

FIRE ENGINEERING

GATEWAY 1 – PLANNING FIRE STATEMENT (INCORPORATING LONDON PLAN REQUIREMENTS)

167 HERMITAGE ROAD, HARINGEY, LONDON

Ref – F10897

Version – 02

Status – Issue

Date: 18 08 2022

FOR ISSUE

Application information	
1. Site address line 1	167 Hermitage Road
Site address line 2	
Site address line 3	
Town	Haringey
County	London
Site postcode (optional)	
2. Description of proposed development including any change of use (as stated on the application form):	Demolition and re-development of an existing industrial site to include two new mixed-use blocks (Blocks 1 and 2) comprising commercial and residential areas. Block 1 will include a total of six habitable storeys (GF + 1F - 4F + R) with the roof level containing a residents' open / external amenity space. The block will include two commercial units (at ground level) which will be separated from the residential areas and accessed independently. The ground floor will also include residential ancillary areas (plant and cycle store). The block will solely contain residential flats on Levels 1 to 4. The residential flats will be served by a single residential stair core discharging at ground. Block 2 will have a larger footprint and will include a total of seven storeys (GF + 1F - 6F + R), with the roof level containing solely external plant. Five commercial units are proposed (three at ground level and two at Level 1) which will be separated from the residential areas and accessed independently. The commercial units located on Level 1 of the block will be served by a dedicated commercial stair core, discharging at ground. The ground floor will also include residential ancillary accommodation (plant rooms and stores) connected to residential common areas. The block will solely contain residential flats on Levels 1 to 6. The residential flats will be served by a single residential stair core discharging at ground. The two blocks will be in the same plot and separated from each other through a common public square / courtyard which will include disabled car parking and cycle parking spaces. Block 1 will have an approximate topmost storey height (roof level) of 15m, while Block 2 will have an approximate topmost storey height (Level 6) of 19m. It should be noted that only the roof level in Block 1 is classified as a storey, given that it is accessed for reasons other than plant maintenance.
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience.	Marios Alexandrou – MEng (Hons), MSc, CEng, MIFireE, GIStructE Principal Fire Engineer – Clarke Banks (Fire Engineering) Limited Masters Degree (Honours) in Civil and Structural Engineering from the University of Sheffield (UK) – 1st Class - MEng (Hons) – 2014

	Masters Degree in Fire & Explosion Engineering from the University of Leeds (UK) – Distinction - MSc – 2018 Chartered Engineer registered with the Engineering Council – CEng - 2021 Full Member of the Institution of Fire Engineers – (MIFireE) - 2021 Graduate Member of the Institution of Structural Engineers – (IStructE) - 2015 My career in fire engineering started in September 2014 when I joined a specialist fire consultancy. During the first 5 years of my career, I worked on multiple projects (mainly UK based) of various scales and types and on different design or construction stages. My technical involvement in these projects included the delivery of fire strategy reports, CFD and / or FEA analyses, Field of Application reports for various fire resisting products or systems and other technical reports and assessments. In 2019 I joined a multi-disciplinary and multi-national company where my project type experience broadened both in terms of project nature and size as well as project location. I worked on prestigious and iconic projects around the world including mega and giga masterplans. I collaborated with multi-national design teams including multiple disciplines. I have been involved at all levels of project delivery including the consultation stages and consulted with local statutory bodies in and out of the UK. I also participated in the development of UK standards / codes of practice and guidance documents as a member of a specialist BSI committee and a member of an SCA (Smoke Control Association) working group.
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.	No formal consultation has been carried out with the Fire Service to date.

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- CRUSADER INDUSTRIAL ESTATE
- RAMP
- RAMP
- NEW PUBLIC SQUARE/Courtyard
- NEW SHARED ROUTE
- Commercial
- Residential
- Commercial
- Residential
- Block 1
- Block 2
- Hermitage Road

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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 basements • number of storeys including basements	c) proposed use (one per line)	d) location of use within block by floor level	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
Block 1	15.0 m (approx. to communal roof finished floor level); 15.0m (approx. to topmost storey/ communal roof finished floor level); 6 storeys (GF + 1F – 4F + R); - No basement storeys.	service area (refuse stores cycle stores)	GF (Level 00)	BS9991	no balconies	Class A2-s1 , d0 or better	simultaneous	yes- residential sprinklers, full (BS 9251:2021)	N/A non resi
		shop (Commercial Units 1 and 2)	GF (Level 00)	BS9999	no balconies	Class A2-s1 , d0 or better	simultaneous	yes- residential sprinklers, full (BS 9251:2021)	N/A non resi
		residential flats, maisonettes, studios (flats)	Level 1 - Level 4	BS9991	balconies- Class A2-s1 , d0 or better	Class A2-s1 , d0 or better	stay put	yes- residential sprinklers, full (BS 9251:2021)	M4(2) & M4(3)
		flexible use (communal terrace)	Roof (Level 05)	BS9991	no balconies	Class A2-s1 , d0 or better	simultaneous	none (N/A – External Space)	N/A non resi

