

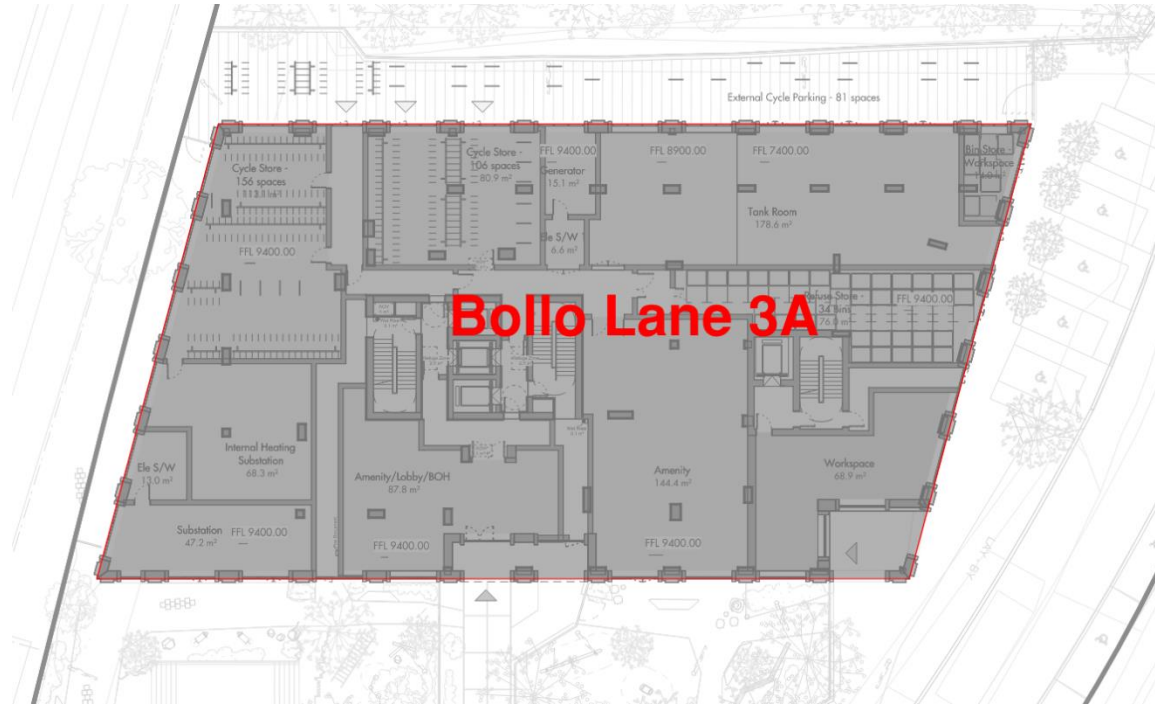
Fire statement form

Application information	
1. Site address line 1	TfL Landholdings At Bollo Lane Acton Ealing Bounded By The Railway Lines To The West Acton Town Station To The North Bollo Lane To The East And The Bollo Lane Level Crossing To The South
Site address line 2	
Site address line 3	
Town	London
County	
Site postcode (optional)	W3 8QU
2. Description of proposed development including any change of use (as stated on the application form):	<u>Non-material amendments to planning permission Ref: 201379OUT to alter conditions to enable changes to the approved plans and elevations to respond to new fire safety requirements and an improved overheating strategy for Plot 3A. Alteration to various conditions for clarification purposes</u>
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience. Guide: no more than 200 words	Name: Daniel Mois Role: Fire Engineer Academic qualification: BSc in Civil Engineering; MSc in Civil Engineer, Building Structures Membership of professional bodies: Associate Member with the Institute of Fire Engineers (AIFireE) Experience: 5 years in the design of fire strategies for residential buildings including high-rise buildings and non-residential buildings such as schools, leisure centres, office buildings, hotels, storage facilities, etc.
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.	Ashton Fire have prepared fire strategy mark-ups with comments highlighting areas of design considerations / risk / changes required of the current design proposals. Co-ordination workshops have been held to discuss these mark-ups and comments with amendments in design made to align with Ashton Fire's recommendations. An outline fire strategy report and a QDR has also been prepared by Ashton Fire. This Fire Strategy highlights the proposed fire safety design for the development. It highlights areas which will be subject to further design co-ordination during the technical / detailed design stages of the development.

