

PRESTIGE PLANNING LTD

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Planning Fire Statement (London Plan Policy D12)

Site Address: Unit 11, High Cross Centre, Fountayne Road, London, N15 4QL

Proposal: Intensification of employment use through a vertical extension and creation of a multi-unit (14+) business hub.

Prepared By: Kate Wadeson, Prestige Planning Ltd.

Date: 25th February 2026

1. Introduction & Legal Requirement

In accordance with Policy D12(A) of the London Plan (2021), this statement provides evidence that the development has been designed to minimise the risk of fire and provide a robust strategy for evacuation and emergency access. This is a legal requirement for the planning application; failure to address these criteria can result in the rejection of the proposal.

2. Criterion 1: Identifying Fire Risks and Relevant Assets

The development has identified potential hazards associated with the intensification of the site:

- **Hazards:** Increased electrical loads from 14+ independent business units and the use of machinery/flammable materials within the ground-floor workshop.
- **Relevant Assets:** The building incorporates two fire-rated protected stair cores and a high-specification metal "camouflage" cladding system.
- **Risk Mitigation:** Fire safety is treated as an ongoing process. A full Fire Risk Assessment (FRA) has been conducted at the design stage, and regular professional assessments will be carried out post-occupation to account for any changes in unit usage.

3. Criterion 2: Means of Escape and Evacuation

To ensure all occupants can escape the building safely and swiftly:

- **Dual-Staircase Strategy:** The building is designed with two protected stair cores at opposite ends of the floor plate, ensuring that if one route is compromised, a secondary unobstructed path is available.
- **Simultaneous Evacuation:** A simultaneous evacuation strategy is in place. Upon alarm activation, all occupants will egress to the external assembly point via clearly marked, well-lit escape routes.
- **Signage:** Routes will be equipped with photoluminescent exit signage and emergency lighting to ensure visibility during power failures.

4. Criterion 3: Passive and Active Fire Safety Measures

- **Passive Measures:** The building is subdivided into 60-minute fire-resisting compartments between units. The external cladding is non-combustible, and all service penetrations will be fire-stopped.
- **Active Systems:** A comprehensive L2/L3 category automatic fire detection system will be installed. This includes smoke and heat detection in all units and communal areas.
- **Emergency Communication:** A hands-free Emergency Voice Communication (EVC) system is provided at all refuge points for direct contact with building management.

5. Criterion 4: Fire Service Access and Equipment

- **Access:** Fire appliances can access the site directly via the existing High Cross Centre courtyard from Fountayne Road.
- **Water Supply:** Firefighting operations will be supported by existing external hydrants within the High Cross Centre.
- **Equipment:** The building will be equipped with fire extinguishers (maintained under a mandatory service schedule) and smoke ventilation systems in the stair cores. While the 15.6m height does not mandate a firefighting lift, the central high-capacity lift will be available to assist fire services in transporting equipment.

6. Criterion 5: Robust Strategy for Evacuation (Inclusivity)

The strategy ensures that the building is safe for all users, including those with disabilities:

- **Refuge Areas:** Designated, safe refuge areas are located in both stair cores, equipped with communication links.
- **PEEPs:** The Building Manager will coordinate **Personal Emergency Evacuation Plans (PEEPs)** for any staff with mobility or sensory impairments, identifying "evacuation buddies" to provide assistance.

7. Criterion 6: Ongoing Maintenance and Training

To ensure the building remains safe throughout its lifecycle:

- **Maintenance:** The Building Manager will oversee a strict maintenance schedule for all fire safety equipment (alarms, lighting, and extinguishers).
- **Training:** All tenants will receive fire safety inductions, and regular fire drills will be conducted to ensure staff are trained to follow the established emergency procedures.

8. Gate 1 Assessment Clause

Although the building's apex height of 15.6m is below the statutory 18m threshold for Planning Gateway One, the applicant is committed to maximum transparency. Should the Local Authority (LA) require a formal Gate 1 assessment, one can be completed by a qualified fire engineer to further support this application.

9. Declaration of Competence

I, Kate Wadeson, acting as a Planning Consultant for Prestige Planning Ltd, declare that I am a competent person to provide this Fire Statement. This document has been prepared with specific reference to the requirements of the London Plan Policy D12 and current Building Regulations.

Signed: *Kate Wadeson*

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