Fire
Safety
Engineering
Consultancy

Registered office
20-22 Wenlock Road
London
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N1 7GU

Fire Statement

RIBA Stage 2

For

15 FITZROY MEWS GLEBE HOUSE LONDON W1T 6DP

FIRE PLANNING STATEMENT

Proposed – view North up Cleveland Street

(including new 5th floor)

Date	Issue no	Prepared by	QA	Signed
15/06/2024	1	M Hurst	PB	**Draft**
19/06/2024	2a	M Hurst	PB	

FSEC Tech ref 20/05/2024 MH/PB

FIRE PLANNING STATEMENT

CONTENTS

1.0 Summary

1.1 Fire Safety Engineering Consultancy have been commissioned by our client, Earlspring Property Investments Ltd c/o John Broomfield and Company 110 New Bond Street London W1S 1EB, to provide a Planning Fire Safety Strategy (PFSS) in support of a planning application for the proposed additional 5th storey and extension to the lift to the existing building to provide two additional self-contained apartment flats with and associated works.

1.2 This statement includes the policies set out in the London Plan 2021 Planning Policy D12 both A and B (Fire Safety) which are required to be met by Developments within the London Borough of Camden.

Although this proposal falls under the London Plan Policy D12(B) this statement is cross referenced with both policies to clearly demonstrate compliance.

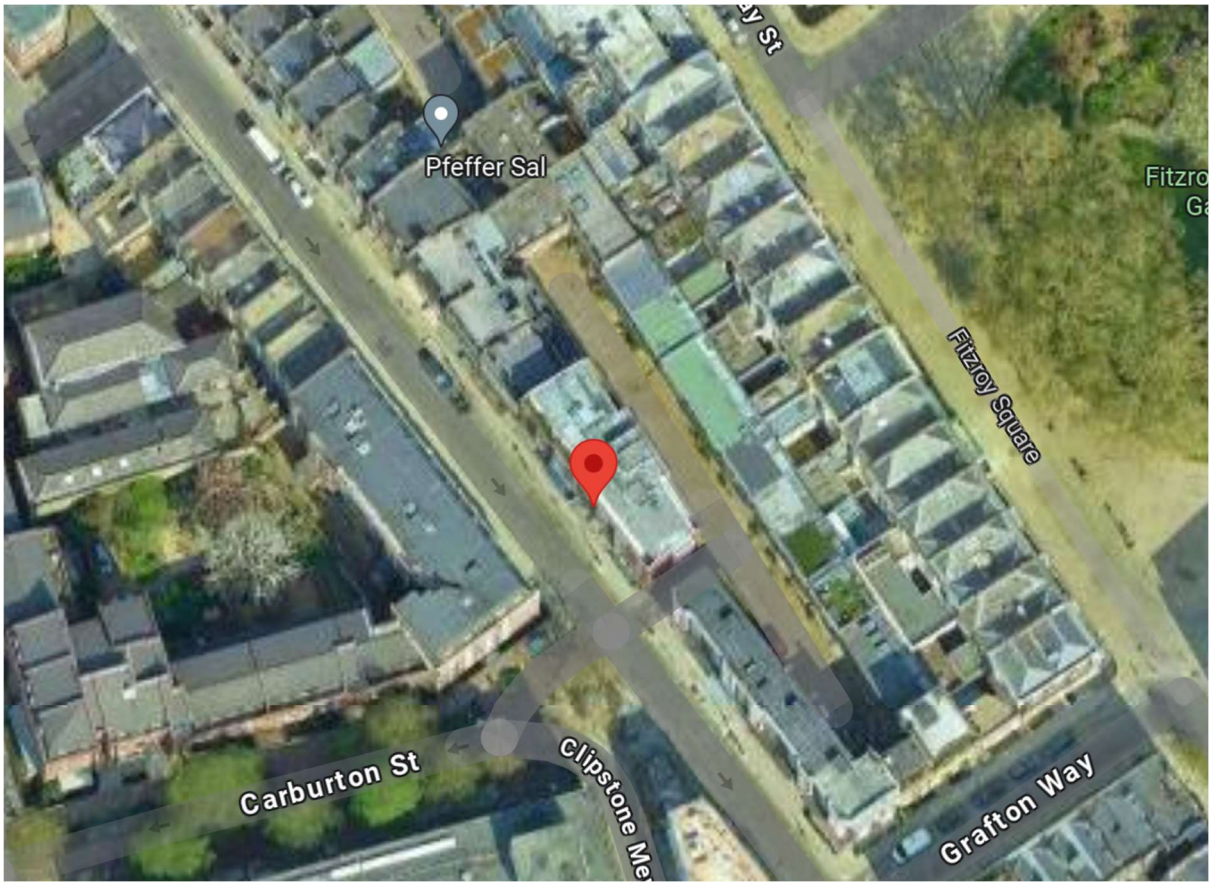


Figure 1. Aerial view of site.

