

Fire statement form

Application information	
1. Site address line 1	Land at Haringey Heartlands between Hornsey Park Road Mayes Road Coburg Road Western Road and the Kings Cross / East Coast Mainline Clarendon Gas Works Olympia Trading Estate and 57-89 Western Road.
Site address line 2	
Site address line 3	
Town	London
County	
Site postcode (optional)	N8 & N22
2. Description of proposed development including any change of use (as stated on the application form):	The Clarendon Phase 4 development is a mixed used development that consists of three new residential blocks within the Clarendon Road wider masterplan. The three blocks: H1, H2, and H3, consist of 377 residential homes on the upper levels with mixed commercial, workspaces and ancillary spaces at ground and first floors framing a new landscaped public square. The buildings also provide residents with access to a car park at basement level that additionally serves Phases 3B and 5.
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience. Guide: no more than 200 words	Dale McCubbin – Senior Fire Engineer Dale McCubbin is a Fire Engineer with 3 years’ experience and is an Associate Member of the Institution of Fire Engineers (AIFireE). He has detailed knowledge of Approved Document B (ADB) and BS9991 with a good understanding and experience of multi-storey residential developments including early stage and construction design stages. Dale has worked on many similar schemes in the past, incorporating elements such as mechanical smoke control and firefighting facilities into designs, as well as extensive experience working on buildings over 18m in height. Andy Ying Hu – Fire Engineer Andy Ying is a Fire Engineer with more than ten years’ experience of working in structural fire engineering and fire engineering design, also as an Associate Member of the Institution of Fire Engineers (AIFireE). He has knowledge of Approved Document B (ADB) and BS9991 with a good understanding and experience of commercial and residential developments. Michel Wizenberg – Senior Principal, Head of Fire Engineering Michel is a Principal and Head of Fire Engineering at Elementa. He has 15 years’ experience, with vast experience on a variety of high-rise residential developments for major housing clients across London and the South East. He is the lead author of fire strategies and responsible for all

	stages of the fire engineering design from the initial client contact through the tendering phase, across construction and the ongoing management and maintenance of fire safety systems and passive fire protection. Michel has a wealth of experience in working on both residential smoke control systems and working on external facades, both in design and remedial schemes, specifically for buildings over 18m in height.
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	Internal consultation has been completed between the design team. External pre-application advice has been carried out with the Health and Safety Executive (HSE) in workshops held in September 2022 and June 2023.
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									
Site information				Building information			Resident safety information		
a) block no. as per site layout plan above	b) • block height (m) • number of storeys excluding those below ground level • number of storeys including those below ground level	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 H1	TF FFL – • 81.8 (m) • 27 • 28	residential flats, maisonettes, studios	Level 02-26	Approved document B vol 1	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	M4(2) & M4(3)
Block H1	TF FFL – • 81.8 (m) • 27 • 28	Shop and Restaurant	Level 00	Approved document B vol 2	no balconies	class A2-s1, d0 or better	simultaneou s	yes- commercial sprinklers, full	N/A non resi
Block H1	TF FFL – • 81.8 (m) • 27 • 28	Office, Research and Developmen t	Level 00-01	Approved document B vol 2	no balconies	class A2-s1, d0 or better	simultaneou s	yes- commercial sprinklers, full	N/A non resi
Block H1	TF FFL – • 81.8 (m) • 27	Car Park	Basement	Approved document B vol 2	no balconies	class A2-s1, d0 or better	simultaneou s	yes- commercial	N/A non resi

	•28							sprinklers, full	
Block H2	TF FFL – •51.2 (m) •17 •18	residential flats, maisonettes, studios	Level 01-16	Approved document B vol 1	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	M4(2) & M4(3)
Block H2	TF FFL – •51.2 (m) •17 •18	Office, Research and Developmen t	Level 00-01	Approved document B vol 2	no balconies	class A2-s1, d0 or better	simultaneou s	yes- commercial sprinklers, full	N/A non resi
Block H2	TF FFL – •51.2 (m) •17 •18	Car Park	Basement	Approved document B vol 2	no balconies	class A2-s1, d0 or better	simultaneou s	yes- commercial sprinklers, full	N/A non resi
Block H3	TF FFL – •59.7 (m) •20 •21	residential flats, maisonettes, studios	Level 02-19	Approved document B vol 1	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	M4(2) & M4(3)
Block H3	TF FFL – •59.7 (m) •20 •21	Shop and Restaurant	Level 00	Approved document B vol 2	no balconies	class A2-s1, d0 or better	simultaneou s	yes- commercial sprinklers, full	N/A non resi
Block H3	TF FFL – •59.7 (m) •20 •21	Office, Research and Developmen t	Level 00-01	Approved document B vol 2	no balconies	class A2-s1, d0 or better	simultaneou s	yes- commercial sprinklers, full	N/A non resi
Block H3	TF FFL – •59.7 (m) •20 •21	Car Park	Basement	Approved document B vol 2	no balconies	class A2-s1, d0 or better	simultaneou s	yes- commercial sprinklers, full	N/A non resi

