

Fire statement form

Application information	
1. Site address line 1	Harcourt House
Site address line 2	
Site address line 3	
Town	Haringey
County	London
Site postcode (optional)	N8 9JB
2. Description of proposed development including any change of use (as stated on the application form):	Haringey House is an existing residential premises over four (4) storeys (lower ground, ground, 1st and 2nd floors) The proposal is to provide an additional floor which will provide two (2) single storey apartments.
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience. Guide: no more than 200 words	Paul Brown Eng Tech, MIFireE, MIFPO, SIIRSM. Paul is a senior fire engineer with over 21 years' experience in fire safety and fire engineering. Starting in 2004 he was an inspecting/enforcement officer with the London Fire Brigade for eight years carrying out building inspections under the relevant fire legislation as well as handling building control applications. After this he was the fire officer for Brunel University where he obtained his Members level within the IFE and entry into the engineering council. His next role was as a fire engineer with the IFC group working on fire engineering projects ranging from large residential developments, Hospitals, student accommodation and the Houses of Parliament. Other projects during his career include the design of Wembley Civic Centre, IKEA Wembley and the design of the first large metals research facility in London.
4. State what, if any, consultation has been undertaken on issues relating to the fire safety of the development; and what	The proposed development will be subject to the provision of a fire safety strategy at RIBA 4 utilising the guidance within BS 9991:2024 for residential areas. Also the requirements of the London Plan Policies (2022) D12(A). It is noted that there is no lift in the existing building and the proposed works do not include the provision of a lift.

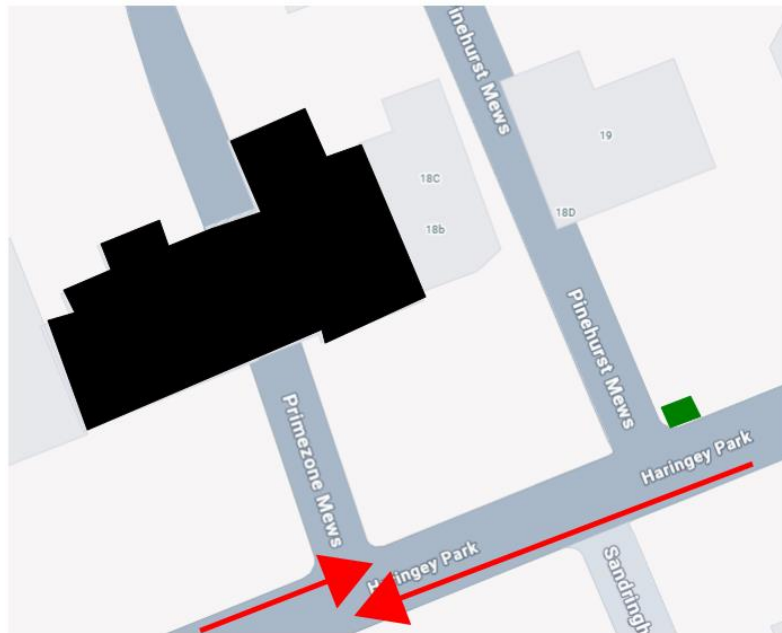
account has been taken of this. Guide: no more than 200 words	As the proposed extra storey will result in a storey level slightly in excess of 11m then the proposal is for the two new apartments to be simultaneous evacuation based on activation of the Automatic Fire Detection (AFD) provided in the Protected Stairs for the new Automatic Opening Vent being activated. Upon this activation sounders within the apartments will be activated. For existing residential apartments the evacuation approach will remain as a defend-in-place evacuation. A defend-in-place evacuation strategy is typically assigned to residential apartments due to the high degree of compartmentation. A fire is assumed to be confined in the flat of fire origin and only the occupants in the flat of fire origin evacuate in the first instance. Other building occupants may remain unaware of the fire unless evacuated by the Fire and Rescue Service or Management (where applicable), or they may choose to evacuate at any time. A new Automatic Opening Vent (AOV) is to be provided at the head of the stairs. As there is currently no automatic smoke ventilation then this may be considered as an improvement over the existing arrangements. An Automatic Water Fire Suppression System (AWFSS) is to be provided in each new apartment in accordance with BS 9251:2021 for a Category 2 system design. The design for the new floors is to mirror the existing floors whereby there will be a maximum of two apartments with Protected Entrance Hallways opening onto the Protected Stairs. This will not make the current arrangement for the existing floors worse, in fact the new AOV at the head of the stairs will improve their means of escape. As mentioned, for the new apartments the evacuation is simultaneous evacuation. As the new floor will be over 11m the external walls are to achieve A2,s1-d0 in terms of construction materials used. As the building does not have a top storey height greater than 18m, the stairs are to be considered Protected Stairs. As such, the stairs should have an unobstructed width of 750mm when measured between the walls and balustrades. The Protected Stairs will lead direct to a final exit. As the majority of the building occupants are utilising a defend-in-place evacuation approach then there is no need for an assembly point. However, occupants do have the ability to move away from the building to a place of ultimate safety.
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Maintenance of active and passive systems will be undertaken in line with the recommendations of the relevant British Standards and will be monitored as part of the building safety management plan with regular independent fire risk assessments to be undertaken.

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



→ Fire & Rescue Service
approach routes

■ Site Location

■ Nearest Fire Hydrant

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
Harcourt House Proposed 3 rd Floor	highest storey level is over 11m with an overall building height of less than 18m	Residential apartments	Top Floor	BS9991	no balconies	class A2-s1, d0 or better	simultaneou s	yes- residential sprinklers, full	M4(2)

Harcourt House Existing Floors	4 storeys highest storey level is less than 11m with an overall building height of less than 18m	Residential apartments	All existing floors	BS9991	no balconies	class A2-s1, d0 or better	stay put	none	none
		Choose an item.		Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.
		Choose an item.		Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.
		Choose an item.		Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.

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

As the building has a storey height that will be slightly over 11m and to allow for a small building design approach in keeping with the existing floor layouts then the proposed new floor will be provided sprinklers and will be simultaneous evacuation upon detection of smoke in the Protected Stairs. All other floors will remain defend-in-Place which is currently accepted by the Fire & Rescue Service

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

The development will be designed in keeping with the recommendations of BS 9991. There are no identified issues which may affect fire safety.

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 requirements of the London Safety Plan and D12(A) Policy. There are no other issues that may affect fire safety.

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 Service Access will be designed in keeping with BS 9991 and LFB guidance. A firefighters override switch is to be provided at the entrance to the Protected Stairs. As access to all areas of the premises cannot be achieved within 45m then a Dry Rising Mains is to be provided. This is an improvement over current access facilities. As there is no storey in excess of 18m a fire-fighting shaft is not required.

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

The building is an existing residential premises that are accessed via Haringey Park Road. Fire appliances will approach the building via the existing public roads. They will then park on the public roads and fire-fighters will disembark and enter the building. There is no requirement for fire appliances to enter the premises

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

Fire Appliances will stop on the existing Haringey park Road within 18m of the Dry Rising Mains Inlet

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

Guide: no more than 200 words

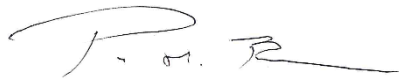
This is a small development and therefore, the water supply would be from public hydrants on the existing public roads. Sprinklers will be to a Category 2 design as per BS 9251.

Nature of water supply:
hydrant- public

Does the proposed development rely on existing hydrants and if so are they currently usable / operable?
don't know

14. Fire service site plan

Fire service site plan is:
provided as a separate plan

Fire statement completed by**15. Signature****16. Date**

07/11/2025