

30th November 2023

Our reference: 22069-231130-Lt1

Emilios TSAVELLAS

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Subject: Bedford Place

Dear Emilios,

The attached fire statement sets out the fire strategy for the building, to ensure that all guests and staff are kept safe in the event of a fire.

Of most relevance to this application is the strategy for structural fire resistance and fire compartmentation. For a building of this height and type (sleeping occupants), a structural fire resistance of R60 combined with fire compartment floors of EI60 (REI60 in total) is required. Further fire compartmentation will be ensured between bedrooms, corridors and stairs.

As described in the structural element of the Design Statement, the existing structure has a very limited inherent fire rating. This is due to its unusually wide span of secondary beams, and therefore lack of sacrificial layer in case of fire. This means that the structure needs to be protected from the underside and/or be strengthened.

For the purpose of maintaining the heritage significance of the building and make best use of the existing conditions, the combination of the following two principles will be adopted:

- 1) Replacement of suspended ceilings at lower ground, second and third floor levels, with a new British gypsum (or similar) EI 60 fire resistant board. The ceiling will protect the existing building's structure and ensure fire compartmentation for at least 60 minutes.
- 2) Strengthening of structural floors at ground and first floor levels with additional structural beams and installation of fire-retardant slabs (Corofil system or similar) in between secondary beams.

We confirm that the combination of the above will ensure suitable structural fire resistance and fire compartmentation between floors and that this, in addition to the other protection measures defined in the fire statement, will protect staff and guests in the event of a fire.



Sincerely

Romain HOURQUEIG co-fondateur | co-founder

Ingénieur sécurité incendie | Fire Engineer

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