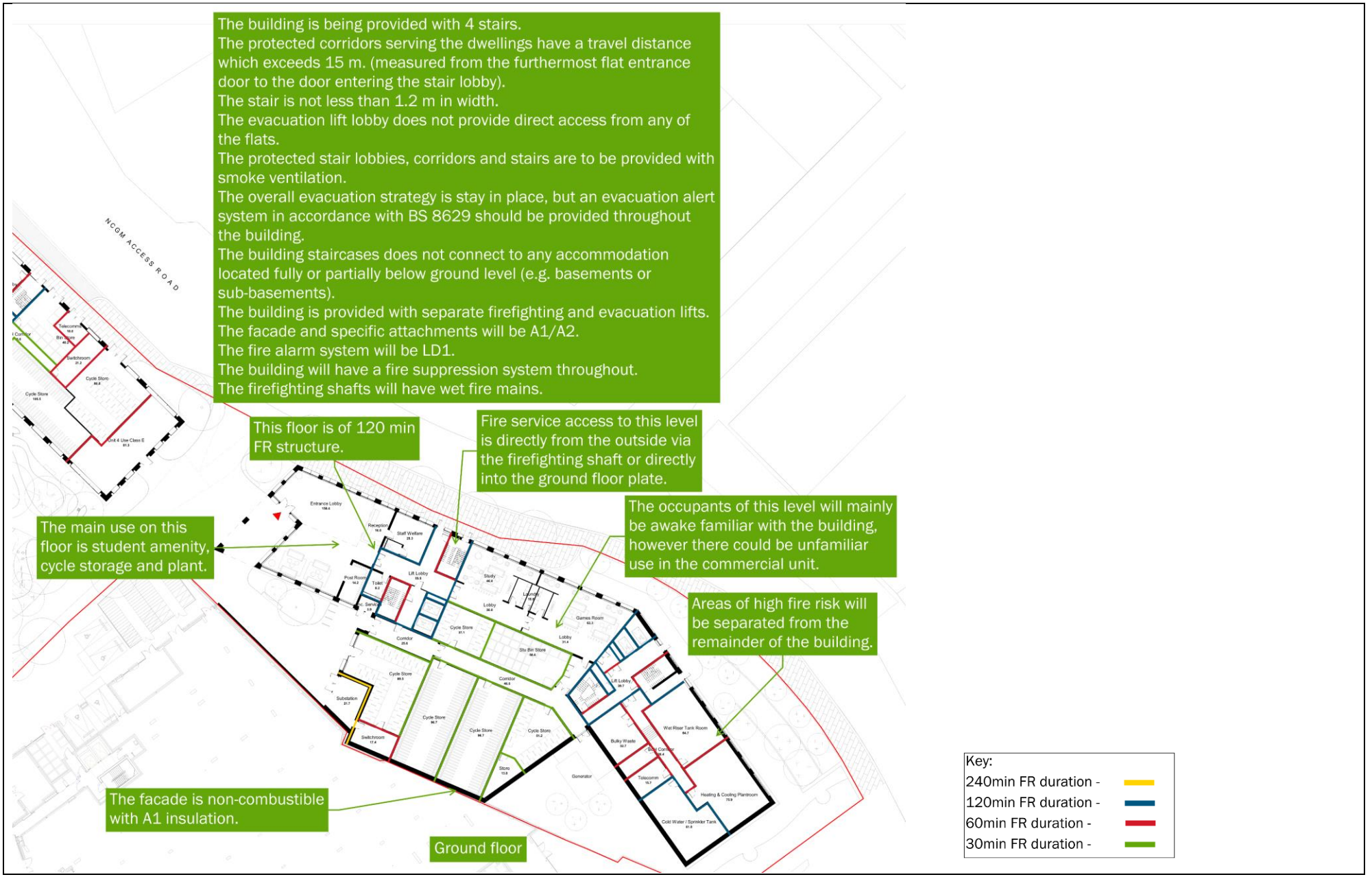
Fire statement form

Application information	
1. Site address line 1	41-49 and 49-59 Battersea Park Road
Site address line 2	Nine Elms
Site address line 3	
Town	London
County	Wandsworth
Site postcode (optional)	SW8 5AL
2. Description of proposed development including any change of use (as stated on the application form):	Application for Phased Full Planning Permission for: Demolition of all existing buildings and construction of three new buildings, together comprising Residential (Use Class C3) and Student Accommodation (Sui Generis) along with Commercial, Business and Service (Use Class E) and/or Local Community and Learning (Class F1) floorspace. Associated works include hard and soft landscaping, car parking and new vehicular access / servicing, and other ancillary works.
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience. Guide: no more than 200 words	Scott Hall – Head of Fire Engineering - Atelier Ten- BSc Fire Risk Engineering, GIFireE with over 37 years in the construction industry working on a variety of projects Scott leads Atelier Ten's fire design practice. With 30 years of experience directly in fire, Scott contributes specialist skills relating to the fire risk management of a project. In the Fire Service he was on the Emergency and Planning Committee covering all major events in Glasgow and the surrounding area. This overview allows for the fire safety aspects to be identified at an early stage in the project design providing significant efficiencies in the project development. Scott is proficient in all aspects of Fire Engineering Design for a project and combines this with in-depth practical knowledge from the Fire Service to deliver a project fire strategy incorporating the best of innovative fire safety engineering and practical fire strategies.
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	N/A
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 building is being provided with 4 stairs.
The protected corridors serving the dwellings have a travel distance which exceeds 15 m. (measured from the furthermost flat entrance door to the door entering the stair lobby).
The stair is not less than 1.2 m in width.
The evacuation lift lobby does not provide direct access from any of the flats.
The protected stair lobbies, corridors and stairs are to be provided with smoke ventilation.
The overall evacuation strategy is stay in place, but an evacuation alert system in accordance with BS 8629 should be provided throughout the building.
The building staircases does not connect to any accommodation located fully or partially below ground level (e.g. basements or sub-basements).
The building is provided with separate firefighting and evacuation lifts.
