



Seven Sisters Warehouse Project Government Gateway One Statement

25 July 2023

Provewell Ltd

14702BC



BB7

Revision History

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02	19/01/2023	J.Donohoe	Re-issue following feedback
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Document reference

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1. Application Information

1.1 Site address

Site address	Land at corner of Eade Road and Seven Sisters Road.
Town	London
Site postcode	N15 6RD

1.2 Description of the development

This development consists of two blocks that both consist of ‘warehouse living’ style accommodation. An overview of both blocks is outlined in Table 1.1. In addition to the accommodation, there is a common bike store, 4 bin stores and several external and internal commercial spaces located across the site.

Table 1.1 Overview of each block

	Block A	Block B
Number of clusters	10	3
Number of storeys	8 (ground + 7) 2 lower ground levels	4 (ground + 3)
Number of beds	83	18
Number of escape stairs	2	1 (access is also provided to Block A’s escape stairs)

Regulation 7 of the Building Regulations defines a ‘relevant building’ as a building with a storey 18 m above ground level and either:

- i. contains one or more dwellings;
- ii. contains an institution; or
- iii. contains a room for residential purposes.

When measured from ground finished floor level, Block A and Block B have topmost finished floor heights of 25.825 m and 11.35 m respectively. Therefore, only Block A is classified as a ‘relevant building’.

1.3 Qualifications of the author

This report has been prepared by Jack Donohoe, a Graduate Fire Engineer with BB7.

The report has been reviewed and approved by Les Kirkbride, a qualified Associate fire engineer with BSc (Hons) and an Associate grade membership with the Institution of Fire Engineers.

1.4 Site layout

The site layout is shown in Figure 1.1.



Figure 1.1 Site Layout Plan

2. Fire Safety Principles

2.1 Summary

Site information				Building information*			Resident safety information*		
A) Block no.	B) Block height (m)	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
Block A	Height from fire service access level to top-most finished floor level (TFL) is 25.81 m.	Other residential accommodation	Ground + 7	Approved document B vol 2	class A2-s1, d0 or better	class A2-s1, d0 or better	simultaneous	yes-residential sprinklers, full	M4(2) & M4(3)
Block A		Commercial	Ground	Approved document B vol 2	no balconies	class A2-s1, d0 or better	simultaneous	yes-residential sprinklers, full	N/A non resi
Block B	Height from fire service access level to top-most finished floor level (TFL) is 11.35 m.	Other residential accommodation	3 upper floors	Approved document B vol 2	class A2-s1, d0 or better	class A2-s1, d0 or better	simultaneous	yes-residential sprinklers, full	M4(2) & M4(3)
Block B		Commercial	Ground	Approved document B vol 2	no balconies	class A2-s1, d0 or better	simultaneous	yes-residential sprinklers, full	N/A non resi
Tewkesbury Road level	Height from Tewkesbury Yard level to top-most finished floor level (TFL) is assumed to be less than 4 m.	Commercial	Ground + 1	Approved document B vol 2	no balconies	class A2-s1, d0 or better	simultaneous	none	N/A non resi

Note: *Answers to questions E, F, G, H, I & J are from drop down boxes on the Government Issued Gateway One Form

2.2 Specific technical complexities

The development has been predominantly developed in accordance with Approved Document B, Volume 2 2019 incorporating amendments of 2020+2022 (AD B). A technical complexity is the unusual residential occupancy in the form of 'warehouse living'. This has been considered during the development of the strategy, in particular regarding the evacuation strategy (simultaneous).

