60 minutes fire separated from all other areas of the building.

Stairs should be enclosed in 60 minutes fire rated construction and provided with a 1m² (free area) AOV at the head of the stair. Firefighting stairs and lifts, as well as evacuation lifts should be enclosed in 120 minutes fire resisting construction.

All floors should be constructed as compartment floors to achieve 60 minutes fire resistance. All risers, service shafts and the lift shaft should be enclosed in 60 minutes fire resisting construction.

External walls will have appropriate resistance to ignition and fire spread and will meet the specifications given in Section 18 of BS 9991: 2015.

No requirements for walls 1000mm or more from the relevant boundary. For walls less than 1000mm from the relevant boundary, the external wall will need to be Class B-s3, d2 or better.

Block B and Block C are categorised as a “Relevant Building” under the Building Regulations 2010 (as amended) and therefore have a higher external wall performance criteria. The primary construction materials of the external walls should be non-combustible (at least Class A2-s1,d0 to EN 13501-1) including the material of construction of the balconies. A confirmation is required from the architect if this has been achieved with the proposed construction materials (Section 3.2) being non-combustible.

The guidance in BR 187 will be followed in determining any limits to permitted unprotected area of the elevations. A detailed assessment of the required fire resistance for external walls will be provided at the next design stage. However, early assessments show that some elevation located close to the boundary will need either complete protection where the elevation is right on the boundary or partial protection depending on its distance away from the boundary. Details of the extent of protection required to the individual elevations will be provided at the next stage of design. Any area identified to be protected will be required to be 100% protected (REI60)) as shown in Figure 16 below highlighted in yellow lines.

The roof covering should meet the designation B_{ROOF}(t4) to EN 13501-5.

Omega Works, 167 Hermitage Rd - London Plan Fire Statement

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Figure 16: External Fire Spread Analysis

8. Fire Service Access

The height of Block B and Block C exceed 18 m at the highest points, therefore, fire-fighting shaft including a firefighting lift and evacuation lift is required in the cores that exceed 18m. All other stairs are escape stairs.

The fire service will access the building through the secure entrance lobby.

All common corridors leading up to a Fire Service access level must be a minimum of 1700mm wide.

A dry riser is required in all the stairs, except for those serving individual apartments. The dry rising main should be positioned within the stair and have an outlet on every level which it serves. All points within the building will be within 45m of the dry rising main outlet point in an escape stair and 60 m from a dry riser outlet in a firefighting stair (measured along a route suitable for laying hose).

The apartments on the lower levels of Block B and Block C are not served by the main stairs, these are accessed individually by internal protected stairs. The distance from the Fire Service vehicle parking position to the most remote part of the apartments on the split floor should be 45m or less when measured on a route suitable for laying hose.

Fire service vehicle access will be provided to within 18m and within sight of the dry riser inlet connection points as shown in Figure 17.

The fire service vehicle access route should comply with Table 20 of AD-B (reproduced below).

Table 2: Fire and Rescue Service Vehicle Access Route Specification

Appliance type	Minimum width of road between kerbs (m)	Minimum width of gateways (m)	Minimum turning circle between kerbs (m)	Minimum turning circle between walls (m)	Minimum clearance height (m)	minimum carrying capacity (tonnes)
Pump	3.7	3.1	16.8	19.2	3.7	14

The building is in a developed area and an existing fire hydrant is located in close proximity. One has been identified on Hermitage Road as show below, well within the required 90m from the building site.



Figure 17: Fire Service Access and Hydrant Location

9. London Plan Policy D12(A), D12(B) and D5(B5)

9.1 General

The London Plan 2021 includes two design policies to be taken into account when considering a Fire Safety Strategy report: Policy D5 “Inclusive Design” and Policy D12 “Fire Safety”.

Policy D12 is broken into two policies D12(A) and D12(B), with Policy D12(B) applying only to major developments. This development is considered to be a major development and should also consider Policy D12(B).

9.2 Policy D12(A)

The London Plan Guidance D12(A) (dated March 2021) asks for certain information to be provided in a “Planning Fire Safety Strategy” (i.e. this report). The table below reproduces the “*London Policy D12(A) Planning Fire Safety Strategy flow diagram*” on the left column and identifies in the right column the relevant section in this report dealing with each requirement.

Table 3: London Plan Guidance D12(A) summary of requirements (from the Planning Fire Safety Strategy flow diagram)

London Plan information required	Relevant Section in this report
Does the PFSS set out the relevant qualifications and experience of the author, proportionate to the development?	Refer to Section 1.2
Has information been provided under each of the headings of the policy requirements which are applicable to the development (London Plan Policy D12 (A1-A6)) or has a Reasonable Exceptions Statement been included?	Yes
A1a. Identify suitably positioned unobstructed outside space for fire appliances to be positioned on	Refer to Section 8.
A1b. Identify suitably positioned unobstructed outside space appropriate for use as an evacuation assembly point	Refer to Section 4.
A2. Identify appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures	The fire safety strategy report describes the various active and passive fire safety measures required at this stage.
A3. Identify the construction method of the development and that it is constructed in an appropriate way to minimise the risk of fire spread	- WHL/Commercial - Ground, first/split level - concrete frame with blockwork walls - Residential (2F upwards) - CLT frame with facing brick
A4. Provide suitable and convenient means of escape, and associated evacuation strategy for all building users	Refer to Section 4, 6
A5. Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in	Refer to Section 4. Any management requirements will be clearly detailed in the RIBA Stage 3 report

London Plan information required	Relevant Section in this report
A6. Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development	Refer to Section 8.
Is the fire safety information specific and relevant to the development	Yes
Where lifts are proposed, has the author made a declaration of compliance against London Plan Policy D5(B5) requirement for fire evacuation lifts?	Yes – Refer to Section 9.4 for details of compliance with Policy D5(B5).
Is it clear which fire safety design code(s)/ standards the development has been designed to exceed?	Yes. Refer to Section 1.1.