1.3 This Fire Statement has been developed to satisfy the requirements of the London Plan by documenting strategic fire safety provisions for the development. Where it is considered that the fire safety matters required by the London Plan are not relevant or too onerous a reasonable exception statement has been provided

1.4 This fire statement outlines the minimum fire safety provisions required for the proposed development at 15 Fitzroy Mews Glebe House London W1T 6DP, which is to be compliant with the Functional Requirements of the Building Regulations 2010 (as amended) Approved Document B (Fire safety) volume 1: Dwellings edition incorporating 2020 and 2022 amendments.

1.5 The primary objective of this statement is to provide high level advice at this early

stage on how an acceptable level of life safety may be achieved commensurate with the Functional Requirements of the Building Regulations 2010 for means of egress (B1), Internal fire spread (linings) B2, Internal fire spread (structure) internal fire spread structure (B3), external fire spread (B4) and firefighting access (B5) only.

1.6 This fire strategy statement is a preliminary outline of key considerations at RIBA Stage 2 as required for planning application purposes and follows the policies of the Planning Policy D12 (Fire Safety).

1.7 This report is based on drawings received from the design team.

1.8 The Client and Design Team should be aware that there may be further comments from the building control body and/or London fire brigade upon submission of drawings, which may necessitate further design changes.

2. Design basis and guidance.

2.1 Primary Legislation

In this instance the primary design guidance used has been The Building Regulations 2010 is the Statutory Instrument which seeks to ensure that the policies set out in the Act are implemented. The Functional Requirements of the Building Regulations 2010 may be met in one of two ways; compliance with an accepted design guidance (i.e., British Standards or Approved Documents), or through a fire engineered approach.

In this instance the primary design guidance used has been Approved Documents Approved Document B volume 1 dwellings - B1 to B5. Where deviations from the prescriptive recommendations are proposed these have been identified and will will be assessed as part of a fire engineered approach.

2.2 To be able to demonstrate in broad terms that all structures, systems and components will be designed, constructed, commissioned, operated and maintained in such a way as to enable duty holders of the building, to manage the risk and provision of fire service access and water supply, a Fire Statement document sets out to achieve the following principles;

i. Demonstrate that the building conforms to relevant building regulations and planning legislation and applies proportionate good engineering practice and sound risk management principles,
ii. Identify the failure modes and potential hazards with respect to fire service access and water supply,
iii. Provide sufficient information ("Golden thread") that demonstrates that any measures have been applied in an appropriate manner.

Policy D12 of The London Plan, states in section B that - *"all major development proposals should be submitted with a Fire Statement, which in an independent fire strategy, produced by a third party suitably qualified assessor". Policy D12 goes on to state that "the statement should detail how the development proposal will function in terms of;*
iv. The buildings construction - methods, products and materials used, including manufacturers details,
v. The means of escape for all building users - suitably designed stair cores, escape for building users who are disabled or require level access, and associated evacuation strategy approach,
vi. Features which reduce the risk to life - fire alarm systems, passive and active fire safety measures and associated management and maintenance plans,
vii. Access for fire service personnel and equipment - how this will be achieved in an

evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance of these,

viii. How provision will be made within the curtilage of the site to enable fire appliances to gain access to the building, and

ix. Ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures.

2.3 All aspects of the fire safety design remain subject to formal approval by the Building Control Body, including their statutory consultation with the local fire and rescue service (FRS) being London Fire Brigade.

3. Project Overview

Introduction & Building Description

3.1 Cleveland Court is a five-storey red brick interwar mansion block with ground-floor shops at the junction with Grafton Way. The entrance and staircase bay are accentuated by vertical planes of white concrete, and the balconies have decorative wrought iron screens. Placed close together with contrasting effect is Glebe House, to the north of the entrance to Fitzroy Mews, an out-of-keeping modern brown brick block with residential above shops. Both buildings are of a different scale and materials from other development in the street.

