

Fire statement form

| Application information | |
|---|--|
| 1. Site address line 1 | Apartment 14 |
| Site address line 2 | Ladbroke Apartments, |
| Site address line 3 | 3 Welbeck Street |
| Town | London |
| County | |
| Site postcode (optional) | W1G 0AR |
| 2. Description of proposed development including any change of use (as stated on the application form): | <p>Windows</p> <p>The existing aluminium framed double glazed windows along Welbeck Street are in poor condition and in need of replacement.</p> <p>There is significant staining and tape residue on the inside of the frames as well as condensation damage to the double glazing. In addition, one of the double-glazed panels has been replaced to allow for the installation of ducting for a cooling unit. There is also significant water ingress to the inside of the dormers around the window openings. The proposed seeks to replace the existing windows to match the windows of the neighbouring flat in order to achieve a uniform look on the building's facade. An informed decision has been made to unify aesthetically the facade by using the same mullion spacing as the neighbouring flat.</p> |

Apartment 14



Photos of existing windows

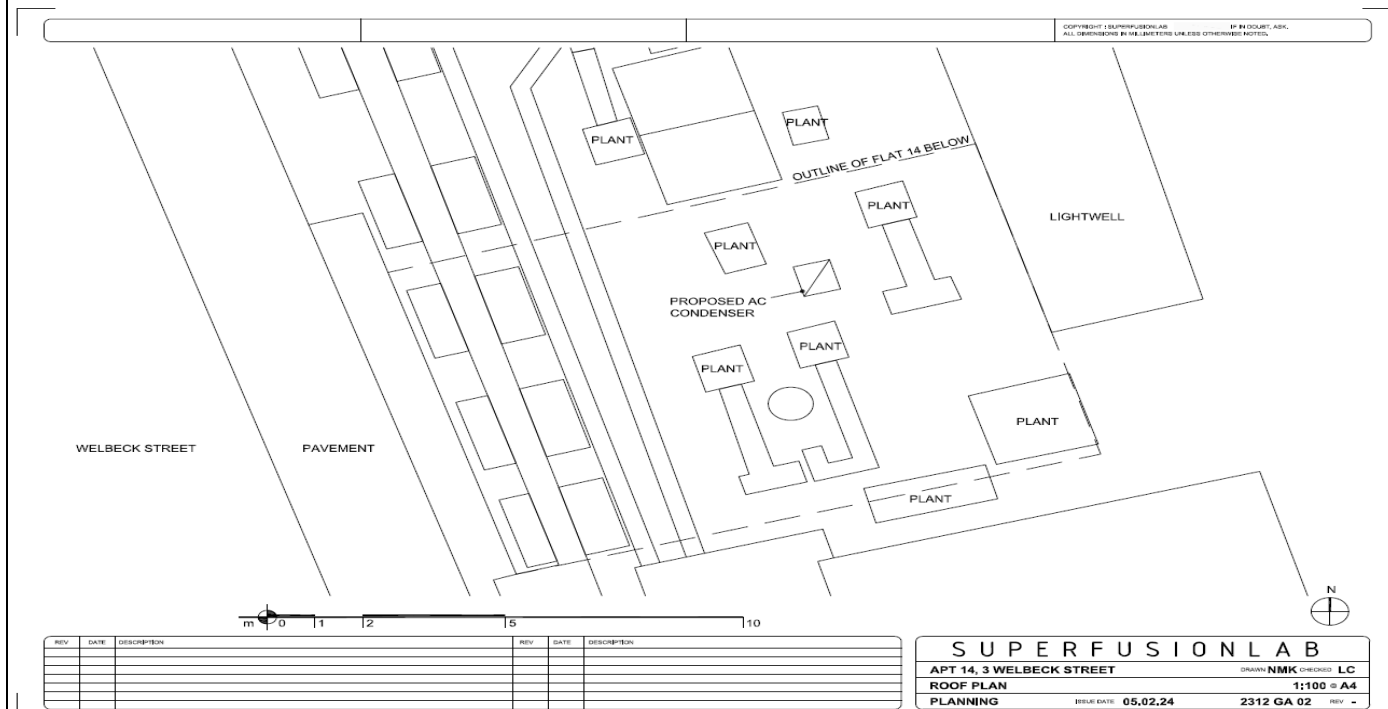


The windowpane was cut to allow for ducting. It has been boarded to prevent rain coming in.

