



Design Note – DN 001.0	
Project:	Bedford Row
Subject:	Planning Amendment Confirmation
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## 1 Introduction

This document has been produced upon request by Daniel Watney LLP (Planning Consultants) to confirm that the alterations made to the planning application do not compromise the fire strategy to the building.

## 2 Planning Amendments Confirmation

Bespoke Fire Safety Design (BFSD) produced a planning fire safety strategy (PFSS) for the scheme in October 2022 (0079\_FS001.1\_3-5 Bedford Row\_PFSS\_221004).

Further to the issue of this PFSS, the following amendments were made to the building design (as identified by Daniel Watney LLP):

- The internal layouts have been developed including streamlined cores to give more efficient office floorplates.
- The fenestration to the new build Closet Wings has been slightly amended to ensure adequate door clearances for fire escape and plant access. The fenestration to Jockey's Fields at ground floor has also been slightly altered.
- The landscape on the roof terrace being created on top of the link building has been adjusted.
- A small infill extension to the south courtyard at basement level is now proposed. The plant that was a basement level in the courtyard is now shown on the flat roof at ground floor level. The total area of the scheme will increase by 30m<sup>2</sup> GIA.

BFSD have produced a fire strategy for the building that is inclusive of the above alterations. The fire strategy has been submitted to Building Control and London Fire Brigade in support of the application for Part B of the Building Regulations, with no adverse comments received.

Consequently, BFSD confirms that the planning amendments made, as noted above, do not have a negative impact on the fire strategy, which is deemed compliant to Part B of the Building Regulations.



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Revision	Date	Issue
00	14 August 2023	Draft issue for review

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