3.2 Glebe House sits on the boundary between Fitzroy Square, and Cleveland Street and the large mixed-use buildings and developments on both sides of Cleveland Street. The building is within the Fitzroy Square Conservation Area.

3.3 The entrances to the retail / commercial units on the ground floor are off Cleveland Street and there is a separate, communal residential entrance at the rear of the building for Glebe house from Fitzroy Mews, which is parallel with Cleveland Street

which acts as a service road and access to residential properties.

The entrance to Fitzroy Mews is off Cleveland Street and opposite Carburton Street.

Proposed Development

3.4 The application proposals include the addition of another floor and the creation of two self-contained apartments. The passenger lift will now extend to all floors thereby improving access. It currently does not serve the existing 4th floor.

3.5 The construction will comprise of traditional materials such as, matching brickwork, matching white render to Fitzroy Mews elevation elements, white parapet stones, Crittall style W20 window frames (with double glazing) and black painted metal work railings. Structurally with timber floors and walls with brick external walls block/brick built with steel beams where required to support load bearing elements.

3.6 Fire Service vehicle access is via the existing roadway on Fitzroy Mews where access already occurs for the existing building.

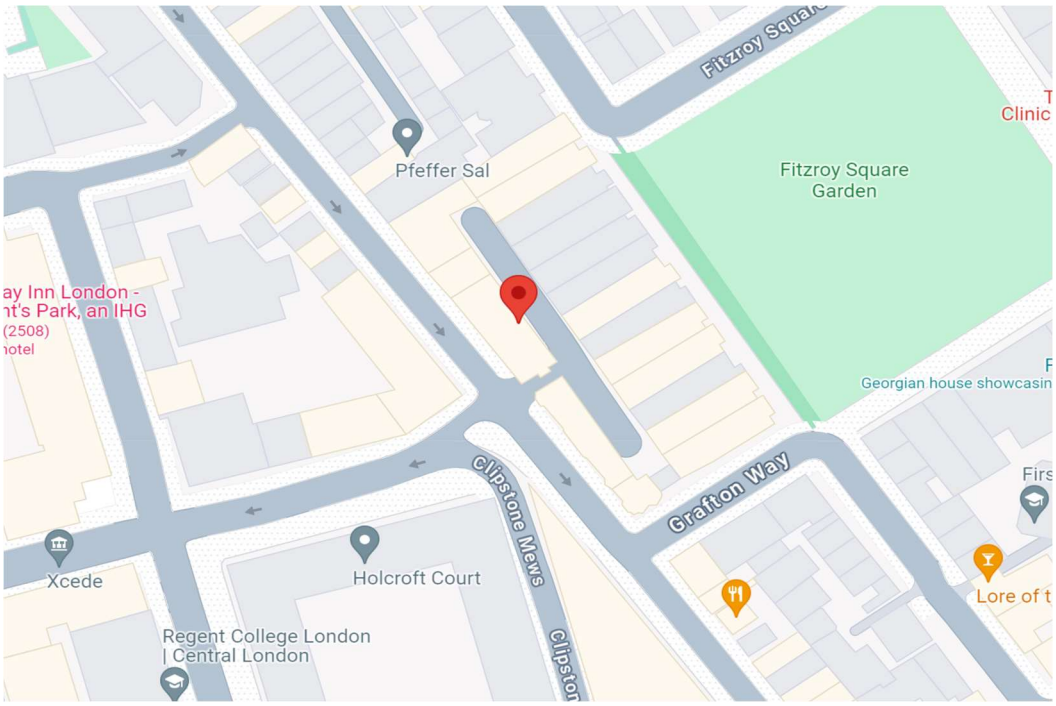


Figure 2. Location map of the proposed site.

4. Means or Giving Warning and Provision of Escape

The London Plan (March 2021), Policy D12, paragraph A4*- provide suitable and convenient means of escape, and associated evacuation strategy for all building users.*

The London Plan (March 2021), Policy D12, paragraph A5 *-Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence.*

The London Plan (March 2021), paragraph 3.12.5- *Developments, floor layouts and cores need to be planned around issues of fire safety and a robust strategy for evacuation from the outset, embedding and integrating a suitable strategy and relevant design features at the earliest possible stage, rather than features or products being applied to pre-determined developments which could result in less successful schemes which fail to achieve the highest standards of fire safety. This is of particular importance in blocks of flats, as building users and residents may be less familiar with evacuation procedures.*

The London Plan (March 2021), Policy D12, paragraph A2- Buildings are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire, including appropriate fire alarm systems and passive and active fire safety measures.

