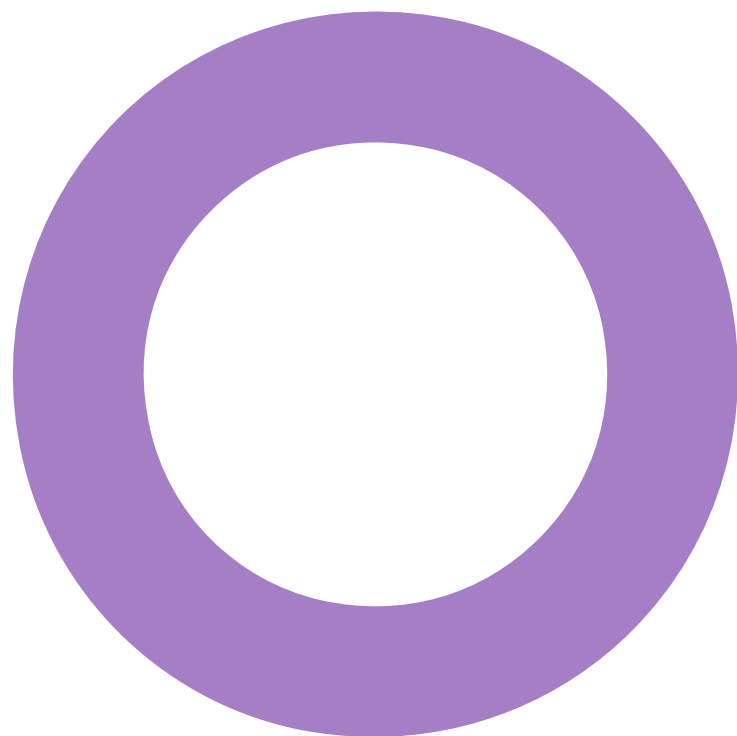


**45 Warren Street London.
London.**
Opera.

FIRE ENGINEERING
GATEWAY ONE FIRE STATEMENT

REVISION 01 – 30 OCTOBER 2024



Audit sheet.

Rev.	Date	Description of change / purpose of issue	Prepared	Reviewed	Authorised
00	01/10/2024	Gateway One Planning Statement	AS	GF	MH
01	30/10/2024	Updated with current drawings	AS	GF	MH

This document has been prepared for Opera only and solely for the purposes expressly defined herein. We owe no duty of care to any third parties in respect of its content. Therefore, unless expressly agreed by us in signed writing, we hereby exclude all liability to third parties, including liability for negligence, save only for liabilities that cannot be so excluded by operation of applicable law. The consequences of climate change and the effects of future changes in climatic conditions cannot be accurately predicted. This report has been based solely on the specific design assumptions and criteria stated herein.

Project number: 19/22398

Document reference: 1923845-HLE-NOT-Gateway One Statement-Rev01.docx

Contents.

