

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 facade is non-combustible with A1 insulation.




The floor is 120 min FR structure.

The main use on this floor is community use, commercial use and cycle storage.

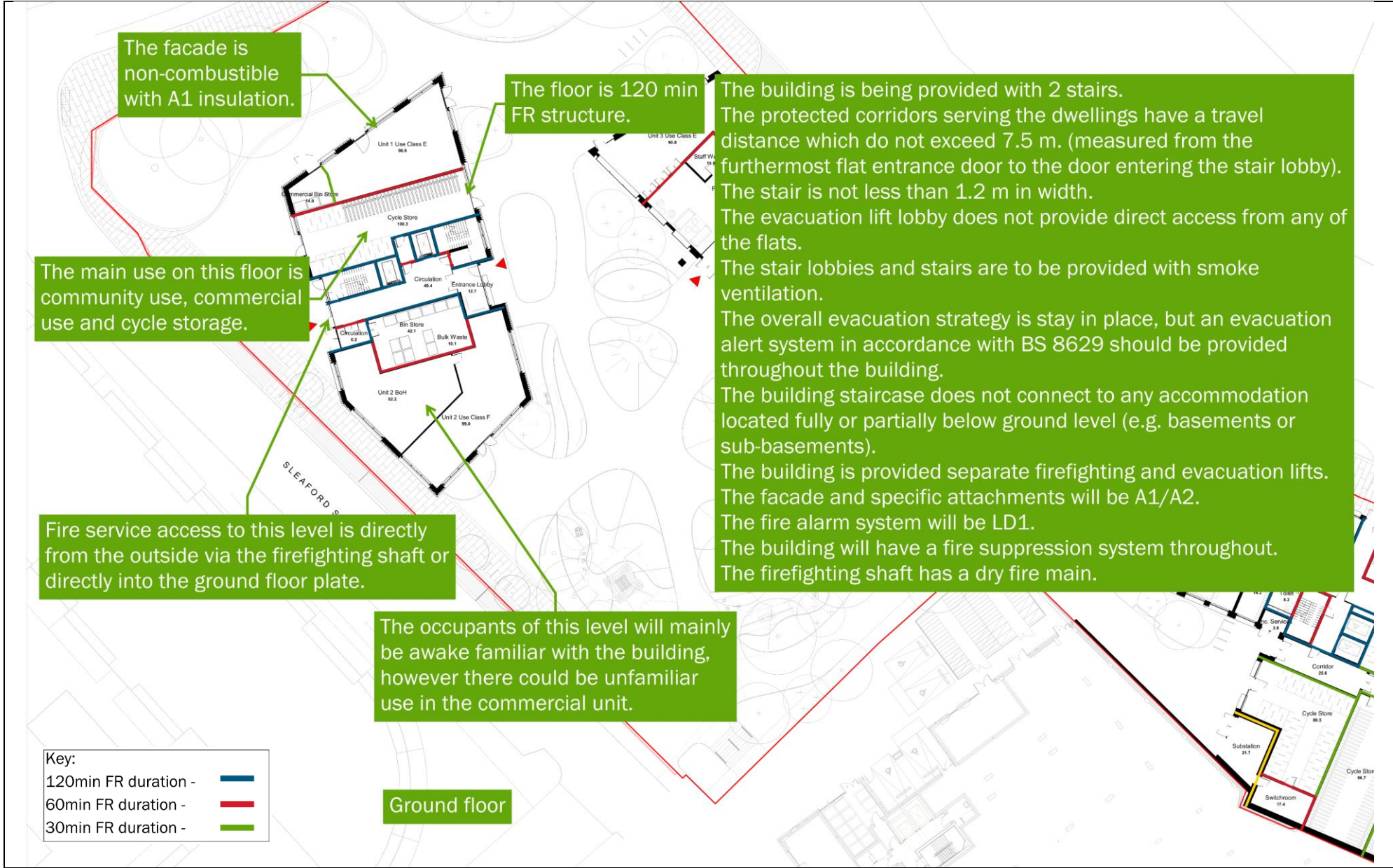
The building is being provided with 2 stairs. The protected corridors serving the dwellings have a travel distance which do not exceed 7.5 m. (measured from the furthest flat entrance door to the door entering the stair lobby). The stair is not less than 1.2 m in width. The evacuation lift lobby does not provide direct access from any of the flats. The stair lobbies 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 staircase does not connect to any accommodation located fully or partially below ground level (e.g. basements or sub-basements). The building is provided 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 shaft has a dry fire main.