Additionally, another complexity is that the external stair in Block A is a secondary escape stair which is not relied upon for means of escape. The stair will be covered by a mesh screening but will be open to the elements. AD B Vol 2 permits external egress stairs where there is more than one escape route available. Any external escape stair should meet all of the following conditions:

- Doors to the stair should be fire resisting (minimum E 30) and be fitted with a self-closing device, except for a single exit door from the building to the top landing of a downward leading external stair, provided it is the only door onto the landing.
- Fire resisting construction (minimum RE 30) is required for the building envelope within the following zones, measured from the flights and landings of the external stair.
 - 1,800 mm above and horizontally.
 - 9 m vertically below.
 - 1,100 mm above the top landing of the stair (except where the stair leads from basement to ground level).
- Fire resisting construction (minimum RE 30) should be provided for any part of the building (including doors) within 1800mm of the escape route from the foot of the stair to a place of safety. This does not apply if there are alternative escape routes from the foot of the external escape stair.
- Stairs more than 6m in height should be protected from adverse weather. Protection should prevent the build-up of snow or ice but does not require full enclosure.

2.3 Issues that may affect the fire safety of the development

1. Hydrants should be within 90 m of the dry fire main inlets. Each hydrant should be clearly indicated by a plate and in accordance with BS 3251:1976. The location of the existing hydrants is not currently known; however, as the development is located in a developed area of London, it is expected that the existing hydrants provisions are sufficient. This will need to be confirmed as the design progresses.
2. The fitout of the bedrooms is currently unknown. A raised bed level is typical of 'warehouse living' and is expected throughout the building. However, the type of bed and their location will not be confirmed until the fit-out stage. Therefore, once the fit out is known, the layouts of the beds will need to be assessed by a suitably qualified fire engineer to ensure that compliance with the fire strategy is achieved in terms of travel distance and escape provisions.

2.4 Local development document policies relating to fire safety

The scheme is located in Haringey which falls within Greater London. Thus, the London Plan Policies are applicable.

A separate Fire Statement report is required to demonstrate compliance with the London Plan Policy D12(A) as required by London Plan Policy D12(B), this will also incorporate London Plan Policy D5(B5).

The Fire Statement for the London Plan has also been prepared by BB7.

3. Fire Service Access and Water Supplies

3.1 Fire Service Site Plan Details

Explanation of fire service site plan(s) provided, including what guidance documents have informed the proposed arrangements for fire service access and facilities.

The firefighting facilities have been based on the guidance within the AD B. The fire appliance parking locations have been split into Location A and Location B, depending on the fire location. These are detailed below.

Figure 3.1 outlines the following:

- The proposed appliance access route.
- The proposed parking Location A for fire service appliances at Tewkesbury Road level.
- The proposed access points for firefighting personnel to lower sub ground level.
- The area, at that level, that is covered by the 45 m hose distance (in green).

Figure 3.2 outlines the following:

- The proposed parking Locations A and B for fire service appliances at Tewkesbury Road level, Location B is the 'maximum' location that the appliance should park. This location should not be more than 20 m reverse distance away from Location A. This position is required to access the building to the far right.
- The proposed access points for firefighting personnel to upper sub ground level.
- The area, at that level, that is covered by the 45 m hose distance (in green).

Figure 3.3 outlines the following:

- The location of the firefighting shaft in Block A.
- The proposed parking locations for fire service appliances at Eade Road level.
- The proposed access points for firefighting personnel to both blocks

Hydrants should be within 90 m of the dry fire main inlets. Each hydrant should be clearly indicated by a plate and in accordance with BS 3251:1976. The location of the existing hydrants is not currently known; however, as the development is located in a developed area of London, it is expected that the existing hydrants provisions are sufficient. This will need to be confirmed as the design progresses.