Audit sheet.	2
Introduction.	4

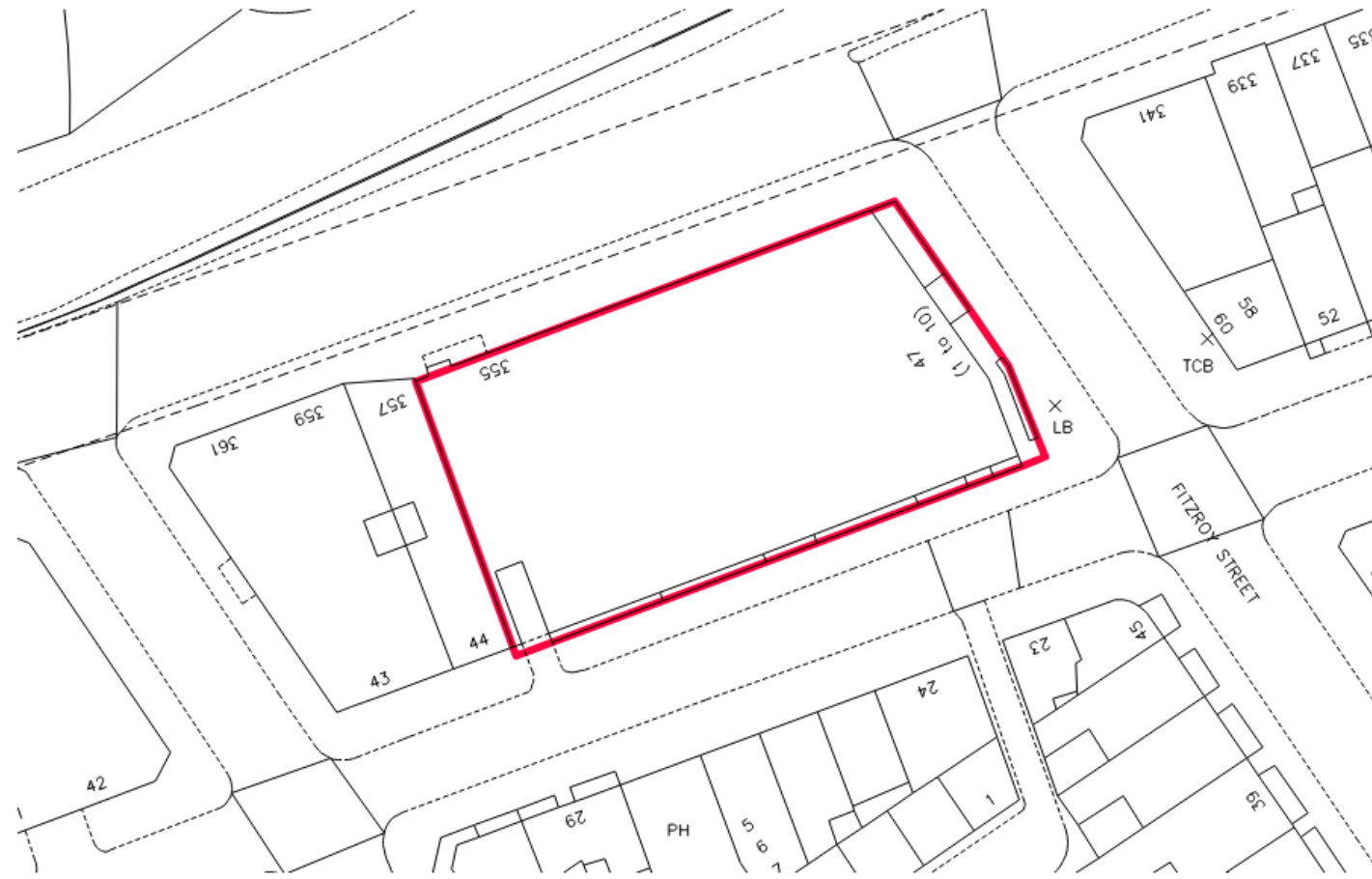
Fire statement form.	5
----------------------	---

Introduction.

This document has been prepared for Opera only and solely for the purposes expressly defined herein. We owe no duty of care to any third parties in respect of its content. Therefore, unless expressly agreed by us in signed writing, we hereby exclude all liability to third parties, including liability for negligence, save only for liabilities that cannot be so excluded by operation of applicable law. The consequences of climate change and the effects of future changes in climatic conditions cannot be accurately predicted. This report has been based solely on the specific design assumptions and criteria stated herein

Fire statement form.