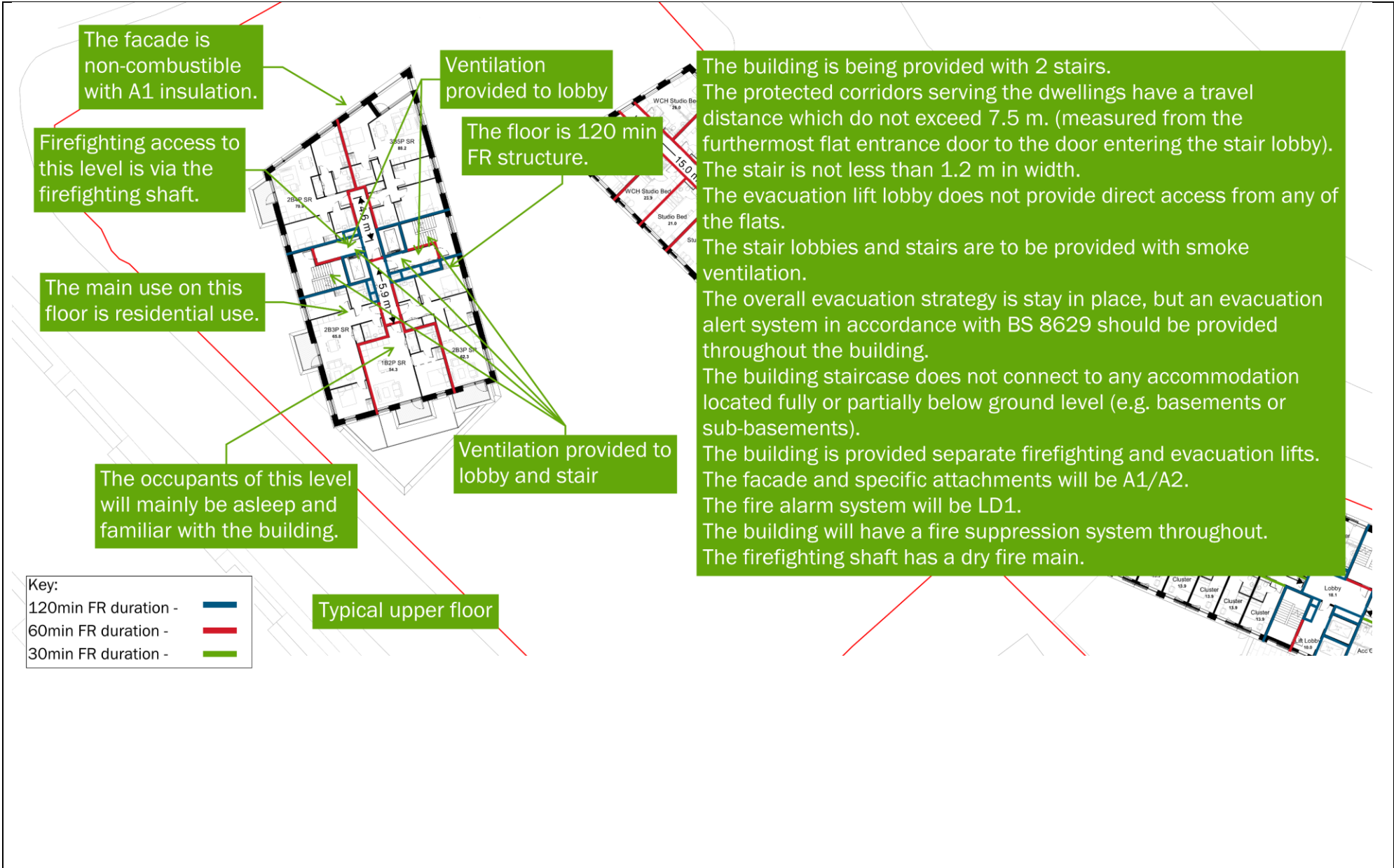
Fire service access to this level is directly from the outside via the firefighting shaft or directly into the ground floor plate.

The occupants of this level will mainly be awake familiar with the building, however there could be unfamiliar use in the commercial unit.

Key:
120min FR duration - 
60min FR duration - 
30min FR duration - 

Ground floor





The facade is non-combustible with A1 insulation.

Firefighting access to this level is via the firefighting shaft.

The main use on this floor is residential use.

The occupants of this level will mainly be asleep and familiar with the building.

Ventilation provided to lobby

The floor is 120 min FR structure.

Ventilation provided to lobby and stair

Typical upper floor

The building is being provided with 2 stairs. The protected corridors serving the dwellings have a travel distance which do not exceed 7.5 m. (measured from the furthest 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 stair lobbies 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 staircase does not connect to any accommodation located fully or partially below ground level (e.g. basements or sub-basements). The building is provided 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 shaft has a dry fire main.