Block 2	• 22.0 m (approx. to roof finished floor level); • 19.0m (approx. to topmost storey finished floor level); • 7 storeys (GF + 1F – 6F + R); • No basement storeys.	service area (refuse stores cycle stores)	GF (Level 00)	BS9991	no balconies	Class A2-s1, d0 or better	simultaneous	yes- residential sprinklers, full (BS 9251:2021)	N/A non resi
		shop (Commercial Units 3-5)	GF (Level 00)	BS9999	no balconies	Class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full (BS EN 12845)	N/A non resi
		shop (Commercial Units 6 and 7)	Level 1	BS9999	no balconies	Class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full (BS EN 12845)	N/A non resi
		residential flats, maisonettes, studios (flats)	Level 1 - Level 6	BS9991	balconies- Class A2-s1, d0 or better	Class A2-s1, d0 or better	stay put	yes- residential sprinklers, full (BS 9251:2021)	M4(2) & M4(3)
		flexible use (communal terrace)	Level 5	BS9991	no balconies	Class A2-s1, d0 or better	simultaneous	none (N/A – External Space)	N/A non resi
		service area (external plant space)	Roof (Level 07)	BS9991	no balconies	Class A2-s1, d0 or better	simultaneous	none (N/A – External Space)	N/A non resi

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

- The design of the proposed scheme will be based on the guidance presented in the latest applicable to the scheme version of BS 9991 (referred to herein as BS 9991) and BS 9999 (referred to herein as BS 9999), for the residential premises and commercial premises, respectively. The design is intended to support the stay-put strategy commonly employed in residential flats, with the caveat that residents will also be able to safely escape at any time should they wish to do so. Residential amenity (terraces) and ancillary areas (plant rooms / storerooms) in each block are expected to follow a simultaneous evacuation strategy. The commercial units will follow a simultaneous evacuation strategy;
- Block 1 has a topmost storey height of less than 18m and is therefore not classified as a relevant building as per Regulation 7. However, considering the fact that the building height is close to the threshold for Regulation 7, and considering the June 2022 amendments to Approved Document B (in force December 2022), it is strongly recommended that the construction complies with the requirements of Regulation 7 throughout.
- Block 2 is classed as a relevant building as per Regulation 7 and therefore all of its external walls, including any specified attachments (such as balconies) will achieve Euro Class A2-s1, d0 or better. It should be noted that all balustrades and parapets are also classed as forming part of the external wall construction;
- The external fire spread requirements will be based on the calculation methodology described in BRE report 187. Any walls located less than 1m away from relevant boundaries will be designed as fully fire-rated, party walls;
- All green / brown roof areas are to be designed in accordance with the Department for Communities and Local Government guidance note, *Fire Performance of Green Roofs and Walls*, 2013;
- Given the topmost storey height of both blocks (>11m), automatic fire suppression is expected to be provided throughout, in line with contemporary guidance. This will be primarily provided via residential fire suppression systems (i.e., BS 9251:2021). However, all areas falling outside of the scope of coverage of BS 9251 should be provided with coverage using BS EN 12845 (commercial) systems;
- The single protected stairs serving the residential premises in each block, along with the residential lobbies connecting the stair to the flats, will be smoke ventilated by either natural or mechanical smoke ventilation systems. The smoke ventilation strategy will be in line with the recommendations of BS 9991;
- Residential ancillary and amenity areas to the flats are expected to be adequately separated from the residential escape routes through protected and smoke ventilated lobbies and in line with contemporary guidance;
- All escape stairs will discharge directly to the outside or have alternative protected final exits.
- Primary final exits from the escape stairs will be fully sterile. Any room accessed off a residential common final exit route will be separated by a protected and smoke ventilated lobby. Smoke control performance will follow the recommendation of BS 9991.
- The ground level commercial units in either block will be provided with egress directly to outside;
- External areas (communal and / or plant areas) will be provided with suitable and adequate number of exits directly into protected escape routes. These areas will also be covered by an alarm system.
- The Level 1 commercial units in Block 2 will be provided with egress via a protected stair core, discharging at ground. The Means of Escape from these areas will be completely separated from the Means of Escape from residential areas.