Application information	
1. Site address line 1	45 Warren Street
Site address line 2	
Site address line 3	
Town	London
County	
Site postcode (optional)	W1T 6AG
2. Description of proposed development including any changes of use (as stated on the application form).	<p>This Fire Strategy Gateway 1 statement has been prepared by Hoare Lea Fire Engineering on behalf of Opera ("the Applicant") in support of planning applications ("the Applications") for the redevelopment of 45 Warren Street/255 Euston Road ("the Site") within the London Borough of Camden.</p> <p>The site is bounded by Warren Street, Euston Road, Fitzroy Street and Conroy Street, and consists of basement car parking, ground to fourth floor of commercial office space, and residential apartment across fifth and sixth floor. The building is considered to be over 18m to the top-occupied floor.</p> <p>The existing construction is concrete slab and frame (with a small amount of metal deck). Tiled facing to the Warren Street façade, blockwork facing to Fitzroy Street and cementitious cladding panels to Euston Road. Metal frame windows throughout.</p> <p>The site benefits from good accessibility to public transport, i.e. bus connections and railway/tube stations.</p> <p>The site is not within a conservation area nor does it comprise any listed buildings.</p> <p>The project consists of refurbishment of the commercial floors with no proposed works to the residential areas. There will be no change of use. External alterations include replacing windows (like-for-like with regard to area), new entrances and canopies, new terrace, and new rooftop plant. No EV parking is currently provided in the basement car park nor proposed.</p>
3. Name of persons completing the fire statement (as section 15), relevant qualifications and experience. Guide: no more than 200 words	<p>All Hoare Lea design projects are headed by chartered engineers with proven experience on a wide range of fire safety consultancy projects. All work produced at Hoare Lea has been reviewed and approved by a senior chartered fire engineer. This statement has been produced, reviewed and approved by the following key individuals. The design and development of the fire safety strategy will be undertaken by the same individuals.</p> <ul style="list-style-type: none"> - Miller Hannah BEng (Hons), CEng, MIFireE - Director - Angela Sansom MSc, BSc (Hons), AIFireE - Senior Associate - Sam Percy BEng (Hons), Graduate Fire Engineer
4. State what, if any, consultation has been undertaken on issues relating to the fire safety of the development; and what account has been taken of this. Guide: no more than 200 words.	<p>No formal consultation undertaken to date. The scheme and proposed fire strategy will be developed in detail following this planning application at which point the Statutory Authorities will be fully statutorily consulted.</p>
5. Site layout plan with block numbering as per building schedule referred to in 6. (consistent with other plans drawings and information submitted in connection with the application)	
Site layout plan is:	



REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION

NOTES:

1. ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE STATED.
2. THE DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT DOCUMENTS.
3. THE DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ENGINEER'S DRAWINGS.
4. CONTRACT DOCUMENTS TAKE PRECEDENCE OVER THIS DRAWING.
5. THE DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT DOCUMENTS.
6. THE DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT DOCUMENTS.
7. THE DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT DOCUMENTS.
8. THE DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT DOCUMENTS.
9. THE DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT DOCUMENTS.
10. THE DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT DOCUMENTS.