The London Plan (March 2021), Policy D12, paragraph B3 (The Fire Statement will detail how the development proposal will function in terms of) features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans.

Evacuation Principle

4.1 The general philosophy for means of escape is that upon activation of an alarm within a residential property those occupants should be able to turn their back on a fire and escape via their nearest exit without additional assistance from other occupants or Firefighters. In the first instance, this is achieved by limiting travel distances within the apartment and then limiting the travel distance within the protected staircase area and providing sufficient number of exits.

4.2 All residential areas operate a Stay-put (also known as defend-in-place) evacuation protocol, whereby only the apartment of fire origin evacuates in the first instance of a fire. Further evacuation of other properties in the area may be ordered and controlled by the Fire

and Rescue Service, as instigated depending on fire or smoke development, or upon an occupant's own choice given perceived risk from fire or smoke.

4.3 The new top floor level is under 18m from external ground (as measure off Fitzroy Mews) and thereby the single staircase means of escape is acceptable under the Building Regulations 2010 amendments. See figure 3 below.

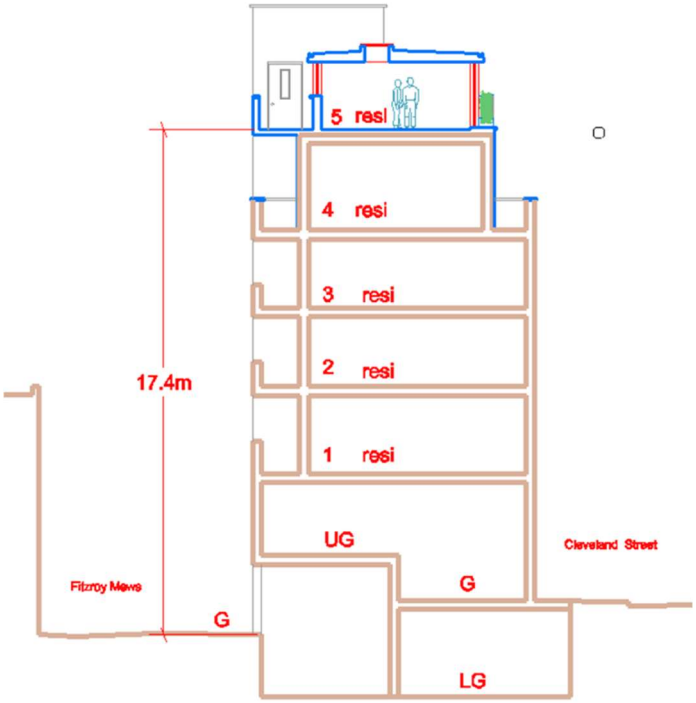


Figure 3. Building height.

4.4 The two new apartments have protected hallways from the internal entrance door to each flat. On entering unit one you have access to a bathroom two bedrooms, one with an ensuite and the open kitchen and lounge. On entering unit two you have a protected entrance hallway providing access to the bathroom, kitchen lounge and the single bedroom which also has a terrace.

4.5 On leaving the internal entrance doors from both apartments you walk along an open approach terrace leading to the apartments main entrance doors which open onto the stair core and lift providing access to the ground and exit away from the building. This open corridor access to the stairs is the same principle as the existing building below, providing good natural smoke clearance and ventilation between stairs and apartments, required by the building regulations.

4.6 Both the main entrance doors and the internal entrance doors to apartment will be FD30S with intumescent strips. The flat internal doors will be FD30 fire doors.

4.7 The staircase and lift should have two door protection from the residential apartments. This is provided by the main door onto the stairs, the entrance door to the apartments and also the fact there are 30-minute fire protected hallways to the flats. There is in fact three doors between the kitchen and stairs. Which is acceptable.

4.8 Between the two apartment entrance doors to each unit is an open terrace which provides a natural smoke ventilation so preventing any internal fire compromising the staircase and means of escape.

4.9 An LD2 fire detection and alarm system in accordance with the relevant recommendations of BS 5839-part 6 2019. Category LD3 will be installed. This is a system of detectors in the living rooms and with a combined heat and smoke detector in kitchen.

4.10 The existing alarm system to the common areas should be extended up to the new floor which should be a minimum L5 system to BS 5839-part 1.