The facade and specific attachments will be A1/A2.
The fire alarm system will be LD1.
The building will have a fire suppression system throughout.
The firefighting shafts will have wet fire mains.
This floor is of 120 min FR structure.
Fire service access to this level is directly from the outside via the firefighting shaft or directly into the ground floor plate.
The occupants of this level will mainly be awake familiar with the building, however there could be unfamiliar use in the commercial unit.
The main use on this floor is student amenity, cycle storage and plant.
Areas of high fire risk will be separated from the remainder of the building.
The facade is non-combustible with A1 insulation.
Ground floor
NCGM ACCESS ROAD
Key:
240min FR duration -
120min FR duration -
60min FR duration -
30min FR duration -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The building is provided with separate firefighting and evacuation lifts.
The facade and specific attachments will be A1/A2.
The fire alarm system will be LD1.
The building will have a fire suppression system throughout.
The firefighting shafts will have wet fire mains.
The facade is non-combustible with A1 insulation.
The main use on this floor is residential use.
Ventilation provided to stair
Extended travel distance can be justified using alternative escape route into adjoining corridor.
The floor is 120 min FR structure.
The occupants of this level will mainly be asleep and familiar with the building.
Ventilation provided to lobby.
Firefighting access to this level is via the firefighting shaft.
Typical upper floor
25.0 m
17.7 m
13.4 m
15.0 m
16.5 m
18.8 m
Key:
240min FR duration -
120min FR duration -
60min FR duration -
30min FR duration -

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 DEF	Height of topmost occupied storey is 62.3 m. 21 storeys above ground	student accommodation	First floor – 5 x cluster living, 2 x acc cluster, 2 x 6 person cluster, 2 x 5 person cluster, 1 x 7 person cluster. Second to third floor – 6 x cluster living, 3 x acc cluster, 2 x 5 person	BS9991	no balconies	class A2-s1, d0 or better The building is to be constructed with concrete and steel with plaster board partitions which present a low risk of fire spread.	stay put	yes- residential sprinklers, full Commercial units will use residential sprinkler system as each unit is less than 100m2.	M4(2) & M4(3)

			cluster, 2 x 6 person cluster, 1 x 4 person cluster, 1 x 7 person cluster. Fourth floor – 6 x cluster living, 3 x acc cluster, 2 x 5 person cluster, 2 x 6 person cluster, 1 x 4 person cluster, 1 x 7 person cluster. Fifth to sixth floor - 6 x cluster living, 3 x acc cluster, 2 x 5 person cluster, 2 x 6 person cluster, 1 x 4 person cluster, 1 x 7 person cluster. Eighth to Tenth floor –						