- Key:
- 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 A	Plot 01 – height of the topmost occupied floor is 36.4 m. 12 storeys above ground.	residential Open plan flats.	First floor – 1 x 1 bed, 1 x 2 bed, 2 x 3 bed, 1 x 4 bed. Second to third floor – 1 x 1 bed, 1 x 2 bed, 2 x 3 bed, 1 x 4 bed. Fourth floor – 1 x 1 bed, 3 x 2 bed and 1 x 3 bed.	BS9991	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.	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	M4(2) & M4(3)

			<p>Fifth to sixth floor – 1 x 1 bed, 3 x 2 bed and 1 x 3 bed.</p> <p>Seventh floor – 1 x 1 bed, 3 x 2 bed and 1 x 3 bed.</p> <p>Eighth to tenth floor – 1 x 1 bed, 3 x 2 bed and 1 x 3 bed.</p> <p>Eleventh floor – 3 x 1 bed and 2 x 2 bed.</p>						
Block A	<p>Plot 01 – height of the topmost occupied floor is 36.4 m.</p> <p>12 storeys above ground.</p>	Commercial use on the ground floor.	Ground floor – commercial and cycle store.	BS9999	no balconies	<p>class A2-s1, d0 or better</p> <p>The building is to be constructed with concrete and steel with plaster board partitions which present a</p>	simultaneous	<p>yes- other</p> <p>Commercial units will use residential sprinkler system as each unit is less than 100m².</p>	N/A non resi

						low risk of fire spread.			

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

Block A – Follows the guidance in BS 9991.

Block A follows the provisions for open plan flats.

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 Block A 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 one evacuation lift. The evacuation lift has 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 A 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 the 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:

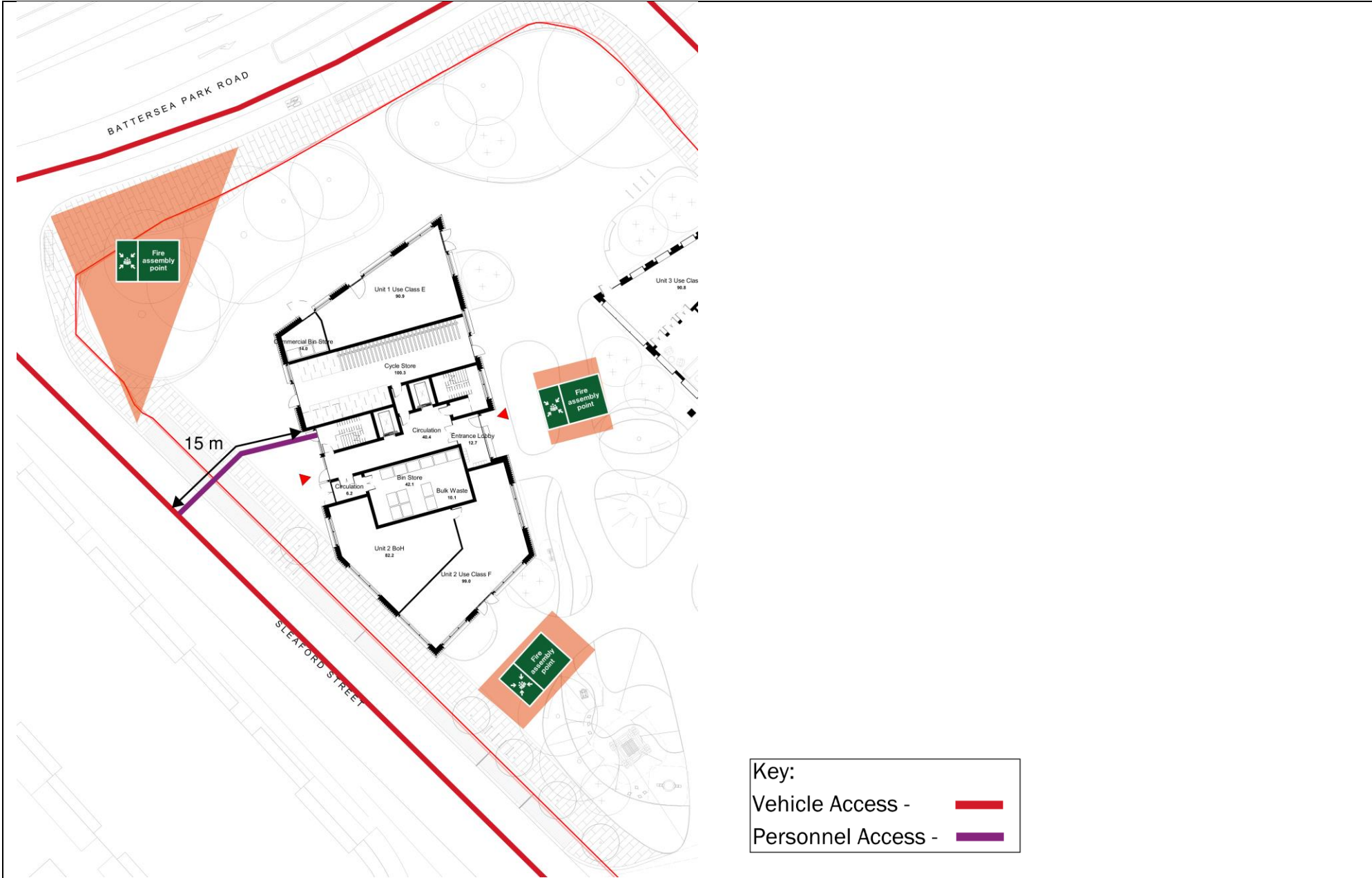
hydrant- private

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



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