

Project:	St Giles Quarter – 1 Museum Street
Title:	London Plan Fire Statement Addendum
Date:	03/10/2024
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1 INTRODUCTION

This Fire Statement Addendum has been prepared by OFR Consultants Ltd to support the Section 73 application being submitted by the Applicant 'Lab Selkirk House Ltd' for the proposed design changes for the One Museum Street building, part of the overall masterplan for the redevelopment of Selkirk House, 166 High Holborn and 1 Museum Street; and works of part demolition and refurbishment to 10-12 Museum Street, 35-41 New Oxford Street, and 16A-18 West Central Street. The Section 73 application is pursuant to the Planning Permission and Listed Building Consent (refs. 2023/2510/P and 2023/2653/L) that were approved on 7 March 2024.

The design changes can be grouped into the following categories:

- One Museum Street Ground Floor.
- One Museum Street Servicing Strategy.
- One Museum Street Basement Levels.
- One Museum Street Façade.

Refer to the Section 73 Design Statement produced by DSDHA for full details on the proposed design changes.

This Addendum is intended to demonstrate that the design changes do not change the fire strategy principles set out in the London Plan Fire Statement that was submitted as part of the original application (dated 22/05/2023; revision R00). The Fire Statement was specifically drafted to address Policies D12 and D5(B5) of the London Plan 2021. This Addendum is not intended to be a full Fire Statement or Fire Strategy; rather it is intended to demonstrate that the fire safety principles set out in the original planning application are still being met or, in some instances, improved.

2 SUMMARY OF CHANGES & IMPLICATIONS

The proposed design changes, per the Section 73 DSDHA Design Statement, are tabulated below with corresponding commentary on the fire strategy per the original London Plan Fire Statement and then the differences / implications of the changes, if there are any.

Table 1 Fire Safety Implications of the Design Changes

Design Change	Fire Statement Principles	Commentary
One Museum Street Ground Floor		
Ground Floor general layout arrangement.	Retail units intended to be separate fire compartments to the rest of the building. North firefighting shaft discharging to West Central Street via a protected corridor. South firefighting shaft discharging to Vine Lane via the office entrance lobby with fire curtains provided to separate the escape route from the accommodation.	Retail units still intended to be separate fire compartments to the rest of the building. Both firefighting shafts now discharge to Vine Lane via dedicated protected corridors removing the reliance on active fire safety systems (i.e. fire curtains) to provide the protection to the escape/firefighting access route.
Ground floor elevations, focused on entrance locations.	Office lobby provided with exits/entrances on Vine Lane and Museum Street.	The exits/entrances to the office lobby are similar but they have shifted north towards West Central Street.
One Museum Servicing Strategy		
Removal of vehicular lift previously proposed in lieu of alternative servicing strategy with enlarged area for loading bay with turntable at ground floor level.	The vehicular lift was providing access to a loading bay in the basement. The basement loading bay was to be provided with a smoke clearance system capable of achieving 10 air changes per hour.	The size of the loading bay has now decreased and is accessed directly from external at ground level (i.e. no longer in the basement). From a fire strategy perspective, this simplifies the design as access / escape is direct from High Holborn. This improves the fire-fighting access to the loading bay and simplifies firefighting procedures.
Core layout adjustments with relocation of the goods lift in proximity to the loading bay area.	Goods lift accessed via a protected lobby and located adjacent to the north firefighting shaft.	Goods lift location has improved from a fire safety perspective as occupants on the upper levels no longer need to escape through the goods lift lobby to reach the firefighting stair. Goods lift remains lobby protected on all levels.
Relocation of the refuse store to be closer to the goods lift and loading bay area.	Refuse store to be accessed via a protected lobby with permanent natural ventilation and to be enclosed in fire resisting construction.	Location of refuse store has changed but still accessed via a protected lobby with permanent natural ventilation and enclosed in fire resisting construction.
Basement Levels		
Removal of vehicular lift	As above.	As above.