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

Fire detection and alarm systems:

- Residential areas: In either block, each residential flat will be covered by a standalone Grade D1 Category LD1 detection and alarm system, designed to BS 5839-6. Within the common and ancillary areas (i.e., plant rooms, stores, communal terraces etc.) of the residential blocks, a Category L2 Automatic Fire Detection (AFD) system to BS 5839-1 is expected to be provided. The system will be configured to signal a simultaneous evacuation for all fire affected ancillary and habitable communal residential areas, and also configured to actuate the relevant stair and lobby smoke ventilation systems. The lobby ventilation is only expected to operate on the fire affected floor, regardless of any subsequent detection events on other floors; and
- Commercial areas: The commercial units are expected to be covered by BS 5839-1 systems of at least Category L2. This coverage should be fully reviewed upon fit-out. The commercial areas in each block are expected to evacuate simultaneously.

Smoke ventilation for common parts of the buildings:

- All residential common lobbies to the single stair serving flats (in each block) should be ventilated via either natural or mechanical smoke control systems. Naturally ventilated lobbies should include a natural smoke shaft (1.5m² minimum per shaft). Natural smoke shafts should meet the requirements listed in BS 9991. Otherwise, mechanical smoke ventilation systems are expected to be provided, including at least one mechanical smoke shaft acting as an outlet / extract with suitable air supply source located in such a way that unreasonably long dead-ends do not occur in the common corridors. Mechanical smoke shafts are to achieve a cross-sectional area of at least 0.6m² subject to further analysis (Computational Fluid Dynamics (CFD)). The performance of the Mechanical Smoke Ventilation Systems (MSVS) requires CFD substantiation against performance / acceptance criteria provided in contemporary guidance;

Note: Where new / upcoming guidance apply to the scheme, additional smoke protection to the stair (stair pressurization) may be required to Block 2.

- The residential stair cores will each be fitted with an Automatic Opening Vent (AOV), sited at the head of the stair core, achieving a free area of at least 1.0m²;
- At ground level, residential ancillary areas will connect to the residential stairs. It is expected that the stair and stair lobbies on this level (in each block) will be provided with a level of fire and smoke protection (including smoke ventilation) equivalent to that offered to the floors above; and
- On above-ground floors, where enclosed ancillary spaces (storage areas) are intended to connect to the common lobbies, these connections are expected to be provided via additional protected and smoke ventilated lobbies.

Automatic Fire Suppression Systems:

- Based on the height of the scheme (>11m) and the fact that the scheme includes residential flats, both blocks should be covered throughout by automatic fire suppression;
- All residential areas are expected to be covered by a BS 9251:2021 suppression system. This system may also be used for coverage for other ancillary to residential uses, subject to the scope / limitations within BS 9251:2021; and
- All areas within the buildings for which the BS 9251:2021 system is not fit-for-purpose, will be covered by a BS EN 12845 system.

Compartmentation:

- Based on the building topmost storey height (<18m) of Block 1, Block 1 will include a structural fire resistance of 60-minutes;
- Based on the building topmost storey height (>18m and <30m) of Block 2, the block will include a structural fire resistance of 90-minutes;
- All floors (in each block) will be designed as compartment floors, achieving a rating equivalent to the structural fire resistance of the block;
- The residential and commercial premises should be fully separated by each other through compartment floors and walls, achieving a rating equivalent to the structural fire resistance of the block (i.e., 60 minutes for Block 1 and 90 minutes for Block 2);
- All flats will form 60-minute fire-resisting compartments, including FD30S doors;
- Shafts penetrating compartment floors (such as service risers, stairs, lifts) will meet the resistance of the compartment floor they penetrate with openings achieving half of this fire resistance - exemption to this is the firefighting stair and lift which should form 120 minutes enclosures with 60 minutes fire resisting openings.
- Places of high risk will form separate fire compartments with fire resistance requirements complying to BS 9991 or BS 9999 as relevant;
- Penetrations through compartments or fire-resisting lines will be fire stopped / sealed to the fire resistance level of the elements that they pass through. Ductwork penetrations shall require fire and smoke dampers activated with smoke detectors where passing through protected escape routes; and,
- Cavity barriers will achieve a rating of at least 30-minutes (integrity) and 15-minutes (insulation).