Scale Bar: 0 4 20

Ben Adams Architects

100, WARREN STREET, LONDON, W1A 1AA

020 7534 0000

www.benadamsarchitects.co.uk

DRAWING NAME: THE BLOCK PLAN

PROJECT NAME: FITZROY HOUSE

DRAWING NO: P002

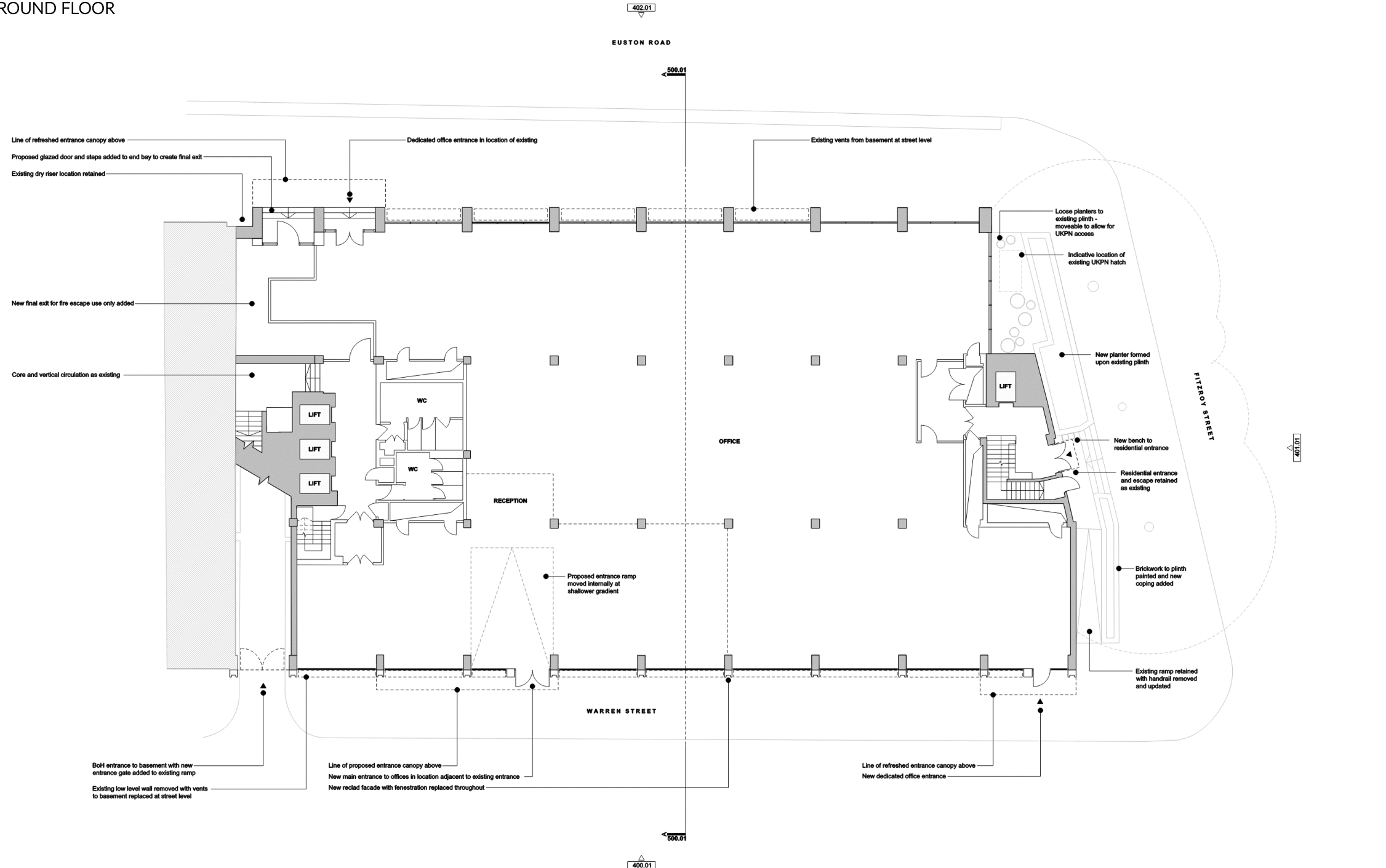
JOB NO: 24-021

SCALE: 1:200 @ A3

STAGE: PLANNING

DRAFT

GROUND FLOOR



REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
-	28.10.2024	ISSUED FOR PLANNING			

NOTES:
 1. ALL DIMENSIONS IN MM UNLESS OTHERWISE STATED.
 2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT DOCUMENTS.
 3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ENGINEERS DRAWINGS.
 4. DO NOT SCALE FROM THIS DRAWING.
 5. REPORT ANY ERRORS, CONTRADICTIONS, & OMISSIONS TO THE ARCHITECT AS SOON AS POSSIBLE.
 6. WHEN THIS DRAWING IS ISSUED IN DWG FORMAT IT IS AN UNCONTROLLED VERSION ISSUED TO ENABLE THE RECIPIENT TO PREPARE THEIR OWN DRAWINGS FOR WHICH THEY ARE SOLELY RESPONSIBLE. IT IS BASED ON BACKGROUND INFORMATION CURRENT AT TIME OF ISSUE. BEN ADAMS ARCHITECTS ACCEPTS NO LIABILITY FOR ANY SUCH ALTERATIONS OR ADDITIONS TO OR DISCREPANCIES ARISING OUT OF CHANGES TO SUCH BACKGROUND INFORMATION WHICH OCCUR AFTER IT IS ISSUED BY BEN ADAMS ARCHITECTS.