7. Specific technical complexities

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

Guide: no more than 500 words

- BS9991 will be utilised as supplementary guidance for the design of open plan apartments since these apartment types are not discussed within ADB.
- The development is spread across multiple phases which share a basement underneath the development.
- Where risers are accessible from the ground floor final escape route, they will be enclosed in 120 minutes fire resistance with upgraded FD 120S doors
- The residential common corridors and car park will be provided with mechanical smoke ventilation. At a later stage of design, a Computational Fluid Dynamics (CFD) assessment will be provided to validate the smoke venting strategy.

8. Issues which might affect the fire safety of the development

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

Guide: no more than 500 words

- For Blocks H1, H2 and H3, the residential apartments will adopt a stay-put evacuation procedure in that only the apartment that has a fire will be required to be immediately evacuated. The fire service will carry out evacuation of the other apartments if necessary.
- The common corridors at the upper levels will be provided with mechanical smoke ventilation in accordance with Approved Document B to provide tenable conditions for means of escape and firefighting operations.
- The restaurants on site will operate a simultaneous evacuation procedure.
- The workplaces on site will operate a simultaneous evacuation procedure.
- The ancillary accommodation, stores and plant rooms at basement level will be considered completely independent of the residential elements. These areas will adopt an independent simultaneous evacuation procedure.
- All blocks are over 18m in height and will be provided with a firefighting shaft.
- All blocks are provided with two stair cores. In Blocks H1, H2 and H3, the stair connecting the basement and ground will be provided with a physical break at the ground floor to prevent smoke ingress from basement levels.
- Standard apartments will be provided with an LD2 fire alarm and detection system in accordance with BS 5839-6.
- Open plan apartments will be provided with an LD1 fire alarm and detection system in accordance with BS 5839-6.
- The workplaces at ground and first levels will be provided with an L3 fire alarm and detection system in accordance with BS 5839-1.
- The restaurants at ground level will be provided with a manual fire alarm and detection system in accordance with BS 5839-1.
- All ancillary spaces at basement level will be provided with an L3 fire alarm and detection system in accordance with BS 5839-1
- The carpark will be provided with an L5 fire alarm and detection system in accordance with BS 5839-1 along with CO detectors.
- All blocks exceed 30m in height, therefore the elements of structure with 120 mins fire resistance will be required in accordance with ADB guidance
- Floors will be designed as compartment floors and will achieve a fire resistance equal to that of the structure.
- All building blocks are over 11m in height, therefore residential sprinklers will be required in accordance with BS 9251.
- A commercial sprinkler system will be provided to workplaces, restaurant and car park in accordance with BS EN 12845. Where the residential ancillary spaces are larger than the limits outlined in Table 4 of BS 9251, they will be covered with the commercial sprinkler system.

- All materials within external walls should achieve European Classification in A2-s1,d0 or Class A1 in accordance with Regulation 7(2).
- Wet riser inlets will be located on the façade of each block and be within 18m of the fire service appliance parking position.
- All parts of the floor plates within the blocks will be covered within 60m when a suitable route was measured for laying a hose from a wet riser outlet in a firefighting shaft.
- Fire hydrants will be provided within 90m of the wet riser inlets for the blocks and to within 90m of the entrance to the office block and commercial units.
- Each life safety system will be provided with a secondary power supply which will activate in the event of a failure of the main supply.

9. Local development document policies relating to fire safety

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

Guide: no more than 500 words

Consideration has been given to the New London Plan dated March 2021. The recommendations in Policy D5 (Inclusive Design) and Policy D12 (Fire Safety) have been addressed.

Emergency road vehicle access and water supplies for firefighting purposes

10. Fire service site plan

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?

