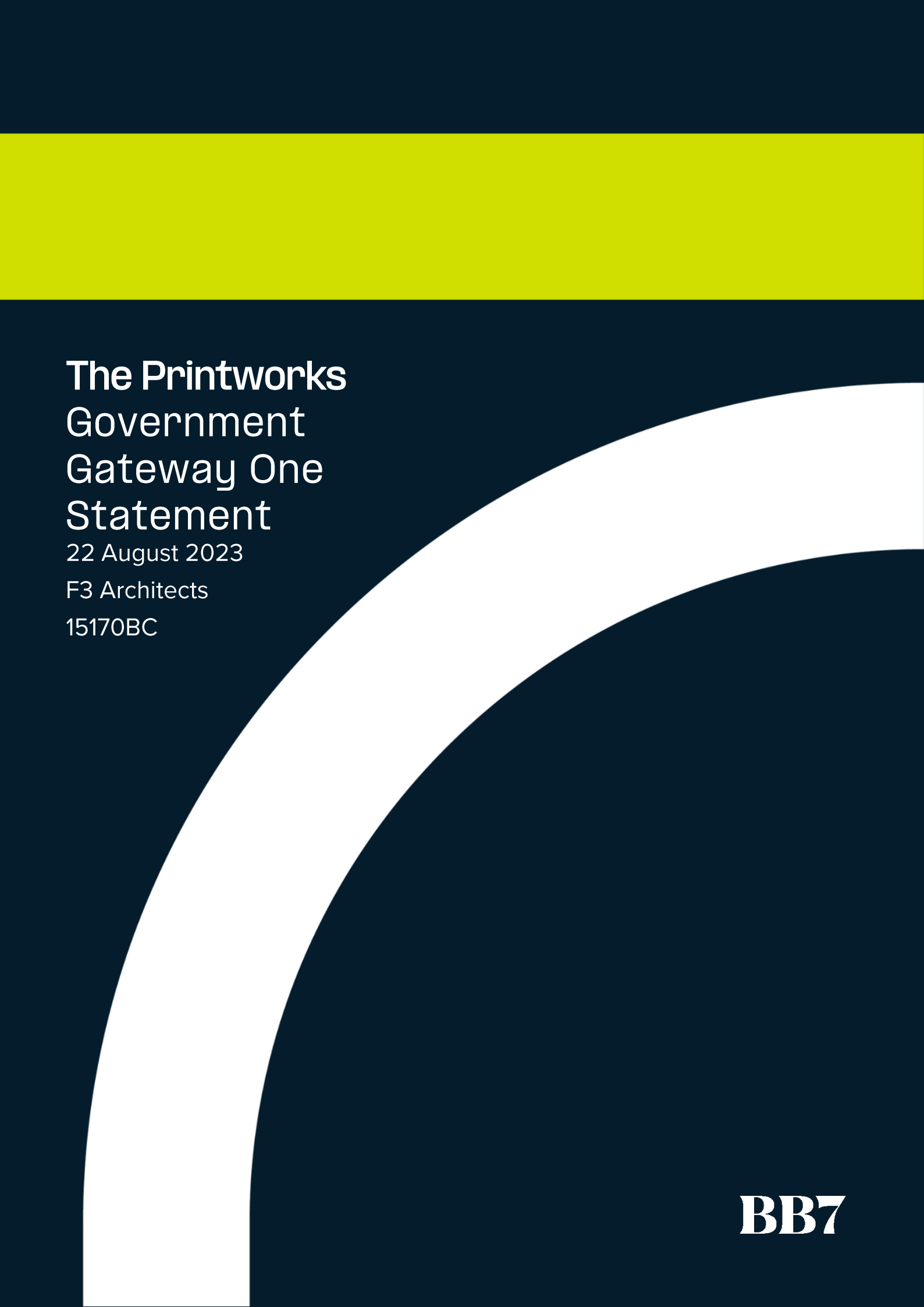




The Printworks Government Gateway One Statement

22 August 2023

F3 Architects

15170BC

BB7

Revision History

Version	Date	Author	Comments
01	04/08/2023	Jack Donohoe	First Issue
02	15/08/2023	Graeme Scott	Minor amendment following client feedback
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Document reference

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1. Application Information

1.1 Site address

Site address	829 High Road, Tottenham
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1.2 Description of the development

Description, as per planning application:

(i) Full planning application:

Full planning application for the demolition of existing buildings and structures to the rear of 819-829 High Road; the demolition of 829 High Road; and redevelopment for purpose-built student accommodation (Sui Generis) and supporting flexible commercial, business and service uses (Class E), hard and soft landscaping, parking, and associated works. To include the change of use of 819-827 High Road to student accommodation (Sui Generis) and commercial, business and service (Class E) uses.

