

Development Management  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London, WC1H 9JE

17<sup>th</sup> July 2023

via E-mail

## **FIRE SAFETY STRATEGY STATEMENT**

### **RE: PRIOR APPROVAL APPLICATION FOR CHANGE OF USE FROM USE CLASS E TO USE CLASS C3 AT GROUND AND FIRST FLOOR**

**SITE: 62-64 CHURCHWAY, LONDON, NW1 1LT**

#### **INTRODUCTION**

The subject development comprises the internal reconfiguration to provide 2 no. additional dwelling. The development is three storeys in total. In fire safety terms, the proposed development is allocated a Building Regulations Purpose Group as outlined in Table 1.

Use	Purpose Group*
Flats	1(a) – Residential (dwellings)

*\*Table 0.1 of HM Government Approved Document B Vol. 1*

**Table 1. Building Regulations Purpose Group**

Each individual flat is to be served by a single stair. The relevant building height (measured from lowest adjacent external ground level to the top floor level) is c.11 metres.

This Strategy Statement outlines a means for delivering compliance with Part B to the Building (Amendment) Regulations 2018. The strategy will be further developed during the detailed design process within the formal statutory regime under the jurisdiction of the appointed Building Control Body and London Fire Brigade. This approach will include adoption of the guidance contained in:-

- BS 9991, Fire safety in the design, management and use of residential buildings - Code of practice (2015).

The proposed layouts may be summarised in fire safety terms as comprising a single stair residential building with travel distances limited in accordance with good practice. Given that the building height does not exceeds 11 metres, it is not proposed to install a sprinkler system designed and installed to BS 9251:2014. Due to the height not exceeding 18 metres, the building does not require enhanced fire safety measures to facilitate Fire Service access.

## **DESIGN DEVELOPMENT**

The functional requirements to provide safe long term residential accommodation will be delivered using an appropriately engineered combination of fire precautions including:-

- Provision of fire-resisting construction and fire compartmentation between individual flats.
- Protection of escape routes from heat and smoke.
- Automatic fire detection and alarm in all units.

In the first instance the fire safety objectives are those contained in the Building (Amendment) Regulations 2018. Part B of the Second Schedule to the Building Regulations 2010 sets out several definitive requirements, applied in this instance as follows:-

- To ensure the life safety in case of fire of all occupants, including disabled persons.
- To inhibit the spread of fire via the internal linings.
- To design and construct each dwelling such that it will retain its stability for a reasonable period during a fire.
- To appropriately sub-divide each dwelling to restrict the internal spread of fire and to protect adjoining dwellings.
- To inhibit the unseen spread of smoke and fire.
- To prevent the spread of fire beyond the site boundaries to the neighbouring properties.
- To enable access to the building to assist fire-fighting.

These objectives are to be met to the extent determined by the Building Control Body as being sufficient to achieve compliance with the specific requirements of Part B to the Building

- Regulations 2010 as follows:-
- Regulation B1: Means of Escape in Case of Fire;
- Regulation B2: Internal Fire Spread (Linings);
- Regulation B3: Internal Fire Spread (Structure);
- Regulation B4: External Fire Spread;
- Regulation B5: Access and Facilities for the Fire Service.

## **PROTECTION OF OCCUPANTS IN CASE OF FIRE (REGULATION B1)**

The proposed suite of fire precautions includes:-

- Provision of protected escape stairway enclosed in 60 minutes fire-resisting construction and accessed via FD30S fire-resisting doorsets.
- All common areas, escape routes and escape stairs to be fitted with illuminated exit signage and emergency escape lighting to BS 5266:Part 1:2016.
- Provision of fire precautions appropriate to flats > 4.5 metres above ground level including provision of protected entrance hallways (enclosed with 30 minutes fire-resisting construction) and limited to a maximum extent of 9 metres travel distance.
- Provision 1.0 m<sup>2</sup> automatic smoke ventilation at the stair head.
- Provision of automatic fire detection and alarm to BS 5839:Part 6:2019 (Type LD2) in all flats. Detection shall be minimum Grade D1, i.e. mains powered inter-linked detection and alarm.
- Provision of automatic fire detection and alarm to BS 5839:Part 1:2017 (Type L5) to the common stairway.
- Detection shall be mains powered and inter-linked detection capable of triggering the automatic opening vent and returning lifts to ground.
- Good design practice and construction standards, so as to reduce ignition risks, e.g. electrical panel, post boxes.
- Installation of fire-resisting barriers to inhibit undue fire and smoke spread and to protect the common escape routes. Figures 1 to 4 refer.
- Control of maximum travel distances (in single or multiple directions) as outlined in Table 1.