0 1 5 10
Scale Bar

Ben Adams Architects

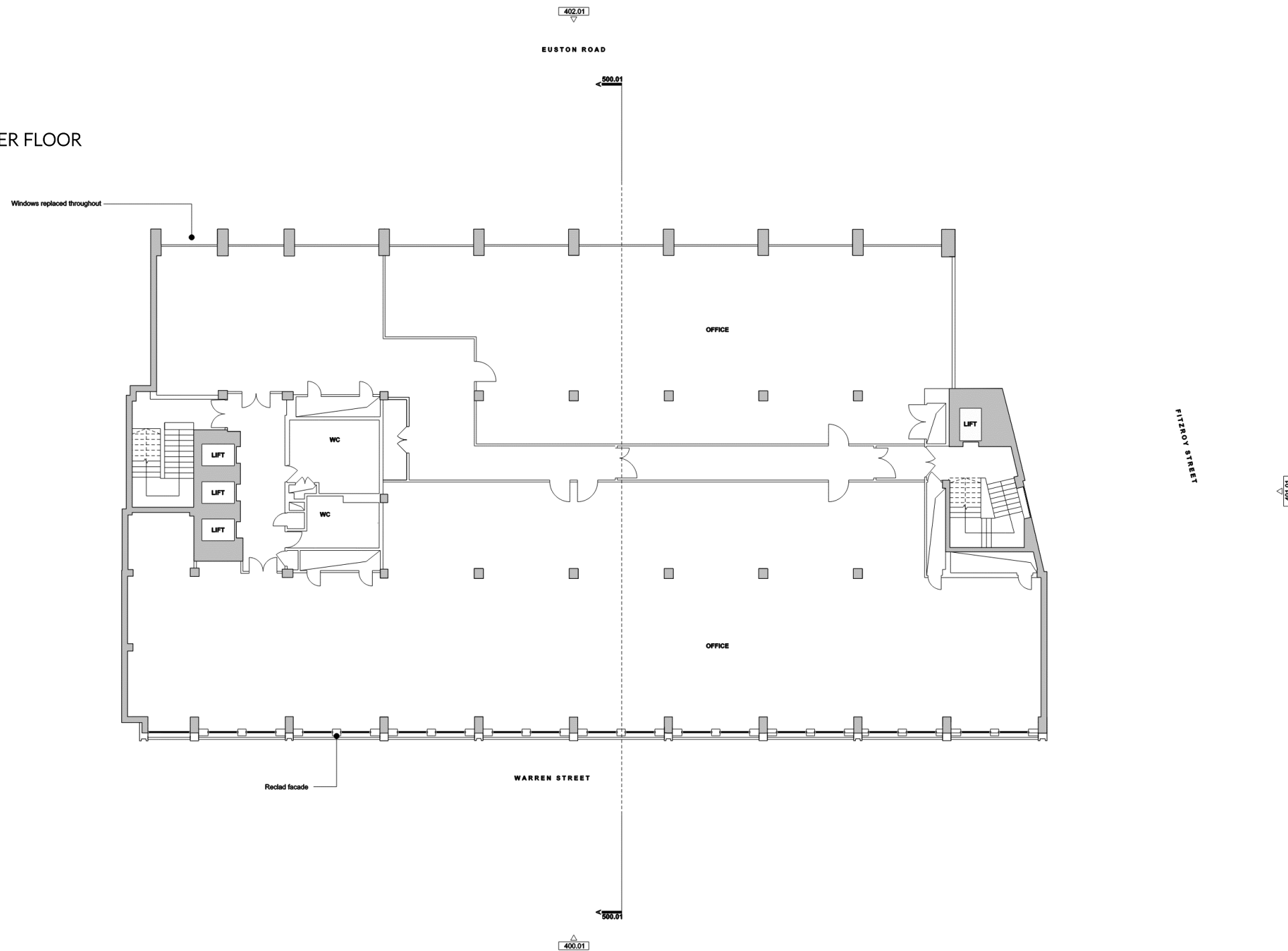
19 Southview Street
London E21 3JQ

T 020 7633 0800
ben@benadamsarchitects.co.uk
www.benadamsarchitects.co.uk

JOB NO: 24-021
SCALE: 1:100 @ A1
STAGE: PLANNING

DRAWING NAME: PROPOSED GROUND FLOOR PLAN
PROJECT NAME: 45 WARREN STREET
DRAWING NO: P200

TYPICAL UPPER FLOOR



REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
-	16.03.2024	ISSUED FOR PLANNING			

NOTES:
 1. ALL DIMENSIONS IN MM UNLESS OTHERWISE STATED
 2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT DOCUMENTS
 3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ENGINEER'S DRAWINGS
 4. DO NOT SCALE FROM THIS DRAWING
 5. REPORT ANY ERRORS, CONTRADICTIONS, & OMISSIONS TO THE ARCHITECT AS SOON AS POSSIBLE
 6. WHEN THIS DRAWING IS ISSUED IN PDF FORMAT IT IS AN UNCONTROLLED VERSION ISSUED TO ENABLE THE RECIPIENT TO PREPARE THEIR OWN DRAWINGS FOR WHICH THEY ARE SOLELY RESPONSIBLE. IT IS BASED ON BACKGROUND INFORMATION CURRENT AT TIME OF ISSUE. BEN ADAMS ARCHITECTS ACCEPTS NO LIABILITY FOR ANY SUCH ALTERATIONS OR ADDITIONS TO OR DISCREPANCIES ARISING OUT OF CHANGES TO SUCH BACKGROUND INFORMATION WHICH OCCUR AFTER IT IS ISSUED BY BEN ADAMS ARCHITECTS.