This development consists of three blocks namely block A, block B and block C, see Figure 1.1. It should be noted that these blocks do not communicate at any level. Each block is served, at each floor, by a single stair core and two lifts, namely Core A, Core B and Core C. Block A has five occupiable storeys (G+3+Roof terrace), block B has seven occupiable storeys (G+6) and block C has six occupiable storeys (G+5).

The ground floor of the development consists of several shared amenity areas and two 'Class E' spaces. The upper storeys are made up of the dwellings in the form of studios and cluster accommodation and are intended to be primarily used by students. Additionally, it should be noted that clusters accessed directly from the ground floor; span two storeys and have an internal stair that can only be accessed by people in that cluster.

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, block B has a topmost finished floor height of 18.5 m. Therefore, only block B is classified as a 'relevant building'.

1.3 Qualifications of the author and reviewer

This report has been prepared by Jack Donohoe, a graduate fire engineer at BB7. Jack also holds an Associate level membership with the Institution of Fire Engineers. The report has been reviewed by Les Kirkbride, a associate engineer at BB7 with 9 years' experience and BSc (Hons) and an Associate grade membership with the Institution of Fire Engineers.

1.4 Consultation

BB7 have been appointed to provide the following for this development:

- i. RIBA 2 Concept works.
- ii. RIBA 3 Fire Strategy

iii. Fire Statement for London Plan

iv. Gateway One Statement

1.5 Site layout



Figure 1.1 Site layout

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
A	12.5	residential flats, maisonettes, studios	Floors 1-3	BS9991	no balconies	class A2-s1, d0 or better	stay put	yes-residential sprinklers, full	none
		residential bedsits, cluster flats	Floors 1-3						
B	18.5	residential flats, maisonettes, studios	Floors 1-6	BS9991	no balconies	class A2-s1, d0 or better	stay put	yes-residential sprinklers, full (1)	none
		residential bedsits, cluster flats	Ground-6						
		shop (2)	Ground	BS9999			simultaneous		N/A non resi
C	15.5	residential flats, maisonettes, studios	Floors 1-5	BS9991	no balconies	class A2-s1, d0 or better	stay put	yes-residential sprinklers, full (1)	none
		residential bedsits, cluster flats	Ground-5						
		shop (2)	Ground	BS9999			simultaneous		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.

(1) In accordance with Table 4 of BS 9251:2021, provided the commercial unit is less than its relevant area limit, suppression to the commercial unit can be from the domestic system, but will require the sprinkler heads to be in accordance with BS EN 12259-1. (2) This use is described as Class E in the Fire Strategy and drawings.

2.2 Specific technical complexities

Predominantly, the development has been developed in accordance with BS 9991:2015 (residential) BS 9999: 2017 (Non-Residential) and its referenced material. However, some areas of the development have been designed according to other guidance documents, these are outlined in Table 1.2.

Table 1.2 Other guidance documents used

Section of fire strategy	Alternative guidance used	Comments	Reason for use
6.1	Approved Document B Vol 1	External wall construction	Recent changes to industry practices.
7.1	London Fire Brigade – Guidance Note 29	Fire tender specification	No relevant information in BS 9991.
7.2	BS 9999 2017	Fire fighting lobby layout at grade	No relevant information in BS 9991 2015.

2.3 Issues that may affect the fire safety of the development.

Based on the information contained within the current Fire Strategy Report (BB7 FS RIBA 3 The Printworks London V03 (2023 08 11) 15170BC), it is considered that there are no issues within the design of this development that would affect the fire safety of this development.

2.4 Local development document policies relating to fire safety

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

A separate 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).

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.

As mentioned in Section 2.3, the FRS access for this development, described below, follows the guidance. Generally, BS 9991:2015 has been used to inform the proposals for FRS access and facilities. However, in some areas where more detail was given in different guidance, the alternative guidance was instead used. For example, the FRS access route specifications given in the London Fire Brigade – Guidance Note 29.

Figure 3.1 outlines the following for block A:

- The approximate appliance access route.
- The approximate parking locations for FRS appliances on Brunswick Square to access block A.
- The proposed access points for FRS personnel to the building.

Figure 3.2 outlines the following for block B and C:

- The approximate appliance access route.
- The approximate parking locations for FRS appliances on Brunswick Square to access block B and C.
- The proposed access points for FRS personnel to the building.
- The location of the firefighting shaft in Block B.