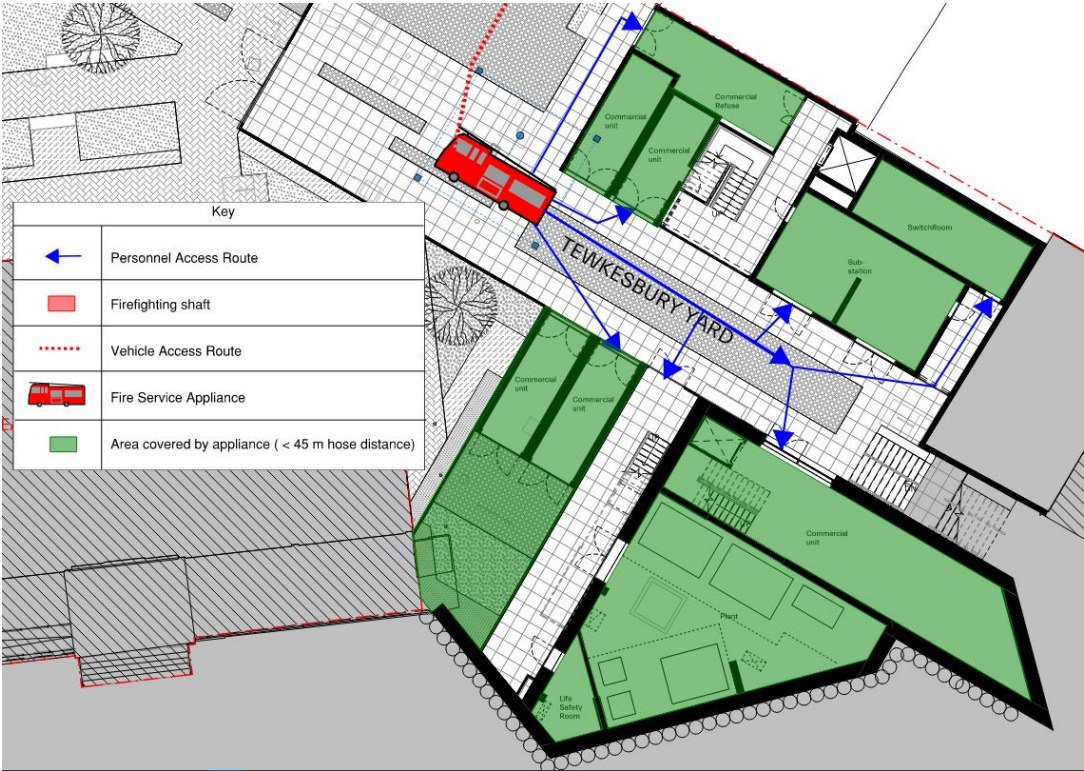


Figure 3.1 Fire Service access to lower sub ground level



Figure 3.2 Fire Service Access to the higher sub ground level



Figure 3.3 Fire Service access to ground level

3.2 Emergency road vehicle access

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

yes *

Note: * Answer from drop down box on Government Issued Gateway One Form

The development is accessed from two levels.

At the Eade Road level, the fire appliance will use a main public road to access the front of the building. At the Tewkesbury Road level, the fire appliance will use a smaller public road to access the back of the building.

Figure 3.4 shows the access and egress tracking drawings at Tewkesbury Road level, provided by the transport consultant.



Figure 3.4 Tracking drawings for Tewkesbury Road level

3.3 Siting of fire appliances

The proposed parking locations of the appliances for both levels can be seen in Figure 3.1, Figure 3.2 and Figure 3.3.

The locations of the dry riser inlets have been provided, both are next to their respective fire-fighting corridors and should be within 18 m of any appliance's parking location.

The proposed fire service access arrangement is to be discussed with the local Fire Authority.

3.4 Suitability of water supply for the scale of the development proposed

Nature of water supply:

hydrant- public*

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

yes*

Note: * Answer from drop down box on Government Issued Gateway One Form

The development will use the existing hydrant provisions. It is expected that there are sufficient provisions, as the buildings are located in a developed area of London. The location of the existing hydrants should be confirmed with the water authority, as well as whether they are operational.

4. Signature

This Fire Statement was completed by Les Kirkbride, a qualified associate engineer at BB7, on the 3rd February 2023.

Signed:

A handwritten signature in black ink, appearing to read 'L Kirkbride', written in a cursive style.

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