Ben Adams Architects
 11 Euston Road
 London WC1E 6DU
 020 7624 8800
 ben@benadamsarchitects.co.uk
 www.benadamsarchitects.co.uk

DRAWING NAME: PROPOSED SECOND FLOOR PLAN
 PROJECT NAME: 45 WARREN STREET
 DRAWING NO: P202
 JOB NO: 24-021
 SCALE: 1:100 @ A1
 STAGE: PLANNING

Application information									
The principles, concepts and approach relating to fire safety that have been applied to the development									
6. Building schedule									
a. Block no. as per site layout plan above	b. Block height (m) Number of storeys excluding those below ground levels Number of storeys including below ground level	c. proposed use (one per line)	d. location of use within block by storey ^{NOTE [1]}	e. standards relating to fire safety approach applied	f. balconies	g. external wall systems	h. approach to evacuation	i. automatic suppression	j. accessible housing provided
N/A	Building is over 18m, less than 30m. 8 storeys (ground, first to sixth, and basement)	Commercial	Basement car parking and plant. Ground to fourth floor commercial office.	Approved Document B Vol. 2.	None (new terrace proposed).	Commercial: New or altered areas proposed to achieve Class A2 or better.	The entire building currently adopts a simultaneous evacuation strategy and will continue to do so after the proposed works.	None currently provided.	N/A
N/A	Building is over 18m, less than 30m. 7 storeys (ground, first to sixth) and basement.	Residential flats.	Fifth and sixth floor residential flats.	Approved Document B Vol. 1.	None to apartments. External walkway on lower residential floor.	Residential: Not being altered in the proposed works. Existing wall systems considered acceptable as existing situation not being made worse.	The entire building currently adopts a simultaneous evacuation strategy and will continue to do so after the proposed works.	None currently provided.	None known (residential apartments constructed in 1971 with no known upgrades since).
<p>7. Specific technical complexities Explain any specific technical complexities in terms of fire safety (for example green walls) and/or departures from information building schedule above. Guide: no more than 500 words</p> <p>This is in existing building over 18m to the top-occupied floor. Due to this building being constructed in the 1970s, there are elements of the building that do not comply with the current Building Regulations; these being:</p> <ul style="list-style-type: none"> - The building is not served with a firefighting shaft (i.e. firefighting stair, firefighting lift, ventilated firefighting lobby), however it is provided with a dry fire main. It is noted that the existing stairs are at least 1.1m wide (that required for firefighting stairs). It is proposed that protected lobbies are provided to both stairs on every floor not currently provided with a lobby, and that one lift is provided with backup/secondary power. Further, both stairs are proposed to be ventilated, either by a 1.0m² AOV located on the façade at every floor or one AOV at the head of each stair. This is therefore considered an improvement on the existing condition. The dry fire main will be retained and maintained to BS 9990. - The building has residential flats over 11m above ground floor (on fifth and sixth floor), however the building is not provided with sprinkler-protection. Given the relatively works proposed, that are considered to not constitute a material change of use, sprinklers are not proposed to be provided, based on the residential apartments not being altered in the proposed works and based on the improvement works detailed in this note. It should be noted that the building currently operates a simultaneous evacuation strategy and will continue to do so after the proposed works; this is considered to improve life safety and means of escape compared to a 'stay-put policy' usually adopted for residential apartments. - The residential apartments share the same escape stairs as the commercial floors below. This is an existing situation and will be addressed as follows to improve the existing situation: <ul style="list-style-type: none"> - All floors are served by two escape stairs. Where not already provided, both stairs will be preceded by a protected lobby. Further, any corridors linking both stairs will be divided by a cross-corridor fire door to ensure separated alternative escape. 									

Application information

- Both stairs will be provided with ventilation, either by a 1.0m² AOV located on the façade at every floor or one AOV at the head of each stair.
 - The existing automatic fire detection and alarm system will be upgraded to the current BS 5839-1 with a simultaneous evacuation strategy adopted throughout the building (all fire alarm panels being linked – a fire alarm panel provided in the residential area and a fire alarm panel in the commercial area).
- It should be emphasised that the residential areas are not being altered in the proposed works and that the proposed works in the commercial floors are not considered a material change of use. Any alterations to glazing (windows on the façade) will be like-for-like with respect to areas. The occupant loads of the commercial floors will not be increased and the current fire load is considered to not significantly increase in the proposed works. The automatic fire detection and alarm system will be upgraded as necessary in line with the current BS 5839-1 (to a minimum Category L2). The dry fire main will be retained and maintained to BS 9990. The stairs, not currently smoke ventilated, will be provided with AOV(s).