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

LONDON PLAN POLICY D5(B5) – EVACUATION LIFTS

Requirement

The policy states that proposals should "...be designed to incorporate safe and dignified emergency evacuation for all building users. In all developments where lifts are installed, as a minimum at least one lift per core (or more subject to capacity assessments) should be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building".

Proposal

The proposed scheme includes a single passenger lift in Block 1. It is therefore proposed that this lift is designed as an evacuation lift.

The Level 1 commercial areas in Block 2 should be provided with an evacuation lift if passenger lift access is provided. The current plans only include a goods lift. This should be discussed during the design stages.

The residential areas in Block 2 include a single lift, which is expected to be used as the firefighting lift for the block (given the height of the block). London Fire Brigade is expected to be consulted in order to confirm whether this lift can also serve as an evacuation lift for Block 2, otherwise a separate evacuation lift shall be required. This should be discussed during the design stages.

The evacuation lifts shall be designed in line with the guidance presented in BS EN 81-20, BS EN 81-70, BS EN 81-72 and Annex G of BS 9999.

The management plan, and the level of reliance of the evacuation lifts' operation on management staff input, should be reviewed against the proposed staffing levels for the scheme post occupation.

The ground level commercial areas in either block are expected to be provided with level egress towards Hermitage Road.

LONDON PLAN POLICY D12(B) – FIRE STATEMENTS

Requirement

The policy states that:

"All major development proposals should be submitted with a Fire Statement, which is an independent fire strategy, produced by a third party, suitably qualified assessor.

The statement should detail how the development proposal will function in terms of:

- 1) the building's construction: methods, products and materials used, including manufacturers' details
- 2) the Means of Escape for all building users: suitably designed stair cores, escape for building users who are disabled or require level access, and associated evacuation strategy approach
- 3) features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans
- 4) access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these
- 5) how provision will be made within the curtilage of the site to enable fire appliances to gain access to the building
- 6) ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety / protection measures."

Proposal

- 1) The construction methods and product performance will be governed by the proposed residential uses for either block. All external walls, along with specified attachments are expected to comply with Regulation 7 (i.e., Class A2-s1, d0 or better subject to allowable exceptions under Regulation 7(3)). The structural systems are expected to be formed of traditional construction (i.e., either steel or reinforced concrete frame). The structural system will be appropriately protected in order to achieve the required structural fire resistance for the scheme. All other construction materials will comply with the fire compartmentation requirements and the wall and ceiling linings requirements to BS 9991 and BS 9999.
- 2) The Means of Escape provisions are outlined below, with the stair core locations shown indicatively in Figure 2 of this document:
 - a. All residential flats will be covered throughout by an automatic fire suppression system to BS 9251 and by a Grade D1 Category LD1 fire detection and alarm system in accordance with BS 5839-6. The flat designs will follow the relevant requirements listed under the latest applicable version of BS 9991;
 - b. The flats will connect to the stair via common ventilated lobbies, in either block, in line with the relevant requirements listed in the latest applicable version of BS 9991. Ventilation to the lobbies will be provided either via natural smoke shafts (1.5m² each) conforming with BS 9991 or mechanical smoke shafts

(substantiated by CFD). Any connections to ancillary and storage areas are to be provided with additional protected lobby ventilation as per current BS 9991 requirements. Note: Where new / upcoming guidance apply to the scheme, additional smoke protection to the stair (stair pressurization) may be required to Block 2;

- c. Commercial units: Occupants in Units 1-5 will be provided with exits directly to outside at ground level. Occupants within Commercial Units 6 and 7 will be provided with egress into a protected stair core, which should discharge to outside at ground level; and
- d. The Means of Escape for users with disabilities are presented above under London Plan Policy D5.

Note: The current document (in its entirety) aims to cover the requirements of the London Plan Policy D12. This document as a whole is the required Fire Statement.

