

## Technical Note

Project: HNCC – Refugee Proposals  
 Subject: Fire Strategy  
 Date: 26/06/2023  
 Reference: 098-TOG-ZZ-HNCC-TN-PLN-00



### 1. Introduction

Toga Fire have been appointed by London Borough of Camden to provide Fire Strategy advice for the Highgate Newton Community Centre Project which is currently under construction and close to completion and the proposed changes to Block A and Block C to provide housing for refugee families.

This involves the creation of bigger dwellings by the combining of two dwellings at First to Fourth floor of Block A, and combining the two houses to Block C.

This note presents an opinion on the impact of the proposed changes on the the overall approved fire strategy for the blocks (Site Wide Fire Strategy Report Version 6, BWC/FS/1686/V6 prepared by BWC Fire Limited (BWC)) and approved fire strategy drawings prepared by Hunters:

**Table 1 – Approved Fire Strategy Drawings**

Number	Revision	Issue Date
HNCC HUN- 02- 01- DR- A- 13-100GF	C02	28/01/2022
HNCC HUN- 02- 01- DR- A- 13-10001	C01	28/01/2022
HNCC HUN- 02- 01- DR- A- 13-10002	C01	28/01/2022
HNCC HUN- 02- 01- DR- A- 13-10003	C01	28/01/2022
HNCC HUN- 02- 01- DR- A- 13-10004	C01	28/01/2022
HNCC HUN- 02- 01- DR- A- 13-100RF	C01	28/01/2022
HNCC HUN- 07- 01- DR- A- 13-70000	P04	28/01/2022
HNCC HUN- 07- 01- DR- A- 13-70001	P04	28/01/2022

This is based on the basis of a review of the proposals developed by RKC Architects, which are detailed in the Planning drawings – Proposed Changes. This review has been undertaken working closely with the Design Team including the MEP Engineer (FLOH Consulting) and the Camden Project Management Team.

**Table 2 – Planning Drawings Proposed Changes**

Number	Revision	Issue Date
PL-GA-A-600	F	14/06/2023
PL-GA-A-601	T	14/06/2023
PL-GA-A-602	X	14/06/2023
PL-GA-A-603	X	14/06/2023
PL-GA-A-604	T	14/06/2023

There is particular focus on Block A which is a multiple dwelling residential block providing flats.

It is noted that there will need to be further development of the proposals and the Fire Strategy as the design progresses and a Fire Strategy addendum with respect to the changes will need to be prepared for Building Regulation submission.

### 1.1 Client Requirements

TOGA Fire have not been advised of any Client standards, requirements or brief that places greater requirements over and above the minimum legislative life safety requirements and the current Fire Strategy for the building. other than the content within this note.

### 1.2 Limitations of the Technical Note

The Technical Note considers life safety requirements only. The report does not address property protection or business continuity.

The Technical Note only considers the need to maintain the current fire strategy for the building noting that advice has been provided to the Design Team and Client with respect to the proposed dwelling layouts.

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party. Toga Fire shall not be liable for the use by any person of any Documents for any purpose other than that for which they were prepared.

### 1.3 Declaration of Competency

The author of this Technical Note is Toby McCorry, BEng (Hons) CEng MIFireE (IFE Membership No: 00035019) who has suitable training, skills, experience, knowledge, and behaviours to author this Fire Statement with more than 20 years experience within the Fire Safety Consultancy in the Built Environment. Toby is owner and Director of Toga Fire Ltd (Registered Number: 8238091) whose registered office is at: Old Bank, 1A Wilton Street, Chadderton, Oldham, OL97NZ.

Toby has significant residential project experience and in particular multiple dwelling residential blocks.

## 2. Opinion

### 2.1 Block A

On the basis of the information provided, the proposed changes do not detrimentally affect the Approved Fire Strategy for the building and will meet statutory guidance to the Building Regulations Part B, noting in particular:

B1 - Means of escape for the building is unaffected, noting that the proposals:

- Do not impact upon the common area escape and ventilation strategy and arrangements besides reducing the number of apartment entrance doors and reducing the length of the common corridor at First to Third floor (which both may be considered to improve fire safety);
- Do not increase the overall occupancy of the building as the number of bedrooms remain the same;
- The combined flat arrangements and provisions will meet statutory guidance.

B3 – Internal Fire Spread for the building is unaffected noting that the proposals:

- Do not impact upon the structural fire protection strategy and provisions.
- Will maintain the compartmentation strategy and provisions between the combined flats and the common areas and do not impact upon the overall compartmentation strategy for the building.
- Sprinkler provision is maintained and will be altered as necessary to meet the recommendations of BS 9251: 2021 which does not have a maximum flat area recommendation as system design is based on the number of operating heads.

B4 – External Fire Spread for the building is unaffected noting that the proposals:

- Specific assessment has been undertaken that demonstrates that the proposals do not require additional provisions to limit the potential for external fire spread, based on the greater width of the North elevation and minimum boundary distances detailed in the Fire Strategy report. The assessment has been presented to the Design Team and Client

B5 – Access and Facilities for Fire & Rescue Services is unaffected noting that the proposals:

- Do not impact upon the external or common area Fire Service access arrangements besides reducing the number of apartment entrance doors and reducing the length of the common corridor at First to Third floor (which both may be considered to improve fire safety);
- do not increase the overall occupancy of the building as the number of bedrooms remain the same;
- The combined flat arrangements and provisions will meet statutory guidance with respect to hose distances.

## **2.2 Block C**

On the basis of the information provided, the proposed changes do not detrimentally affect the Approved Fire Strategy for the building and will meet statutory guidance to the Building Regulations Part B, noting in particular:

B1 - Means of escape for the building is potentially improved, noting that the proposals:

- Provide two stairs to a two storey dwelling house that both serve First floor and both discharge directly to outside.
- The combined house arrangements and provisions will meet statutory guidance.

B3 – Internal Fire Spread for the building is unaffected noting that the proposals:

- Do not impact upon the structural fire protection strategy and provisions.
- Will maintain the compartmentation strategy with respect to protected stairs.

B4 – External Fire Spread for the building is unaffected noting that the proposals:

- Specific assessment has been undertaken that demonstrates that the proposals do not require additional provisions to limit the potential for external fire spread, based on the greater width of the East and West elevations and minimum boundary distances detailed in the Fire Strategy report. The assessment has been presented to the Design Team and Client

B5 – Access and Facilities for Fire & Rescue Services is unaffected noting that the proposals:

- Do not impact upon the external or internal Fire Service access arrangements besides providing two stairs to access the First floor (which may be considered to improve fire safety);
- The combined flat arrangements and provisions will meet statutory guidance with respect to hose distances.