8. Issues which might affect the fire safety of the development
Explain how any issues which might affect the fire safety of the development have been addressed.
Guide: no more than 500 words
- See Item 7.

9. Local development document policies relating to fire safety
Explain how any policies relating to fire safety in relevant local development documents have been taken into account.
Guide: no more than 500 words
- The development plan is the Camden Local Plan adopted in July 2017. It is understood that the London Plan will not apply to the proposed works at this location.

Emergency road vehicle access and water supplies for firefighting purposes

10. Fire service site plan
Explanation of fire service site plan(s) provided in 14. including what guidance documents have informed the proposed arrangements for fire service access and facilities?
Guide: no more than 200 words
- Access for firefighting appliances is provided around the perimeter of the building (Warren Street, Euston Road, Fitzroy Street and Conway Street). Fire tender access to the dry fire main inlet is within 18m on Euston Road and Fitzroy Street.

11. Emergency road vehicle access
Specify emergency road vehicle access to the site entrances indicated on the site plan
Guide: no more than 200 words
- Public roads (Warren Street, Euston Road, Fitzroy Street and Conway Street) surround the building allowing good access for emergency vehicles.
- Is the emergency vehicle tracking route within the site to the siting points for appliances clear and unobstructed?
- Yes.

12. Siting of fire appliances
Guide: no more than 200 words
- There is fire tender access to the dry fire main inlet within 18m on Euston Road and Fitzroy Street.

13. Suitability of water supply for the scale of development proposed
Guide: no more than 200 words
- Existing public hydrants currently assumed within 100m of the fire main inlet in accordance with relevant guidance as outlined in section 14. A hydrant survey will be completed by the relevant party to confirm the hydrant locations and suitability. If a hydrant is not within 100m of the building, additional private hydrant(s) will be provided.

Emergency road vehicle access and water supplies for firefighting purposes

Nature of water supply: Hydrant – public.

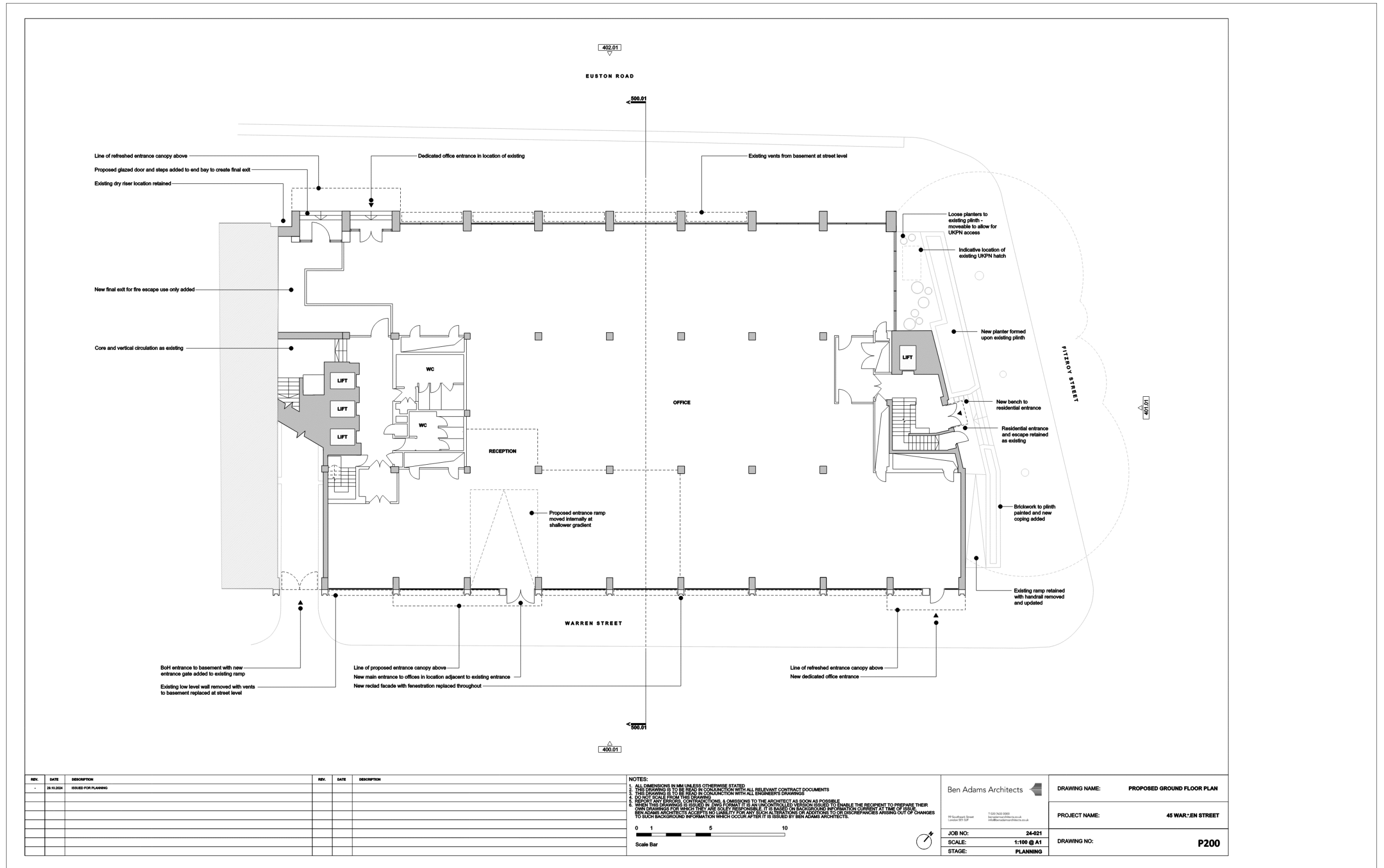
Does the proposed development rely on existing hydrants and if so, are they currently usable / operable?