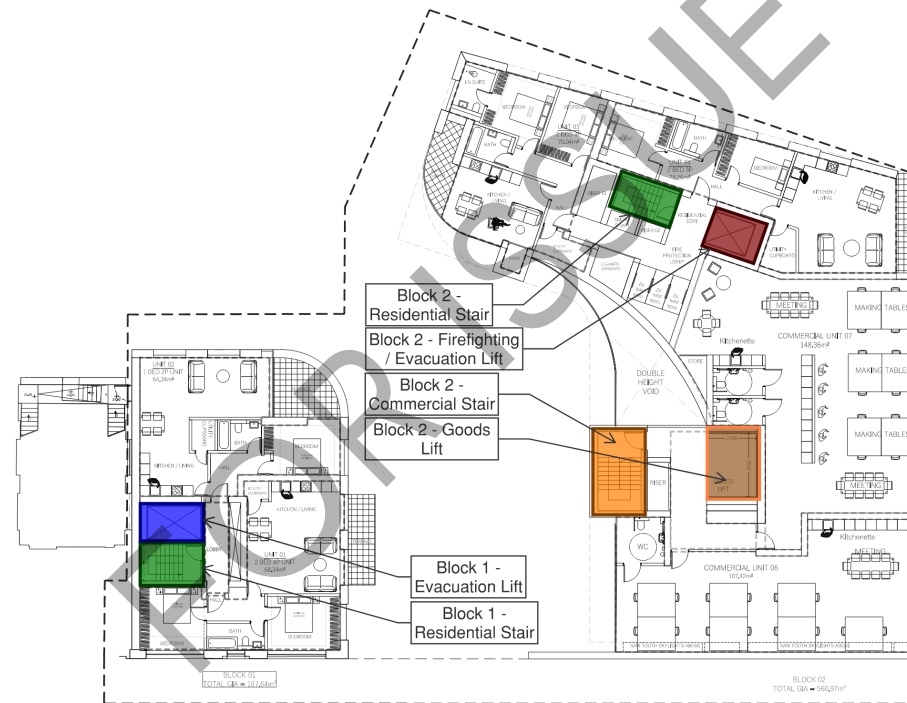


Figure 2: Indicative stair core locations – typical upper floor plan

- 3) The features which reduce the risk to life are outlined below:
 - a. Fire detection and alarm systems: Standalone detection and alarm systems will be provided for all flats, to achieve Grade D1 Category LD1 as per BS 5839-6. The residential common areas will be covered by a common area detection and alarm system designed to a level of coverage consistent to a BS 5839-1 Category L1 system. The commercial premises are also expected to be covered by BS 5839-1 systems, to achieve a level of coverage of at least Category L2. The cause-and-effect of the different systems is expected to be programmed to support a stay-put strategy for residential flats and a simultaneous evacuation strategy for the residential amenity and ancillary areas, and commercial areas. The common residential system will also be configured to support the smoke ventilation strategy for the residential stair cores and associated lobbies in either block. Disabled refuge points associated with the evacuation lifts will be fitted with Emergency Voice Communication (EVC) equipment in line with BS 5839-9;
 - b. Passive fire safety measures: The compartmentation strategy will be developed to BS 9991 for residential areas, and to BS 9999 for all other areas. The compartmentation strategy will be commensurate with the proposed evacuation strategies, scale and expected use for the scheme. Openings within passive fire compartmentation elements will be fitted with suitably rated doors, fire dampers, or active fire barriers;
 - c. Active fire safety measures: The residential stair cores will be provided with a 1.0m² Automatic Opening Vent (AOV), sited at high level above the stair core, to comply with BS EN 12101-2. The primary stair lobbies in either block will be provided with either natural or mechanical smoke ventilation in line with the relevant requirements of the current version of BS 9991. Where the residential stairs or common corridors connect to any ancillary areas, additional lobby ventilation should be provided in line with of the current version of BS 9991. The evacuation lifts should be designed based on BS EN 81-20, BS EN 81-70 and BS EN 81-72 and Annex G of BS 9999. The dry rising mains in either core and associated equipment should be designed based on the guidance of BS 9990. Dampers should comply with BS EN 15650, whilst the smoke detectors associated with fire dampers should comply with BS EN 54-7 and BS 5839-3, as applicable;
 - d. Maintenance and monitoring: All of the aforementioned systems are expected to be regularly monitored and maintained in line with manufacturer's requirements and the relevant design guidance / British Standard. The maintenance and monitoring operations for all such systems must be adequately recorded.
- 4) The access for fire service personnel and equipment are discussed in detail in Sections 10-14 of this statement (below).
- 5) The access for fire service vehicles is discussed in detail in Sections 10-14 of this statement (below).
- 6) Ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety / protection measures:
 - a. The continuity and development of the Golden Thread is the responsibility of the whole design team with the Duty holder taking the lead. Clarke Banks (Fire Engineering) will continue to ensure the golden thread of information is kept in line with direction and leadership coming from the Duty holder. Clarke Banks (Fire Engineering) aim to support the appointed Duty holder in collating the Golden Thread of building information, insofar as applicable and relevant to the strategic fire safety design requirements.
 - b. The design team are committed to incorporating all information that this statement has discussed, including any further developments which may arise as the design progresses, into the main fire strategy. This information shall be made available to any building owner throughout the life span of the building. This will culminate in a package of information being handed over to the building owner as per Regulation 38 of The Building Regulations 2010.
 - c. This will ensure that the information to understand the building, including any steps needed to keep both the building and people safe throughout its lifespan are readily available.