Location	Single	Multiple
Within Flat Hallway	9 meters	n/a
Common Lobby	4.5 metres	n/a
Private Balconies	Balconies 7.5 metres	n/a

*Table 1. Control of travel distances*

## **CONTROLS AGAINST UNDUE FIRE SPREAD (REGULATIONS B2 & B3)**

### ***Protection against undue fire spread via linings (B2)***

Specification of appropriate materials of construction and finish including:-

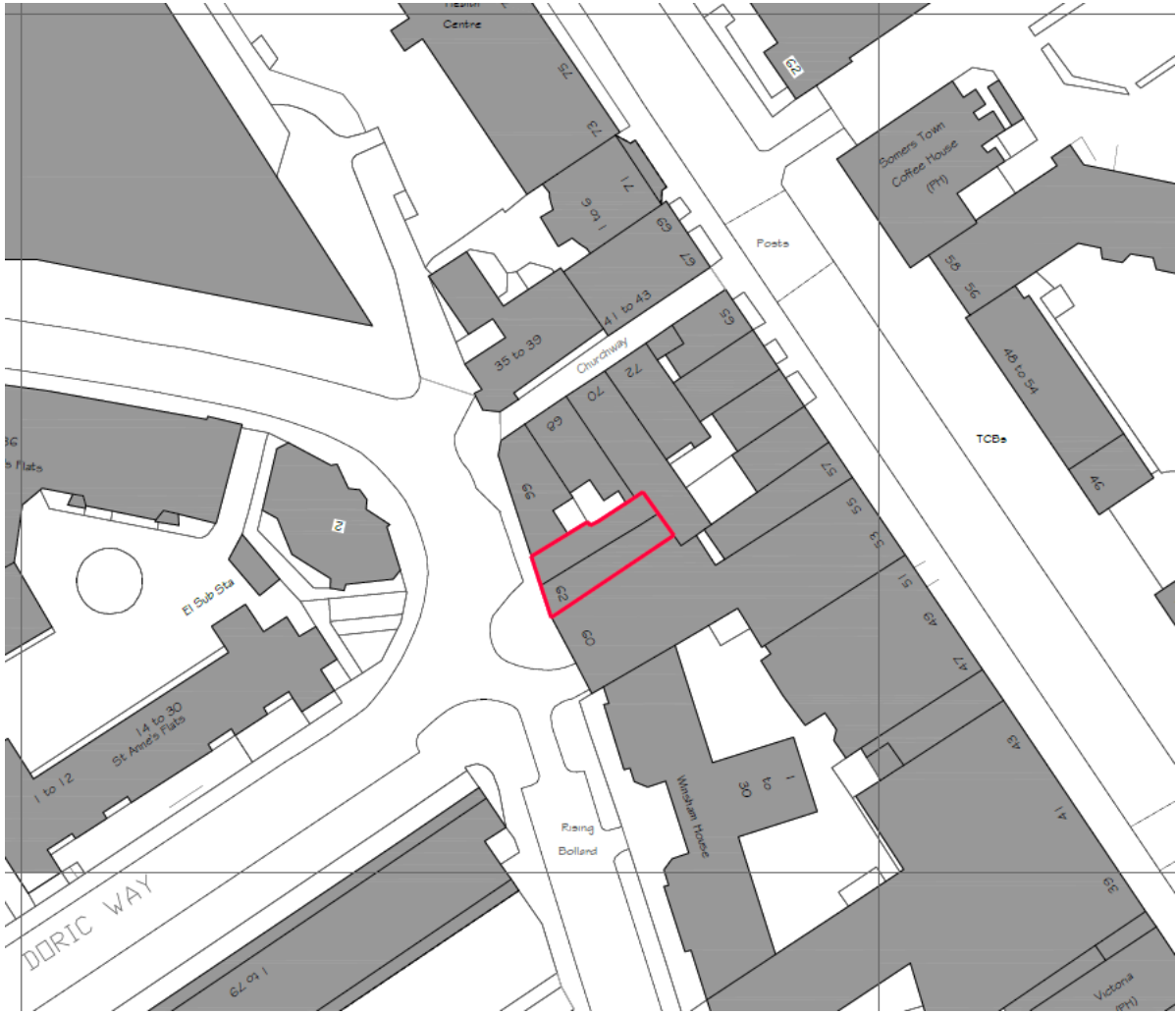
- Walls (generally European Class B<sub>s3,d2</sub> or National Class O) to common parts.
- Ceilings (European Class B<sub>s3,d2</sub> or National Class O).
- Floor coverings in common areas (low radius of effects of ignition proven to BS 4790 and BS 5287).

