

AREA EXCLUDED FROM APPLICATION



FIRE STRATEGY

(refer to Specialist report)

- \* Install common fire alarm & smoke detection system
- \* Emergency lighting
- \* Fire safety signs

'Simultaneous Evacuation Strategy' in place

Replace all lobby doors with new FD30 doors. New doors to be of panelled design with heritage brass fire-rated hinges and smoke seals

**Existing panelling:** upgrade to be applied to the room side of the wall, party to the communal escape route.

**Existing panelling on staircase side and on party wall:** treat with a fire rated coating to achieve Class 0 or Classification B:s1:d0 spread of flame protection Envirograf - 2xcoats Q/VFR/C (clear) fire rated @10m2 per litre per coat. Supplied as 50% requirement labelled C1 (1st coat) and 50% labelled C2 (2nd coat). No need for top coat to ceiling but yes to walls to protect against wear/damage

**Existing studwork/panelling partition to be 30FR** - applied to the room side of the wall, party to the communal escape route. Door FR30 upgrade

REQUIREMENT FOR STRUCTURE  
(PART B - FIRE RESISTANCE)

60FR 30FR

3 Upgrade detail on drawing 2203/201

- FD30 with door closer & smoke seals
- FD30 with smoke seals only. Door closers could be added for additional protection

Notes

KEY

existing structure

FLATS GENERALLY:

- \* drainage provision as existing
- \* new plumbing/electrical systems
- \* new fittings & finishes in kitchens
- \* new fittings & finishes in bathrooms. Where panelling exists, to be lined with Aquapanel board - or similar - and tiles).
- \* new meters to each flat
- \* new lighting circuits & fittings
- \* after repairs are carried out redecorate walls, ceilings and internal joinery throughout.

REPAIRS - GENERALLY:

\*Floorboards: lift up floorboards to repair/fill in gaps

\*Stairwell: repair to steps, handrails  
\*Stairwell panelling: repairs prior to any fire proofing

\*Windows: overhaul/draughtstripping (additional allowance for secondary glazing)

\*Doors: repair & refurbish in accordance to the fireproofing strategy. Refer to **Door Schedule** submitted

\*Fireplaces not to be brought back in use. Reinstall surrounds, grates and hearths for aesthetic purposes only.

\*All internal panelling where exposed within flats repair prior to any fire proofing.

\*Cornices/skirtings repair (where missing sections, or redundant sockets are removed, intersection with unsympathetic cabling/pipework...) & make good

\*Ceilings: lath & plaster repairs. Some rooms have artex, it may be more economical to leave (if without asbestos).

C	Heat pump location updated	10/06/2024
B	Annotations revised	17/05/2024
A	Heating system updated	10/05/2024

Revisions

PLANNING

51 Great Ormond Street  
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Proposed Section B

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Date	Scale	
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2203	L (51)106	C