

## **Fire Statement 12.07.2024**

**Application Number** 2024/2311/P

**Site Address** 104-110 Phoenix House Charing Cross Road London WC2H 0JN

**Application Type** - Variation or Removal of Condition(s)

**Development Type** - Approval or variation of Conditions

### **Proposal**

Variation of conditions 2 (approved drawings) and 8 (cycle parking) of planning permission 2016/5190/P granted 30/06/2017 (as later amended by planning permission 2018/0403/P dated 28/02/2018 and 2018/3308/P dated 18/09/2018) for; Erection of 2 storey roof extension with garden room and terrace at rooftop level to provide 2 x 2 bedroom flats, namely to make changes to cycle parking.

### **Description:**

The designs have explored options to facilitate the cycle storage in an acceptable way whilst ensuring the theatre can be expanded as per the latest planning permission. This S73 application seeks to resolve this by moving the cycle storage spaces to a new mezzanine at ground level to be located around the secondary stair-core. Three x wall mounted spaces within this area are provided.

As per the existing approval, the cycle store would be accessed from the secondary entrance onto Charing Cross Road via a keypad controlled access door. A secondary controlled access point is then proposed to the new mezzanine for the users of the new cycle store and for waste collection from the existing chute.

### **Means of Escape Strategy**

This project is being developed over an existing building with five residential floors located above a commercial floor, each with four flats accessed via a balcony and a single flat located within the primary staircase.

There is an external steel staircase which provides alternative escape from the balcony flats or the flat internal to the main staircase if necessary.

A new flight to the internal staircase serving the additional floor(s) is a single staircase condition for one flight. A new FD30S door is provided at fifth floor level separating the risk presented by the existing flats within the staircase from the alternative escape route option via the balcony and external staircase.

The means of escape routes for the existing flats are unaffected by the proposals, but enhancements are proposed which include a new dry riser being installed which will serve all residential floors. The inlet to the dry riser will be via the fire exit door opening onto the main

street with a facility for allowing easy access to firefighters attending an incident. The dry riser shall run vertically with landing valves at each floor to the top of the external staircase.

### **Cycle store design and location**

The new cycle store is designed to the side and rear of the existing external means of escape staircase. This area is currently a void and open to the air.

The proposal is to create a mezzanine floor forming the base of the cycle store with security open mesh panels to the perimeter. The area is deemed as an open space and is used only for the storage of cycles and meets the requirements of Part B of the current Building Regulations.

The area created does not impact on the use or width of the existing escape stair or the associated escape route. Sufficient space is available for the storage and removal of three cycles.

The original consent was granted with the access from Charing Cross Road for use of the penthouse flats to access the secure cycle storage area and this remains unchanged. The door is fitted with controlled access and fully maintained as a Means of Escape.

For the avoidance of doubt access to cycle storage will be restricted to the new apartments only.

### **Management**

The buildings fire risk assessment will be updated to include the location of the cycle storage. As part of regular checks, the management undertake to ensure the following:

- The existing waste container is regularly emptied.
- Apart from the existing waste container, the cycle store will only be used for storage cycles associated with the new apartments.
- No charging provision will be included.
- All escape routes will be kept clear, and any obstructions removed.