4.11 The stair up to the lift room is not a habitable space and plant area and does not affect the means or escape. There will be a FD60S door into the room

4.12 Further details to be set out within subsequent building regulations application.

The London Plan (March 2021), Policy D12, paragraph B4 - (The Fire Statement will detail how the development proposal will function in terms of) access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these.

The London Plan (March 2021), Policy D12, paragraph B2 - *(The Fire Statement will detail how the development proposal will function in terms of) the means of escape for all building users: suitably designed stair cores, escape for building users who are disabled or require level access, and associated evacuation strategy approach.*

The London Plan (March 2021), paragraph 3.12.7 -The provision of stair cores which are suitably sized, provided in sufficient numbers and designed with appropriate features to allow simultaneous evacuation should also be explored at an early stage and provided wherever possible.

4.12 For apartments, access for a pumping appliance should be provided to within 45m of all points inside each flat in the block measured along the length of the block. This is not possible therefore a fire-mains will be provided within the building. The dry mains will be provided to the central staircase core.

4.13 For buildings fitted with dry fire mains, both of the following apply.

Access should be provided for a pumping appliance to within 18m of each fire main inlet connection point. Inlets should be on the face of the building and the inlet for the fire main is to be within 18m of a suitable parking space for a fire appliance and be visible by the driver of the appliance approaching the building.

4.14 The building is existing and it is assumed that access is available within the limits of the pump appliance, set out in ADB vol. 1 B5, this will need further investigation on a satisfactory planning approval.

4.15 To allow fire fighters to fight the fire either an automatic opening vent will be provided on all floors a minimum 1m2 or a single openable vent with a free area of at least 1m2 will be provided at the head of the stairs.

4.16 Minimum stair width of 1000mm between handrails for both means of escape and firefighting access.

4.17 Emergency lighting will be installed throughout the building in accordance with the recommendations of BS 5266 Part 1.

4.18 Further details to be set out within subsequent building regulations application.

The London Plan (March 2021), paragraph 3.12.8 - *Policy D5 Inclusive design requires development to incorporate safe and dignified emergency evacuation for all building users, by as independent means as possible. In all developments where lifts are installed, Policy D5 Inclusive design requires as a minimum at least one lift to be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building. Fire evacuation lifts and associated provisions should be appropriately designed and constructed and should include the necessary controls suitable for the purposes intended.*

4.19 The proposed building is provided with a lift, which will be designed as a fire evacuation lift to enable the evacuation of people who may require level access, this will allow for escape for disabled people occupying the building.

4.20 BS EN 81-76:2011 Evacuation of disabled persons using passenger and goods passenger lifts describes the use of a passenger lift in an evacuation strategy to evacuate those less

ambulant. Interfaces are required between the lift control system, fire detection and alarm system to support the evacuation management strategy.

4.21 As required by Approved Document B the provision of wayfinding signage by way of signage within stair cores and landings for identification of respective floor levels and flat numbers will be provided.

4.22 Where the occupants take it on their selves to vacate the building, it is proposed that the occupants will leave the premises and make their way to an evacuation point located across the street in Cleveland Street.

5. Automatic Fire Suppression

The London Plan (March 2021), paragraph 3.12.6 *-Suitable suppression systems (such as sprinklers) installed in buildings can reduce the risk to life and significantly reduce the degree of damage caused by fire and should be explored at an early stage of building design.*

5.1 The installation of a fire suppression system, commonly known as sprinkler system is generally installed to aid the fire and rescue personnel in fighting a fire.

5.2 The changes to the building regulations with regard to the mandatory installation of automatic fire sprinklers in England, affect new build, material alteration, material change of use and extensions to flats over 11m. Therefore the flats will be fitted with automatic fire suppression system (sprinklers) throughout each residential flat in accordance with BS 9251: 2021. The system design is to be a minimum category 2. There will be no recommendation for sprinklers to be provided in common areas when these are fire sterile (lacking in combustible materials.) The full extent of the sprinkler system will need to be discussed and agreed with the Registered Building Control Approver.

5.3 Further details of coverage and design of each fire suppression system is to be detailed in subsequent specialist consult reports as required and set out within subsequent building regulations application.

6. Compartmentation, fire-resisting construction and fire doors

The London Plan (March 2021), Policy D12, paragraph A3(Buildings*)- are constructed in an appropriate way to minimise the risk of fire spread.*

The London Plan (March 2021), Policy D12, paragraph B1- *(The Fire Statement will detail how the development proposal will function in terms of) the building's construction: methods, products and materials used, including manufacturers' details.*

Compartmentation, fire-resisting construction and fire doors

6.1 The building is under 18m but over 11min height so all structural elements should be protected to 60 minutes fire resistance.