9.2.1 Declaration – D12(A)

Based on information provided in this document and additional fire safety information provided in Section 9.3, the fire safety of the proposed Omega Works Development satisfies the requirements of London Plan Policy D12A.

9.3 Policy D12(B)

The Fire Statement have detailed below how the development proposal will function in terms of, and under the following headings:

London Plan Heading	Relevant Section in this report
The building's construction method and products and materials used	Refer to Section 3.2
Means of escape for all building users and evacuation strategy	Refer to Section 4, 6.
Passive and active fire safety measures	Refer to Section 7.
Access and facilities for the fire and rescue service	Refer to Section 8.
Site access for the fire and rescue service	Refer to Section 8.
Future development of the asset and the 'Golden Thread' of information	Refer to Section 9.3.1, below.

9.3.1 Golden Thread

A requirement of the Building Regulations 2010 (Regulation 38) is that the fire safety information is compiled and handed over to the building user upon completion. This would include the fire safety strategy reports and Operations & Maintenance manuals for the fire safety systems in the buildings.

That fire safety strategy report should then be reviewed before undertaking any work in the building to determine compliance of the proposed work with the strategy.

Further to this, the Regulatory Reform (Fire Safety) Order 2005 will be applicable when the building is occupied, and a requirement of this legislation is the management of fire risks and the requirement to document a fire risk assessment for the premises. The duties under this order extend to the maintenance of fire safety equipment.

9.4 Policy D5(B5)

9.4.1 Evacuation lift

The development will be provided with one lift to each core which will serve as an evacuation lift. However, as Block B and C are in areas above 18m in height, the lifts in those blocks will double up as both evacuation lifts and firefighting lifts, it is understood that this position has been discussed and agreed between the Client and the Building Authority informally.

The evacuation lifts should comply with the relevant provisions in BS EN 81-20, BS EN 81-70 and BS EN 81-76 and guidance on design and use of evacuation lifts given in Annex G of BS 9999:2017, including the provision of a secondary power supply and fire protection of lift equipment and power/control cabling.

As the buildings may not be provided with 24h staffing, to incorporate safe and dignified emergency evacuation for all building users, it is proposed to that the lift system enables “remote assisted evacuation” and the evacuation lift also allows occupants to self-evacuate. We would therefore recommend that the evacuation lift is designed in accordance with section 7.6 and Annex G of the draft version of BS 9991, until further guidance on evacuation lifts in residential buildings is provided.

9.4.2 Building Management Plan

With the building being classed a residential development, it is unlikely that there is a 24/7 onsite management, which is why “remote assisted evacuation” technology and lifts that enables self-evacuation (designed in accordance with Annex G of the draft version of BS 9991) is recommended.

As there is only one evacuation lift provided per core, the inspection and maintenance policy as part of the Building Management Plan shall ensure minimal disruption to the availability of the evacuation lift.

During maintenance of the evacuation lifts, building management will be required to respond to the evacuation need of any occupants requiring assistance. It is recommended that they should be aware of which occupants need assistance and in the unlikely event of a fire during lift maintenance, can support the evacuation of residents using an evacuation chair. The use of an evacuation chair and a suitable management strategy in place of an evacuation lift will be investigated in the next design stage and will require input from the proposed building management company.

9.4.3 Capacity

With the buildings operating a “stay put” evacuation strategy there will only be a requirement for the occupants in the apartment of fire origin to evacuate. The work/live units will have a larger amount of people evacuating simultaneously, however it is also considered that one evacuation lift will be sufficient due to the low probability of having multiple occupants requiring to use the lift in the same unit. This could also be a management requirement when determining allocation of units to occupants. Therefore, it is considered that a single evacuation lift for the development will be sufficient.

9.4.4 Declaration – D5(B5)

With provision of a number of evacuation lifts and appropriate management plan, the development will achieve compliance against London Plan Policy D5(B5) requirement for fire evacuation lifts.

10. Conclusion

This report demonstrates that the development proposals and the required fire safety provisions are suitable to satisfy Policies D12A, D12(B) and D5(B5) of the London Plan 2021.

The proposed development meets the recommendations of BS 9991 and Approved Document B and therefore, the functional requirement of the Part B Building Regulations 2010 (as amended) is considered to be met.

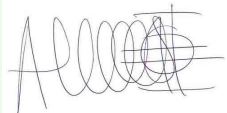
The required fire safety provisions have been identified within this report and must be adhered to. If not specifically referenced within this report, it is recommended that all design elements are to be in full accordance with BS 9991: 2015 and Approved Document B and the relevant British Standards. A Detailed Fire Strategy will be developed at the next design stage in order to submit to Building Control for approval.

In the next design stage:

- This fire safety strategy report should be updated to reflect any changes in the design. Additional information should be provided where the text in this report states this will be done during the next design stage. Additional information on the Regulatory Reform (Fire Safety) Order and Regulation 38 will also be provided.
- Consultation with the Statutory Authorities should be undertaken to discuss the fire safety strategy for the building and any deviation from Approved Document B.

10.1 Statement of Compliance

Having reviewed the proposals BB7 confirms that the proposed building has provisions exceeding the minimum requirements of Part B of the Building Regulations and the London Plan Policies D5(B5) and D12.

Fire statement completed by		
Signature		
	John Otutu	
Date	06/06/2022	

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SCOTLAND

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CENTRAL AND EAST

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