B. Air Conditioning Unit

We are proposing the installation of a condenser unit on the roof of the apartment block. The unit will be placed amongst other service plant already permanently located on the roof.

Proposed location on roof



| REV | DATE | DESCRIPTION | REV | DATE | DESCRIPTION |
|-----|------|-------------|-----|------|-------------|
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|--------------------------|----------------------|------------------------|--------|
| SUPERFUSIONLAB | | | |
| APT 14, 3 WELBECK STREET | | DRAWN: NMK CHECKED: LC | |
| ROOF PLAN | | 1:100 @ A4 | |
| PLANNING | ISSUE DATE: 05.02.24 | 2312 GA 02 | REV: - |

| | |
|---|---|
| <p>3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience.</p> <p>Guide: no more than 200 words</p> | <p>Darren Lee Minton</p> <p>MIFSM, BSc (Hons), Tech IOSH, CFPA-E DIP MC, CFPA-E Dip, FSI Dip, NEBOSH (NGC), AET</p> <p>Experience</p> <p>14 Years as a fire risk assessor specialising in residential Buildings. Currently Technical Manager at Watson Wild and Baker Ltd.</p> |
| <p>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.</p> <p>Guide: no more than 200 words</p> | <p>I have been provided with the current fire risk assessment (William Martin Compliance Ltd, April 2023) along with information pertaining to the proposed works entitled "Design and Access Statement. Heritage Statement." I was also provided with plans pertaining to the proposed replacement windows produced by SUPERFUSIONLAB in February 2024 and the roof plan shown above. This information was provided by Nathaniel Kolbe (Director of Superfusionlab).</p> |

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 (tick one):

provided as a separate plan

inserted in the form

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.

Given the property's age, and conversion date (pre-1991) the fire risk assessor determined that the most appropriate benchmark guidance to apply was the LACoRs guidance document. Thus, full simultaneous evacuation of the property was considered necessary and lower fire compartmentation standards were considered acceptable, and these were/will be compensated for by superior communal automatic fire detection and warning. Automatic smoke ventilation was provided in the communal means of escape. A separate stairway (from the main stairway) served the basement parking area. Escape distances were noted as tolerable and the escape stairway was protected by fire doors on each floor.

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

There were no issues pertaining to this work which were thought to affect the fire safety of the development. The replacement windows were located on the upper two floors and did not appear to deviate from the previous units in a manner that could prevent access to the small private balconies. Nevertheless, given the height/physical characteristics of the building, there did not appear to be any reliance upon these balconies for escape purposes from within the apartment; the balconies were dead ends. There was thought to be no wider implications for fire safety on the premises stemming from the proposed replacement windows and the installation of the AC unit on the roof.

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

No contraventions of risk-based legislation (RRO 2005) or Building Regulations were noted.