6.2 All floors are constructed as to achieve 60-minutes fire resistance.

6.3 Each apartment will be formed as a compartment wall with at least 60-minute standard materials of fire resistance, with the enclosing flat front doors to the common corridor achieving FD30(s) standard, fitted with self-closing device and smoke seal.

6.4 All shafts (e.g. risers and lift shafts) are to be constructed as protected shafts.

6.5 The plantroom will be separated from other rooms with 90 minutes fire resistance.

6.6 Internal escape routes and the commercial unit should generally have wall and ceiling linings achieving a Class 0 surface spread of flame standard.

6.7 Fire-stopping will be provided at the junction of fire-separating walls and external walls in order to maintain the fire resistance period of fire-separating walls.

6.8 An analysis of the allowable percentage of unprotected areas (UPA) to the elevations should be made in the building regulations application.

6.9 All door openings are to have 30-minute fire doors.

6.10 Any material within the external wall assembly and/or build-up, including specified attachments, i.e., balconies, will be required to achieve Class A2-S1, d0 or Class A1 fire resistance.

6.11 Further details to be set out within subsequent building regulations application.

7. Access and Facilities for the Fire and Rescue Service

The London Plan (March 2021), Policy D12, A1 (The Fire Statement will detail how the development proposal will function in terms of) Identify suitably positioned unobstructed outside space for: a. fire appliances to be positioned on and b. appropriate for use as an evacuation assembly point.

FIRE PLANNING STATEMENT

The London Plan (March 2021), Policy D12, paragraph B4- *(The Fire Statement will detail how the development proposal will function in terms of) access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these.*

The London Plan (March 2021), Policy D12, paragraph B5- *(The Fire Statement will detail how the development proposal will function in terms of) how provision will be made within the curtilage of the site to enable fire appliances to gain access to the building***.**

The London Plan (March 2021), Policy D12, paragraph B6- provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

7.1 The nearest Fire Station is Soho Fire Station, 126 Shaftesbury Ave, London W1D 5ET. Assuming the simple example that an initial response would be from that fire station, then fire vehicles will be able to approach the site by taking Charing Cross Road/A400 and Tottenham Court Road to Bolsover Street in Fitzrovia, heading northeast on Shaftesbury Avenue/A401 toward Greek Street turning left onto Charing Cross Road/A400 continuing onto Tottenham Court Road and turning left onto Howland Street, Continuing onto New Cavendish Street, turning right onto Bolsover Street and again right onto Greenwell Street and onto Cleveland Street turning left onto Fitzroy Mews with the destination will on the left and approx. 8 minutes away.

It is worth noting that there is a toll and restricted use on part of the journey, and the local fire station would be aware of this and have an additional alternative route and could be congested at peak times. See figure 3 below.

7.2 Fire personnel access to firefighting facilities is via the main entrance from the road.

7.3 The vehicles can park outside the entrance point to the property on Fitzroy Mews, however the road is narrow entrance.