			4 x cluster living, 1 x acc cluster, 1 x 5 person cluster, 2 x 6 person cluster, 1 x 7 person cluster. Eleventh floor – 4 x cluster living, 1 x acc cluster, 1 x 5 person cluster, 2 x 6 person cluster, 1 x 7 person cluster. Twelfth floor – 4 x cluster living, 1 x acc cluster, 1 x 5 person cluster, 2 x 6 person cluster, 1 x 7 person cluster. Thirteenth to sixteenth floor – 4 x cluster living,						

			1 x acc cluster, 1 x 5 person cluster, 2 x 6 person cluster, 1 x 7 person cluster. Seventeenth to eighteenth floor – 4 x cluster living, 1 x acc cluster, 1 x 5 person cluster, 2 x 6 person cluster, 1 x 7 person cluster. Nineteenth to twenty-first floor – 2 x cluster living, x 6 person cluster, 1 x 7 person cluster.						
Block DEF	Commercial use on the ground floor		Ground floor – Staff areas, study, lounge, cycle stores and plant.	BS9999	no balconies	class A2-s1, d0 or better The building is to be constructed	simultaneous	yes- other Commercial units will use residential sprinkler	N/A non resi

						with concrete and steel with plaster board partitions which present a low risk of fire spread.		system as each unit is less than 100m2.	
Block DEF	Amenity use on the seventh floor		Seventh floor – 3 x study, 2 x lounge, screening room, dining and gym.	BS9999	no balconies	class A2-s1, d0 or better The building is to be constructed with concrete and steel with plaster board partitions which present a low risk of fire spread.	simultaneous	yes- residential sprinklers, full	N/A non resi
		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

Plot DEF – There are certain clusters where the travel distance in the corridors departs from the guidance.

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 fire strategy for the building follows the guidance of BS 9991.

The means of escape strategy for the building is for occupants to stay put, however it is proposed to include an evacuation alert system for the fire and rescue service. The system will enable the fire and rescue service to initiate operation of fire alarm sounders within each dwelling on any single floor, multiple floors and the entire building, according to circumstances. The evacuation alert system is to be designed in accordance with BS 8629: 2019.

The building is to be provided with two evacuation lifts. The evacuation lifts have been provided to benefit occupants who require assistance in evacuation in the event of a fire. The evacuation will follow the guidance in BS 9999 – Annex G and will be designed and installed in accordance with the relevant provisions in BS EN 81-20 and BS EN 81-70.

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

Block DEF follows the guidance detailed in following documents;

- Greater London Authority (GLA) London Plan Guidance Fire Safety Policy D12 (A) and D12 (B).
- London Plan Policy D5 Inclusive Design section (B)(5) – Evacuation Lifts

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

The fire service access on the site follows he guidance within BS 9991:2015 Fire safety in the design, management and use of residential buildings. Code of practice

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 emergency access on site has followed the guidance in BS 9991 for fire service access. Tender access is provided within 18m of the fire main inlets.

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 emergency access on site has followed the guidance in BS 9991 for fire service access.

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

Guide: no more than 200 words

hydrants are within 90m of the fire main inlets on site. Each fire hydrant is to be clearly indicated by a plate, fixed nearby in a conspicuous position, in accordance with BS 3251. Guidance on aspects of the provision and siting of private fire hydrants is given in BS 9990.

Nature of water supply:

hydrant- private

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:

inserted in the form


Fire assembly point
Fire assembly point
Fire assembly point
7 m
15 m
Entrance Lobby
158.4
Reception
16.0
Staff Welfare
28.3
Post Room
14.2
Toilet
8.2
Lift Lobby
55.5
Study
46.4
Laundry
16.0
Lobby
30.0
Games Room
62.3
Cycle Store
37.1
Corridor
25.6
Stu Bin Store
58.6
Lobby
31.4
Cycle Store
89.5
Corridor
48.5
Substation
21.7
Cycle Store
96.7
Cycle Store
96.7
Cycle Store
51.2
Switchroom
17.4
Store
13.8
Generator
Lift Lobby
39.7
Wet Riser Tank Room
64.7
Bulky Waste
32.7
Telecomm
15.7
Heating & Cooling Plantroom
75.9
Cold Water / Sprinkler Tank
61.0
Key:
Vehicle Access -
Personnel Access -

Fire statement completed by	
15. Signature	Scott Hall
16. Date	01/07/2024