Considered existing given location and existing building. (Note that this will be investigated further as the design develops and additional hydrants will be required).

14. Fire Service site plan

Fire Service site plan is:

Inserted in the form (note a formal tracking plan will be provided as the design develops).



REV.	DATE	DESCRIPTION	REV.	DATE	DESCRIPTION
-	28.10.2024	ISSUED FOR PLANNING			

NOTES:
 1. ALL DIMENSIONS IN MM UNLESS OTHERWISE STATED
 2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACT DOCUMENTS
 3. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL ENGINEERS DRAWINGS
 4. DO NOT SCALE FROM THIS DRAWING
 5. REPORT ANY ERRORS, CONTRADICTIONS & OMISSIONS TO THE ARCHITECT AS SOON AS POSSIBLE
 6. WHEN THIS DRAWING IS ISSUED IN DWG FORMAT IT IS AN UNCONTROLLED VERSION ISSUED TO ENABLE THE RECIPIENT TO PREPARE THEIR OWN DRAWINGS FOR WHICH THEY ARE SOLELY RESPONSIBLE. IT IS BASED ON BACKGROUND INFORMATION CURRENT AT TIME OF ISSUE. BEN ADAMS ARCHITECTS ACCEPTS NO LIABILITY FOR ANY SUCH ALTERATIONS OR ADDITIONS TO OR DISCREPANCIES ARISING OUT OF CHANGES TO SUCH BACKGROUND INFORMATION WHICH OCCUR AFTER IT IS ISSUED BY BEN ADAMS ARCHITECTS.

0 1 5 10
Scale Bar


Ben Adams Architects

19 Southview Street
London E21 3JQ

T 020 7633 3900
ben@benadamsarchitects.co.uk
www.benadamsarchitects.co.uk

DRAWING NAME: PROPOSED GROUND FLOOR PLAN
PROJECT NAME: 45 WARREN STREET
DRAWING NO.: P200

JOB NO.: 24-021
SCALE: 1:100 @ A1
STAGE: PLANNING

Fire statement completed by	
15. Signature	 Miller Hannah BEng (Hons), CEng, MIFireE
16. Date	30/10/2024



ANGELA SANSOM
SENIOR ASSOCIATE

+44 20 3668 7244
angelasansom@hoarelea.com

HOARELEA.COM

Western Transit Shed
12-13 stable Street
London
N1C 4AB
England