Design Change	Fire Statement Principles	Commentary
Removal of southeast retail unit at B1 basement level.	Retail unit to form a separate compartment and evacuation zone to the rest of the building. Escape via the accommodation stair within the retail unit and via an extension to the south firefighting stair.	Retail units at the ground level only simplifies the fire strategy as access/escape is direct from external and there is no merging of unfamiliar members of the public from the retail unit with the wider basement providing ancillary accommodation for the office building.
Alterations to cycle store layout and capacity to match updated area schedule (Number of cycle parking spaces comply with The London Plan).	Means of escape provisions (e.g. travel distances, escape capacity etc) per BS 9999:2017 for an A1 risk profile (reduced from A2 to A1 due to provision of sprinklers). Served by two stairs: the cycle stair and the firefighting stair in the core.	Layouts have changed but the principles of the fire strategy remain the same; escape via two stairs is still provided with access to the cycle stair, the firefighting stair in the core, and the escape stair under Vine Lane Building.
Alterations to shower facilities layout and capacity to match updated area schedule (Number of showers and WC's comply with The London Plan).		
One Museum Street Facade		
Building levels have been adjusted to suit the detailed design development of MEP and structural strategies for the building – the building overall height and massing remains unchanged.	Height of topmost occupied storey above firefighting access level = 68.4 m Depth of basement = 6.6 m No. of occupied storeys above ground = 19 No. of occupied storeys below ground = 2	Height of topmost occupied storey above firefighting access level = 67.9 m Depth of basement = 6.6 m No. of occupied storeys above ground = 19 No. of occupied storeys below ground = 2
The building crown has been adjusted to match the adjusted building levels.	No fire strategy implications.	No fire strategy implications.
Mirrored glass has been introduced to the crown.	No fire strategy implications.	No fire strategy implications.
The BMU plan position on the roof has been adjusted to match the altered roof plant layout – no height change.	No fire strategy implications.	No fire strategy implications.
Overall building façade design includes a 100 mm depth reduction – to the internal side of the façade only.	No fire strategy implications.	No fire strategy implications.
Openable vent panels to office floorplates have been replaced with openable windows within the glazed area (improving the overall facade thermal performance).	No fire strategy implications.	No fire strategy implications.
The glazing ratio of the North façade has been increased by 5% (from 46 to 51%) to improve daylighting.	No fire strategy implications.	No fire strategy implications.

Design Change	Fire Statement Principles	Commentary
New inset terraces have been introduced on levels 7, 10 and 15.	Visual and audible fire alarms to be provided on the terraces.	Principles from the Level 18 terrace are extended to the new terraces on Levels 7, 10 and 15.
The South facing terrace on Level 18 has been increase in area.	The Level 18 terrace forms an inner room accessed via the office space and treated accordingly (i.e. travel distances, occupant capacity etc).	Level 18 is now accessed via amenity space rather than office space.

3 CONCLUSION

As described in Table 1, the fire safety principles remain as they were in the London Plan Fire Statement for the Planning Permission and Listed Building Consent (refs. 2023/2510/P and 2023/2653/L) that were approved on 7 March 2024.

In several instances, the proposed changes are an improvement on the fire safety provisions in the consented scheme. These include:

- Relocating the loading bay to the ground floor improves firefighting access and simplifies the fire strategy in the basement.
- Providing a dedicated, protected corridor leading from the south firefighting shaft to Vine Lane rather than relying on fire curtains to provide the fire protection to the escape route.
- Removal of the southeast retail unit at B1 basement level simplifies the means of escape provisions from the basement and removes the complications of there being unfamiliar members of the public in the wider basement providing ancillary accommodation for the office building.
- Relocating the goods lift means that the escape routes from the office floorplate on the upper levels is no longer via the goods lift lobbies which reduces the management burden during occupation.

The provisions in relation to Policy D5(B5) of the London Plan remain the same i.e. two evacuation lifts being provided, one associated with each escape stair separate to the firefighters lift provision.

In conclusion, OFR confirm that the design changes presented in this Section 73 application do not invalidate the conclusion in the original London Plan Fire Statement regarding the adequacies of the fire safety provisions in the 1 Museum Street building.