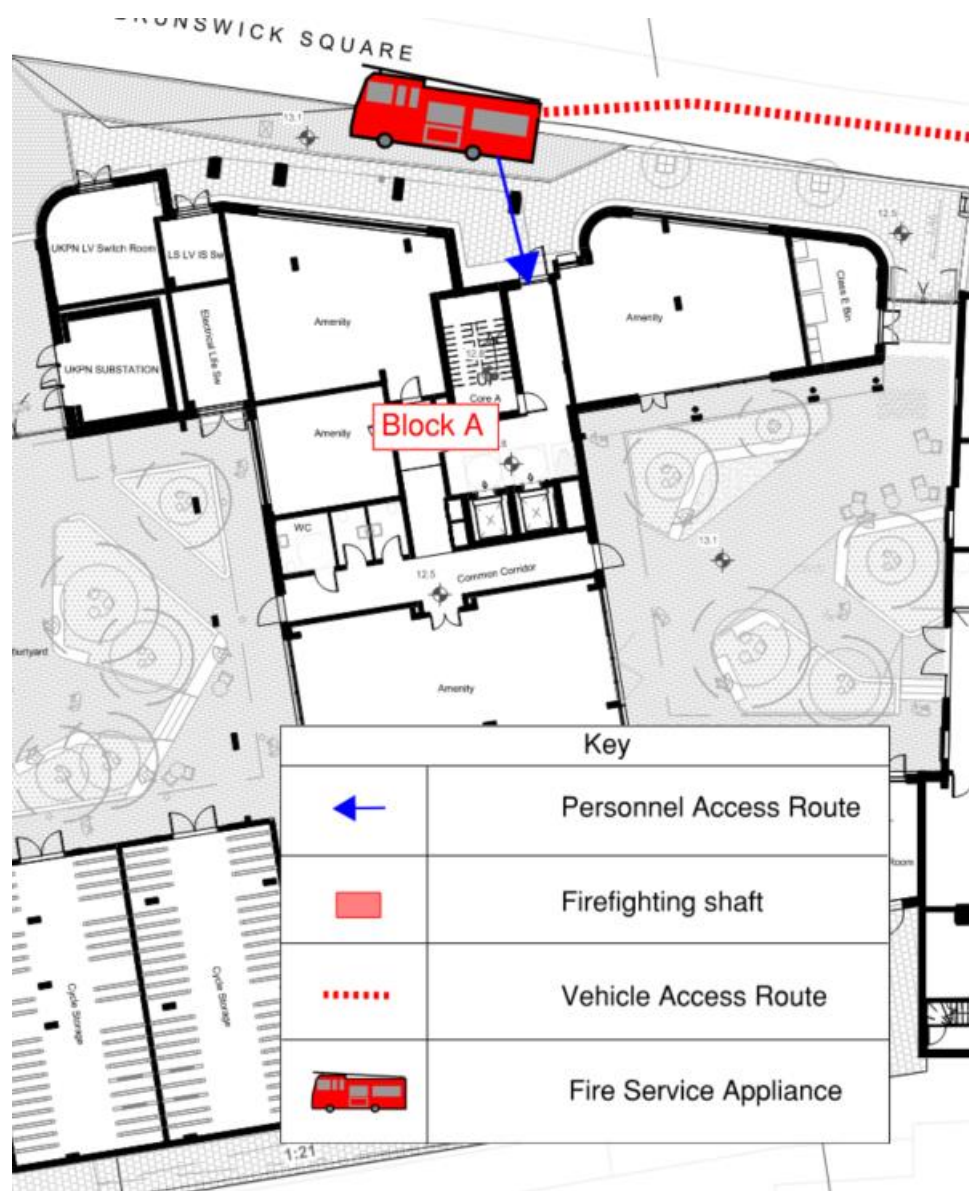


Figure 3.1 FRS plan for block A



Figure 3.2 FRS plan for block B and C

It has not yet been established:

- The location of the evacuation assembly points. These are to be confirmed by the managing company during the next design stage of the development, as it falls under the RR(FS)O rather than the building regulations.
- Exact locations of fire hydrants. Indicative locations of hydrants have been provided, however the exact locations of the closest available hydrants should be properly obtained.

3.2 Emergency road vehicle access

Access to the development is provided via Brunswick Square. For block A, the FRS will park on Brunswick Square and directly access the block form there, as shown in Figure 3.1. Block B and C are also both accessed from Brunswick Square, however; to access the cores the FRS appliance needs to pass under an undercroft.

It should be noted that this development is part of a wider master plan and that FRS access to the scheme will likely become more open as the surrounding areas develop. This is especially relevant to the south of the development.

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

3.3 Siting of fire appliances

The proposed parking locations of the appliances for both levels can be seen in Figure 3.1 and Figure 3.2. Currently, there are no drawings detailing the fire main inlet points for this site, however it has been confirmed verbally that the inlets will be located where the FRS enter each core. Outlets will be located on each floor, within the stair of each core, this will include ground floor level.

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

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where people, businesses
and communities thrive.