Guide: no more than 200 words

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 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
Bollo Lane Plot 3A	81.4 27 27	service area	Level 25	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
Bollo Lane Plot 3A	81.4 27 27	residential flats, maisonettes, studios	Mezzanine to Level 24	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	M4(2) & M4(3)
Bollo Lane Plot 3A	81.4 27 27	service area	Level 12	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes- residential sprinklers, full	N/A non resi
Bollo Lane Plot 3A	81.4 27 27	service area	Level 4	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes- residential	N/A non resi

								sprinklers, full	
Bollo Lane Plot 3A	81.4 27 27	service area	Level 3	BS9999	no balconies	class A2-s1, d0 or better	simultaneou s	yes- residential sprinklers, full	N/A non resi
Bollo Lane Plot 3A	81.4 27 27	service area	Level 2	BS9999	no balconies	class A2-s1, d0 or better	simultaneou s	yes- residential sprinklers, full	N/A non resi
Bollo Lane Plot 3A	81.4 27 27	service area	Level 1	BS9999	no balconies	class A2-s1, d0 or better	simultaneou s	yes- residential sprinklers, full	N/A non resi
Bollo Lane Plot 3A	81.4 27 27	service area	Mezzanine	BS9999	no balconies	class A2-s1, d0 or better	simultaneou s	yes- residential sprinklers, full	N/A non resi
Bollo Lane Plot 3A	81.4 27 27	flexible use	Ground & Mezzanine	BS9999	no balconies	class A2-s1, d0 or better	simultaneou s	yes- commercial sprinklers, full	N/A non resi

Bollo Lane Plot 3A	81.4 27 27	service area	Ground Floor	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes-commercial 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.

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

The building height pose a challenge for the fire strategy. Given the height of the building additional recommendations, such as mechanical smoke ventilation system to account for possible stack effects, multiple lifts, 2 staircases, have been incorporated in the design to support the fire strategy and account for the height of the building.

It should be noted that although the floors above 18m do not have an area exceeding 900m², both staircores will be designed as firefighting shafts.

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 proposed scheme follows the recommendations noted in the applicable guidance. It should be noted that additional measures have been incorporated in the design.

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

The development is located in the Greater London area. As such, the development is affected by London Plan policies.

In terms of fire safety, the London Plan Policy D12 and D5 requires that at least one evacuation lift per core is provided within each development.

Therefore, the 3 lifts provided in the building are to be designed to facilitate evacuation in addition to firefighting operations. As such, the lifts will have a dual role, being design as firefighting/ evacuation lifts and would provide flexibility for evacuation and firefighting operations.

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 facilities shall be in accordance with BS9991:2015 and documents referenced therein.

The building has a top floor located at 81.4m, and floors above 18m have an area of less than 900m². Although guidance recommends provision of a single firefighting shaft, due to increase in height 2 firefighting shafts are incorporated in the building.

The building will incorporate 3 lifts which will be designed as firefighting lifts.

Hydrants will be located within 90m of wet riser inlets and entrance points to the building, this can be utilised by the fire and rescue service.

Due to the height of the building, both stairs will incorporate a wet fire main.

Fire Service Vehicle access (alongside suitable turning facilities where required) will be provided within 18 and sight of entrance giving access to the wet fire main and within sight for the emergency replenishment inlet for the wet fire main tank.

FRS access to the ancillary areas accessible only from outside will be within 45 m of every point on the projected plan area from the FRS vehicle parking position.

FRS access to the commercial unit will be within 45 m of every point on the projected plan area from the FRS parking position or within 15% of the perimeter of the unit, whichever is less onerous.

Internally, the remotest point of each storey within the block of flats should be within 60 m reach of the fire main outlet in the firefighting stair, measured on a route suitable for laying hose

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

FRS vehicle access to site is provided from Bollo Lane and an access path is provided through the internal courtyard.

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 FRS vehicle park on the internal courtyard and adjacent roads.