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

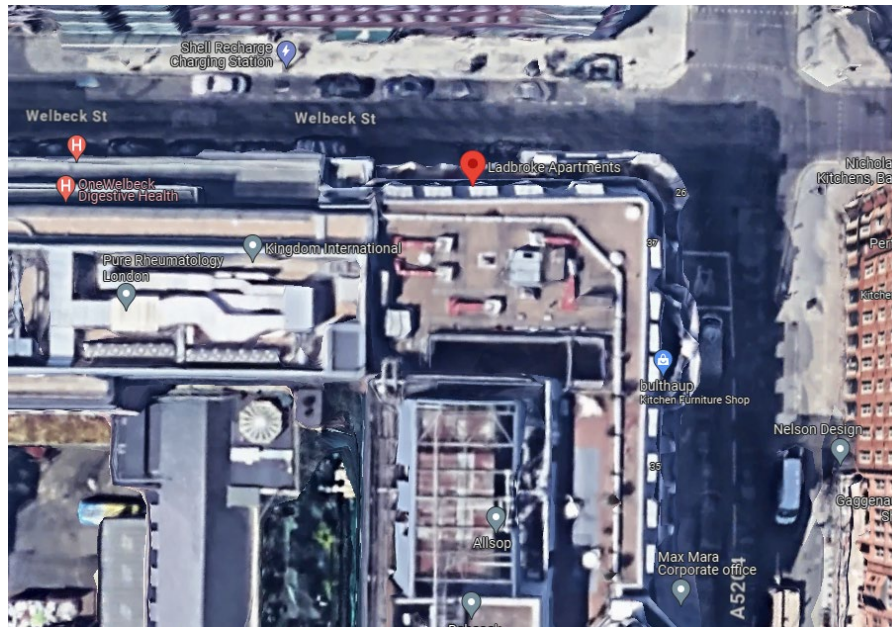
The property pre-dates modern building standards. An automatic smoke ventilation system (AOV) was present in the communal means of escape. The communal escape stairway was protected by fire doors on every level. There was a dry firefighting rising main on the property that was reported by the fire risk assessor as being appropriately maintained.

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

Access to the property was via public roads. Access to the rear of the premises for firefighting vehicles would be difficult or impossible as the area was surrounded by the adjacent buildings. Vehicles were not parked in a manner which would be likely to restrict firefighting activities or access to the property via the main entrance doors on the ground floor.



Is the emergency vehicle tracking route within the site to the siting points for appliances clear and unobstructed?

Tick one:

yes

no

12. Siting of fire appliances

Guide: no more than 200 words

Firefighting appliances would be sited on the adjacent public roads.

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

Guide: no more than 200 words

The property relied upon public hydrants. These would be anticipated to be sufficient.

Nature of water supply:

open water- limited

open water- unlimited

hydrant- public

hydrant- private

tank supply

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

yes

no

don't know

14. Fire service site plan

Fire service site plan is:

- provided as a separate plan
- inserted in the form

Large empty rectangular area for the main content of the fire statement.

Fire statement completed by

15. Signature



16. Date

20th of January 2024

Table for completion of Box 6.

| 6cA. proposed use | | |
|--|--|---------------------------------------|
| Choose one of the following per line in Box 6 | | |
| residential flats, maisonettes, studios | hotel | hospital |
| residential houses | shop | school |
| residential bedsits, cluster flats | restaurant, café, hot food take-away, drinking establishment | community use, childcare (not school) |
| supported accommodation | office, research and development | prison, detention centre |
| student accommodation | industrial, storage or distribution | car parking |
| serviced apartments | care home | service area |
| other residential accommodation | health care | flexible use |
| 6eA. standards relating to fire safety/ approach applied (including to external wall systems) | | |
| Choose one of the following | | |
| approved document B vol 1 | BS9999 | HTM0502 |
| BS9991 | fire engineered approach | BS7974 |
| approved document B vol 2 | BB100 | |
| 6fA. balconies | | |
| Choose one of the following | | |
| no balconies | class A2- s1, d0 or better | worse than class A2-s1,d0 |
| 6gA. external wall systems | | |
| Choose one of the following | | |
| class A2-s1, d0 or better | worse than class A2-s1,d0 | |
| 6hA. approach to evacuation | | |

| | | |
|---|-------------------------------------|------------------------|
| Choose one of the following | | |
| simultaneous | staged | progressive horizontal |
| phased | stay put | delayed |
| 6iA. automatic suppression | | |
| Choose one of the following | | |
| yes- residential sprinklers, full | yes- commercial sprinklers, full | yes- other |
| yes- residential sprinklers, partial | yes- commercial sprinklers, partial | |
| 6jA. accessible housing provided | | |
| Choose one of the following | | |
| none | M4(2) & M4(3) | N/A non resi |
| M4(2) | M4(3) | |