7.4 The existing highway route to the building is unchanged by this building scheme.

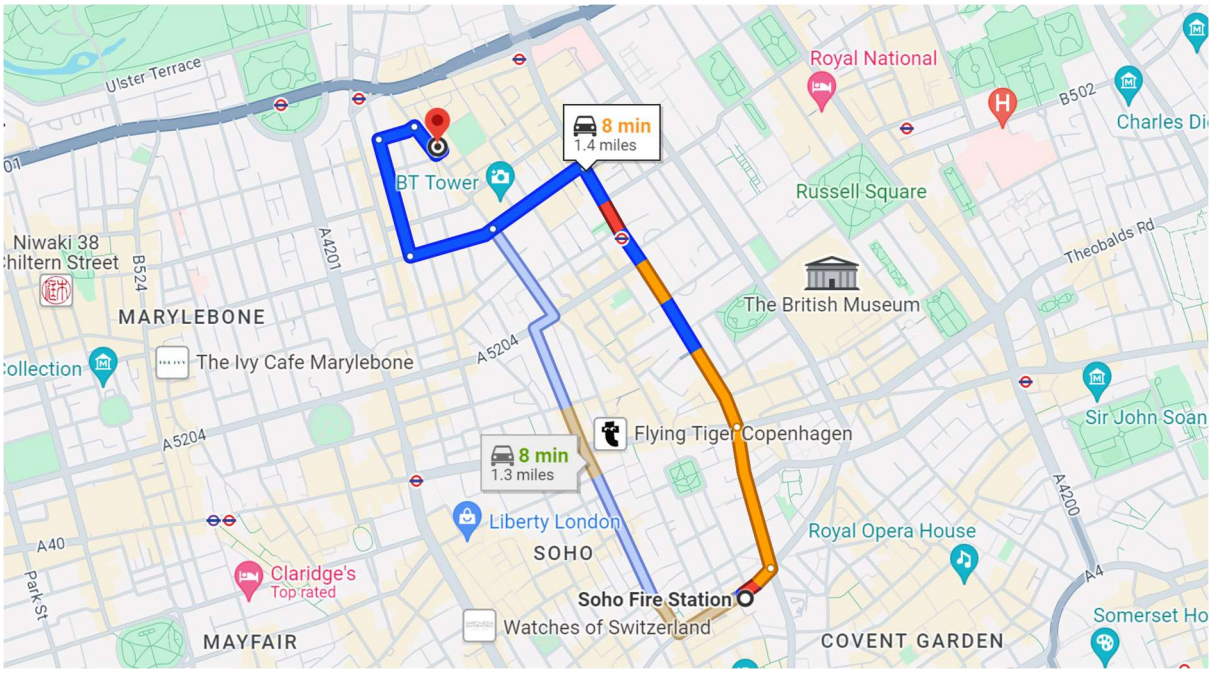


Figure 4 travel route for appliance illustration

7.5 No height, width or speed limiting road features are known to the immediate approach itself. However the road is limited in width with wide pavements and partially one way. The access road is narrow with vehicles parking on one side of the road. These should be minded and considered by the design team and detailed as applicable in subsequent fire strategy reports.

7.6 Fire appliances should not be required to reverse more than 20m in accordance with Approved Document B.

7.7 A water supply for use by firefighting operations should be capable of always providing a minimum 1500 litres per minute at all times.

7.8 An existing hydrant is to locate by the design team and to be within 100m of the development. This is assumed to be in existence due to the built-up area.

7.9 Reference to the National Guidance on the Provision of Water for Firefighting (3rd Edition 2007) should be made in subsequent fire strategy reports. The pressure and flow in the existing water main are sufficient for expected Fire Service operations is to be confirmed.

7.10 There is an adequate area on the footpath for occupancies to assemble as a refuge.

8.0 CONCLUSION

This report has been produced to support the planning application for 15 Fitzroy Mews Glebe House London W1T 6DP. The report is a fire statement as required by the London Plan Policy D12 which requires development proposals to achieve the highest standards of fire safety, embedding these at the earliest possible stage.

This Fire Statement is a standalone document which defines the fire safety objectives and performance requirements of a development, and the methods by which these objectives will be provided/ satisfied.

The Fire Statement has evidenced the provisions made for the safety of occupants and protection of property as well as the provision of suitable access and equipment for firefighting in light of London Plan fire safety policy requirements and the justification for these measures as described above:

The fire safety objectives have been identified which include the Building Regulations performance requirements.

The safe means of escape has been documented including the stay put evacuation strategy. There are an adequate number and location of escape stairs for the anticipated occupancy.

The Fire Safety Engineering Consultancy believe this fire statement meets the requirements of the London Plan Policy D12.

9.0 TESTIMONIAL

This Fire Statement has been written by Peter Bailey.

The author (PB) served 31 years in West Yorkshire Fire service from Jan 1976 and was a fully qualified Fire Safety Officer who became a Fire Safety Manager and enforcer and officer in the senior to middle supervisory ranks from junior officer upwards from 1979 to 2005 and qualified to Fire Engineering status in 1995. This Engineer is experienced in the mathematical modelling and life size real fire testing of a Flashover and backdraft compartment fires and has 14 years in the private sector of Fire Engineering since retirement.

Mr Bailey in 31 years of service 27 as officer rank, took command at dozens of medium to large fires as a First call response officer and investigated hundreds of fires during his time in uniform. Mr Bailey was a fire investigator with endorsement papers in Fire Investigation with the IFE. A straw poll of his attendance at Fires in his 31 years (27 as an officer rank)

would include in Leeds, Bradford, Wakefield, Dewsbury, Huddersfield, and Halifax, approx. 100 fires of over 10 pumps and 30 fires over 20 pumps in that time period plus 1000's of smaller incidents non the less serious in nature.