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 Service access provisions are based on the requirements listed in BS 9991 and BS 9999;
- The proposed site is adjoined by Hermitage Road to the south, an existing public road;
- Fire service access to the residential premises is expected to be provided via the residential core entrances, located at ground level, from Hermitage Road (shown as red arrows in Figure 3 of this statement). The stair serving residential areas in Block 1 will be designed as a protected shaft, including a dry rising main within the stair core. This stair will cover all residential areas (including ancillary and amenity) on Level 1 – Roof in Block 1.
- The stair serving residential areas in Block 2 will be designed as a firefighting stair, including a dry rising main within the stair core, and associated with a firefighting lift. This stair will cover all residential areas (including ancillary and amenity) on ground to Level 6 in Block 2. The residential stair serving Block 2 should achieve a clear width of at least 1,100mm given that it is a designated firefighting stair;
- The dry rising mains within the residential stair cores will be designed in line with BS 9990. Outlets will be sited in the stair cores on the full level landings, on all floors;
- The dry rising mains will include an inlet valve on the façade of the building adjoining the stair access point, within 18m and clear line of sight to the Fire Service vehicle parking location (shown as red dots in Figure 3 of this statement). The inlets are expected to be in close proximity of the vehicle parking location on Hermitage Road. For Block 2, it must be ensured that the horizontal main connecting the inlet point with the vertical main (within the stair core) is limited to 18m, as per BS 9990 guidance;
- All residential flats will be accessible within 45m along a route suitable for laying hose as measured from a dry riser outlet in the residential stairs. The furthest point in the furthest flat is located approximately 40m away from the dry riser outlet, when measured on a route suitable for laying hose; and
- Access to the ground level commercial areas is expected to be provided directly from the outside, via Hermitage Road and the internal courtyard (shown as orange arrows in Figure 3 of this statement). Access to Units 6 and 7 (Block 2) is expected to be provided via the protected stair serving them, which is expected to be accessible directly from the outside, via the site courtyard (shown as a blue arrow in Figure 3 of this statement). All of the Level 1 commercial areas will be located within 45m hose laying distance from a Fire Service vehicle parking location. The commercial units are also provided with perimeter access via the aforementioned public road.

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

- Yes. Due care will be given to ensure that the vehicle access route (consisting of the existing public roads) achieves the requirements for a pump appliance as shown in Guidance Note 29 (London Fire Brigade). The access route shown indicatively in Figure 3 of this statement should be confirmed via tracking exercises.

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

- Yes

12. Siting of fire appliances

- Fire Service vehicle access will be provided via Hermitage Road (public road running south of the site). This provides access to the residential stair cores and the associated dry rising mains, to the ground floor entrances of commercial units (from both adjoining roads) and to the stair core serving the Level 1 commercial units in Block 2, supported by the open internal courtyard;
- The access routes will allow fire appliances to park within 18m from, and have a clear line of sight to, the fire main inlet points to the residential core (shown indicatively as red dots in Figure 3 of this statement). Immediate access into the stair cores will be provided next to the dry main inlet locations;
- The access route will also allow hose coverage within 45m from the parking location to the ground level and Level 1 commercial areas; and
- The vehicle access route suitability for Fire Service appliances (on the aforementioned public road) should be confirmed via tracking exercises at a later date.

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

- Public hydrants (existing) should be provided within 90m of dry riser inlet points for all cores. One existing hydrant has been identified in proximity to the proposed site, using street view imagery (Google Street View, 2022). This has been identified on the plan shown in Figure 3 of this report. The location of the hydrant indicates adequate coverage to both the residential and commercial areas of the development. However, a request for information should be made to the London Fire Brigade Water Team to confirm the viability of the hydrant which has been identified. On site measurements should be carried out to exact distances to the dry main inlet points.

a) Nature of water supply:

- Hydrant – public

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

Don't know – to be confirmed by the relevant authorities.

14. Fire service site plan

Fire service site plan is: inserted in the form – see below.



Fire statement completed by	
Signature	 Marios Alexandrou MEng (Hons), MSc, CEng, MIFireE, GIStructE
Date	08/08/2022

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