### ***Protection against undue fire spread via structure (B3)***

- Provision of elements of structure (beams, columns and floor slabs) having minimum fire resistance ratings of 60 minutes.
- Provision of imperforate 60 minutes fire-resisting compartment floors between individual flats.
- Enclosure of individual units as individual fire compartments designed to contain fire for periods not less than 60 minutes.
- 60 minutes fire-resisting structure and enclosure to escape stair and protected shafts (service risers).
- Installation of active fire-resisting components, e.g. selfclosing FD30S doorsets to protect the common stairs.

**PROTECTION AGAINST UNDUE FIRE SPREAD EXTERNALLY (REGULATION B4)**

The buildings elevations shall be controlled as necessary to include fire-resisting construction as necessary to ensure that fire does not spread between individual blocks or beyond the site's relevant boundaries, see below.



***Relevant boundaries***

An initial assessment of space separation has been undertaken and there is a need for provision of **60 minutes** fire-resisting external walls facing neighbouring properties, as shown in the ground floor plan below.



Green Shade = Escape Stairs    Blue lines = 30 mins FR    Red lines: 60 mins FR

***Indicative Fire Safety Precaution: Floor Levels***

The building does not exceed 18 metres in height. Its external walls (including balcony attachments) within 1 metre of the relevant boundary shall therefore be constructed entirely of materials having European **Class B** or superior.

### **FACILITIES FOR FIRE-FIGHTING AND THE FIRE SERVICE (REGULATION B5)**

The building is afforded Fire Service access from the existing public highway. The Fire Service vehicle hard-standing on the public highway should be within 90 metres of a public fire hydrant (assumed existing).

The extent of Fire Service access is sufficient to allow their notional vehicle hard-standings to sit within 45 metres of all locations within the building, as measured along the line of a laid hose. If during detailed design, it proves necessary due to hoseslaying distances exceeding the 45 metres limit, a dry rising main system (meeting the requirements of BS 9990) will be installed.

### **FIRE SAFETY MANAGEMENT (REGULATION 38)**

As per Regulation 38, all relevant design fire safety information (including operations, maintenance and routine testing of fire safety systems) shall be formally handed over to the responsible person on completion.

Such information shall be fit-for-purpose to permit the responsible person in discharging obligations arising from the Regulatory Reform (Fire Safety) Order (2005).

### **MATERIALS AND WORKMANSHIP (REGULATION 7)**

Specific construction products and manufacturer's verification of performance shall be proposed in due course by the Design Team to comply with the statutory obligation of Regulation 7 and specifically Regulation 7(2) with regard to delivery on the principles contained in this Statement, i.e. specification of appropriate materials and standards of workmanship.

### **CONCLUSION**

The subject building is amenable to achieving full compliance with Part B (Fire Safety) to the Building Regulations, 2010 and Building (Amendment) Regulations 2018. This Statement has been prepared in good faith using our specific fire safety expertise to meet the requirements of Policy D12 Fire Safety within the London Plan 2021.