



OFR Consultants Limited
Sevendale House
Lever Street
Manchester, M1 1JA

BY EMAIL

29th January 2026

Dear Laura (Quod),

**TOTTENHAM PRINTWORKS
OFR FIRE STATEMENT SUMMARY LETTER FOR PLANNING**

The Printworks development is located in the London Borough of Haringey. Therefore, it is subject to the London Plan 2021; that is, the statutory Spatial Development Strategy for Greater London prepared by the Mayor of London in accordance with the Greater London Authority Act 1999 (as amended) and associated regulations. Of particular relevance to this Fire Strategy, are Policy D5 and Policy D12 of this document. A fire statement has been produced separately by BB7, dated 22/08/2023, as a part of the site wide planning submission for the development. Separately as applicable for a 'relevant building' i.e. residential buildings or educational accommodation spanning above 18m or containing 7 storeys (measured from ground level to the top floor surface of the top storey of the building)– A 'Fire Statement' under 'Planning Gateway One' will be a statutory requirement, this was also produced by BB7.

In carrying out our services in line with the scope set out in our terms of OFR's appointment, and in our capacity as fire engineers supporting the design team in achieving the performance criteria of the Fire Strategy, the works have been progressed to be in accordance with the Fire Strategy requirements. However, OFR would highlight that there are differences in the proposals set out in meeting the functional requirements of Part B of the Building Regulations 2010, as part of the fire strategy design principles produced to date from those set out in the original fire statement by BB7 (both London Plan & Gateway One submissions). These include the following key items (non-exhaustive list):

- Evacuation Strategy – Change to simultaneous evacuation strategy (from stay-put).
- Smoke ventilation – Development of the smoke extract system arrangements to all lift lobbies / stairs, supported by CFD analysis.
- Fire service access – Clarifications with the fire service around vehicle access to the site, and in relation to Block C they would expect to park on Brunswick Square and approach the Block via the undercroft on foot.

Ultimately the fire strategy report produced to date outlines the key principles of the fire strategy informed by coordination with the design team during development within the Technical Design stage of the project (RIBA Stage 4). The principles given within this report seek the objective of demonstrating compliance with Schedule 1, Part B (Fire Safety), of the Building Regulations 2010 (as amended), and its aims are to support the Technical Design stage of the scheme; as such, the report has been developed to a commensurate level of detail. This report has been used for formal engagement with Haringey Building Control and any third-party approvers, and where satisfied, progress through to formal consultation with the LFB.



In summary, OFR believes that the design proposals developed to date is cognisant of the previous BB7 fire statement produced for the planning application in meeting Policy D5 and Policy D12 of the London Plan 2021, and separately under 'Planning Gateway One'. However, it has been progressed as part of design development such that there are differences that need to be acknowledged from the latest fire strategy report. However, all fire strategy developments are understood to demonstrate suitability in line with Part B of The Building Regulations 2010.

Yours sincerely

Neil McPhail

Director
Fire Engineering
OFR Consultants