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

Guide: no more than 200 words

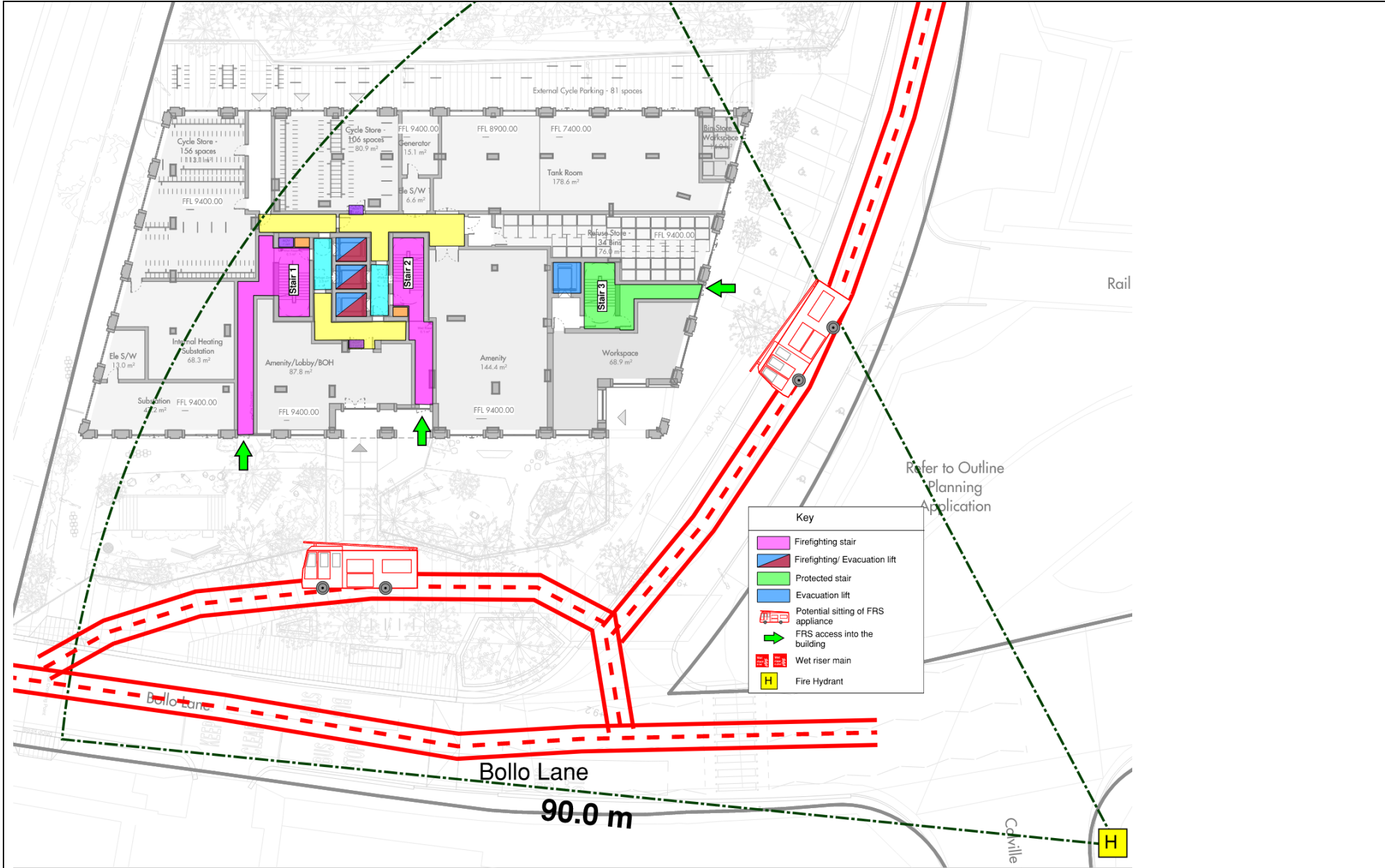
Firefighting operations will be supported by fire hydrants.

Nature of water supply:
hydrant- public

Does the proposed development rely on existing hydrants and if so are they currently usable / operable?
yes

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	Daniel Mois
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16. Date	12/12/2023
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