

## **H571 Bedford Row**

**02.04.24**

### **LBC AMMENDMENT**

#### **Amendment to Bedford Row Dry Riser Inlet Position**

This purpose of this application is to establish the location for the dry riser inlet valve and housing box on Bedford Row, required by Building Regulations and the London Fire Brigade.

The location previously approved under 2023/3445/P-s73 and 2023/3447/L-LBC was to the northern reveal of the front door to no. 4 Bedford Row door. This has proven to be structurally unviable upon further investigation during Stage 5, construction, since the riser pipe route clashes with a structural concrete column. Further, installation of the box and riser pipe would necessitate removal of an area of brickwork to the listed façade adjacent the number 4 door, while the width of the inlet box (471mm) does not leave enough allowance for masonry reinstatement either side and support of a new lintel over.

The only viable and compliant option is to provide a dry riser inlet box mounted to exterior railings, which is in accordance with the fire strategy drawings which the London Fire Brigade have approved.

The proposal is to install a discreet exterior inlet box to the existing front railing of Bedford Row directly adjacent the number 4 door, which serves the Bedford Row staircase to be used by the Fire Brigade in case of fire. The box measures 471x671mm and requires a 150mm frame return for fixing to existing railings. Its bottom edge must sit 400-600mm above floor level to comply with Building Regulations, and statutory signage is required to the glass door front. The steel dry riser box will be painted black to match the existing railing which is also being overhauled and repainted as part of the planned works, in order to make the inlet as discreet as possible. Refer to enclosed HUT drawings for setting out details.

Below is a stock image of a similar dry riser inlet box installed within existing railings on a heritage sensitive property:



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