This unique skill set of middle to senior fire ground command, Ex Fire safety officer training and experience, and being one of the few Firefighting graduate Fire Engineers in the UK, provides a unique skill set that few can match with two similar status personal friends amongst his team and 6 Building control experts.

Later he researched Flashover Backdraft and Positive pressure ventilation in detail both theoretically and in real test fires in liaison with the International Fire Service College Moreton in Marsh, GMC, Essex, and Lancashire Fire Services, as part of a national working group with and with the University of Central Lancashire and scientific bodies around the world including NIST in the USA.

He has a total of 44 years in the Fire industry and leads 3 companies and a team that designs large building Fire strategies including HM Prisons and Government sector public buildings as well as 1000, s of more mundane premises.

In the last the FSEC team, led by PB have reviewed and redesigned the fire strategy on the Foreign Office and Cabinet Office and 4 of Her Majesty's prisons. The Australian Embassy and numerous landmark London buildings have also become part of the portfolio of the professional portfolio plus too many others to list here.

Mr Bailey also heads a design team who deal with the compliance with various code compliant and non-compliant solutions some including ADB, BS 9999, BS 9991, BS 12101, and many others.

Peter Bailey profile can be verified for authenticity with the following agencies and organisations.

The IFE (Institution of Fire Engineer) with records of examinations passed to GI Fire E and M I Fire E plus endorsement papers in Fire Investigation (member no 00006045) and as full Member level status.

Mr Bailey is in direct application graduation to C Eng. status with the IFE having the prerequisite education standing and 20 years plus experience in Fire Engineering.

The personal records of West Yorkshire Fire service PRF 1825 (1976 – 2006)

He holds the Fire Service Good conduct and Long Service medal and the Queens Jubilee commemoration medal as a matter of public record.

In the records at the University of Central Lancashire Built environment 1990 - 95

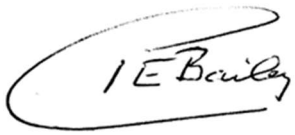
IFSM (Institute of Fire Safety Managers) Tier 3 assessor under the NAFRAR scheme ref 0134

FRACS (Fire risk assessors Accredited scheme with Exova Warrington) Ref member no 25

BAFE SP 205 scheme with SSAIB Ref: MR\WYOR150

Senior Fire Engineer

P Bailey



B Eng. Hons Fire Engineering

M I Fire E

MIFSM

FRACS

NAFRAR Tier3

BAFE SP205 Validator

10.0 INFORMATION, LIMITATIONS AND ASSUMPTIONS

The information limitations and assumptions used in the preparation of this report are noted below: -

DRAWINGS

This report is based on drawings issued to us. Dimensions have been taken from these drawings.

The following GA drawings received 29th March 2024 and listed below have been used when preparing this report:

The following drawings were used: -

frm_planning drawings proposed_DRAFT

frm_existing drawings

frm_pa_ss_001

BUILDING REGULATIONS

This report considers building regulations, which deal with life safety. Property protection and insurance issues are not addressed in this report. Guidance on property protection and insurance requirements can be found in the document Approved Document B: Fire Safety (Volume 1) Incorporating Insurer's Requirements for Property Protection, RIBA Publishing 2008.

OTHER LIMITATIONS

Complying with the recommendations of this report will not guarantee that a fire will not occur. This is an outline fire statement and
Unless otherwise described in this report, the fire strategy assumes that the building design, the mechanical and electrical systems, construction methods and materials specifications will comply with current Building Regulations guidance, and relevant British Standards and Codes of Practice. The design of mechanical and electrical systems such as fire alarm and sprinklers are a specialist area. Fire Strategy recommendations are given in this report however, the design and specifications need to be developed at the appropriate stage in consultation with the specialist designers of these systems.

This report has been prepared for the sole benefit, use and information of Works Architecture Limited 16 Upper Montagu Street London, W1H 2AN and the liability of FSECUK Limited, its directors and employees in respect of the information contained in the report will not extend to any third party.

11.0 BIBLIOGRAPHY

The below outlines the main information and documentation referred to in the preparation of the document.

Standards publications

Building Regulations 2010 and subsequent amendments.

The Building Regulations 2010 – Approved document B volume 1 2019.

12.0 FLOOR PLANS

To be attached separately from this report