Guide: no more than 200 words

- Fire Tender access will be provided for the fire appliance to within 18m of the wet riser inlets is provided at the building entrances. This fire tender parking is indicatively shown on the ground floor plan referenced in Section 14.
- For the non-residential accommodations, fire tender access will be provided to within reasonable distances of the entrances in accordance with ADB.
- As the residential accommodations within Blocks H1, H2, and H3 will adopt a stay-put policy, there are no assembly points defined for residential occupants. Evacuation points will be provided for the commercial units however this is part of the fit-out tenant management strategy.
- A firefighting shaft will be provided in all the blocks in line with the guidance of ADB.
- Two lifts within each core will be provided in the design stage: one will be designed as a firefighting lift and another one will be designed as an evacuation lift.
- A wet riser system will be installed for each building block where the building is over 50m in height (i.e. H1, H2, and H3)

11. Emergency road vehicle access

Specify emergency road vehicle access to the site entrances indicated on the site plan

Guide: no more than 200 words

As per the drawing referenced in Section 14 adequate fire service access route for all plots will be provided.

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

yes

12. Siting of fire appliances

Guide: no more than 200 words

The vehicle access route is being designed to meet the requirements for a pump appliance as described in London Fire Brigade – Guidance Note 29

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

Guide: no more than 200 words

Fire Hydrants will be provided within 90m of the wet riser inlet locations as currently shown on the plans referenced in Section 14. The pressure and flow in the water main will need to be assessed by Thames Water

Nature of water supply:

hydrant- public

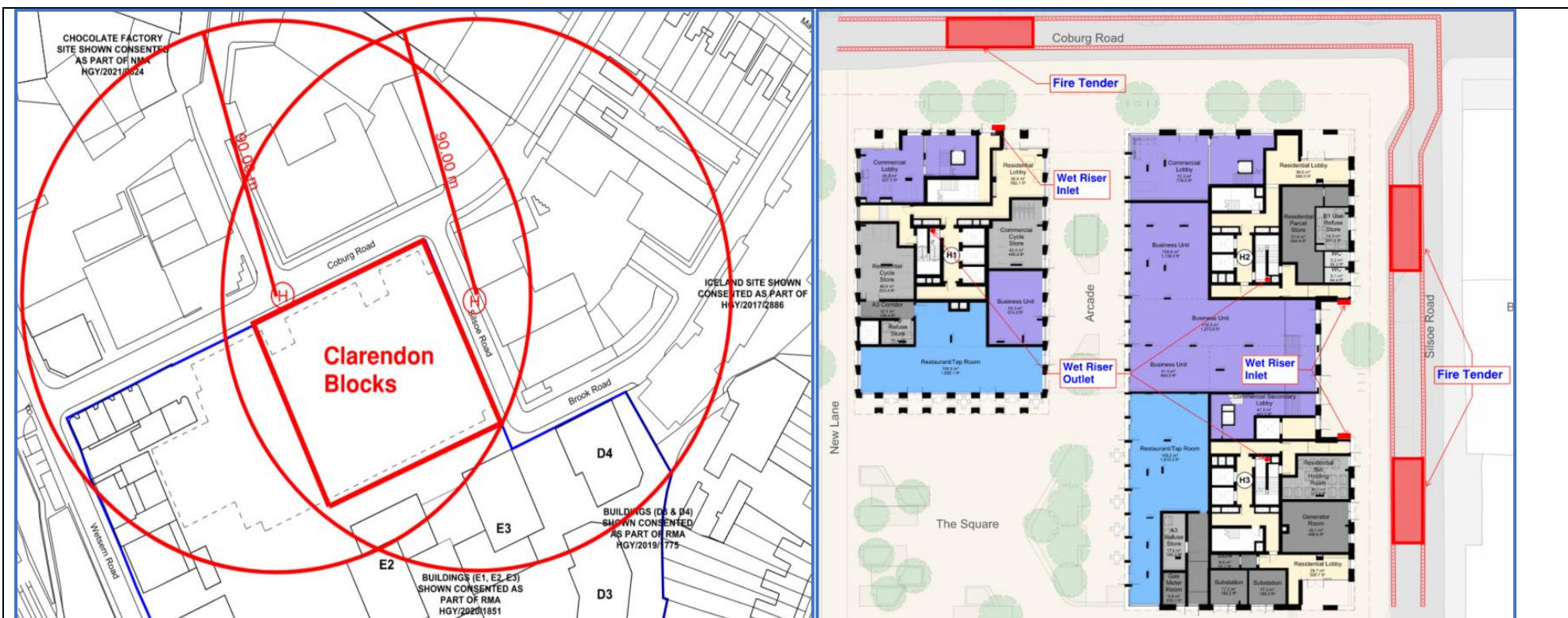
Does the proposed development rely on existing hydrants and if so are they currently usable / operable?

yes

14. Fire service site plan

Fire service site plan is:

inserted in the form



Fire statement completed by	
15. Signature	Dale McCubbin
16. Date	30/06/2023