

A note to support the discharge of Condition 4 part C in relation to planning application 2024/4609/L:

Within 21 Southampton Row, certain windows require upgrading to fire-resisting windows to support the building's fire strategy and comply with Building Regulations.

Some of these windows are located adjacent to the external escape stair of 21 Southampton Row. As outlined in Approved Document B, Volume 2, Diagram 3.4, windows within 1.8m of an external escape stair must be fixed shut and fire-resisting to ensure the safe use of the stair in the event of a fire.

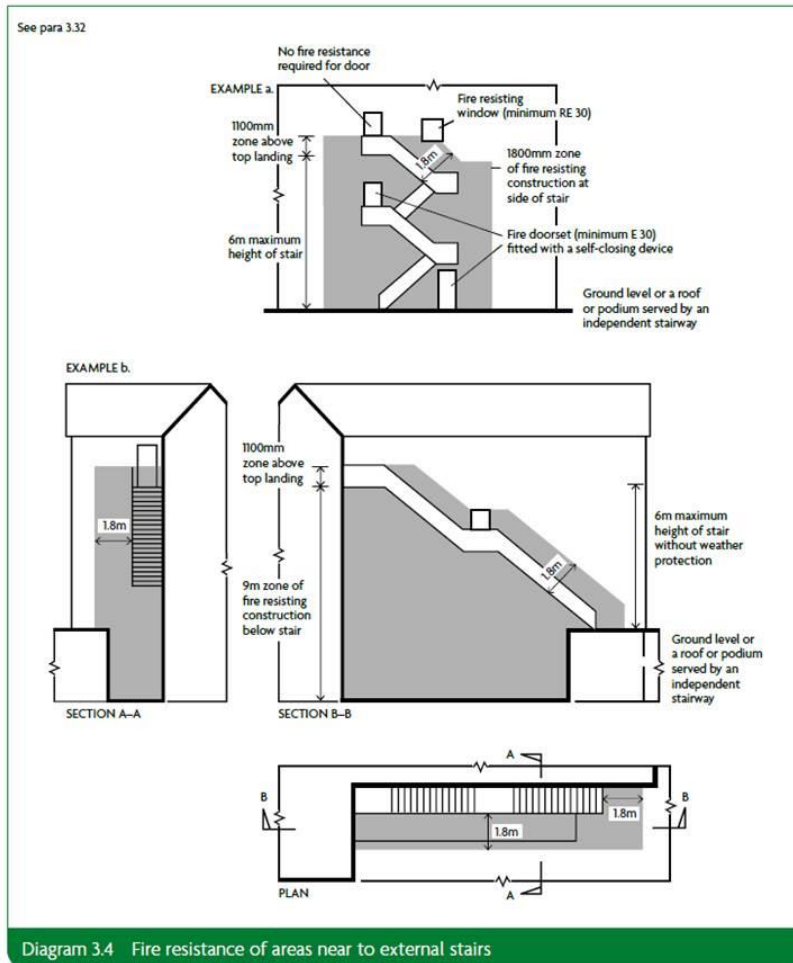


Diagram 3.4 Fire resistance of areas near to external stairs

Other affected windows are located within the internal lightwell shared by 21 Southampton Row and Sicilian House. Since this lightwell forms a boundary between the two buildings, the windows must comply with Approved Document B, Volume 2, Section 13, which addresses fire spread between buildings. According to these regulations, windows exceeding 1m² within a boundary must be fixed shut and fire-resisting to prevent fire spreading from one building to the other.

Given that the affected windows are timber-framed, replacing them with new fixed shut timber-framed fire-rated windows offers the most sensitive solution. However, the existing windows feature slim integrated glazing bars, a design detail that cannot be replicated in new fire-rated timber frames due to certification requirements. Specifically, the required internal transom/mullion sections for fire-rated windows must be at least 46x109mm, which is significantly larger than the existing slim glazing bars.

To preserve the original aesthetic, it is proposed to attach slim glazing bars to the external face of the fire-rated glazing. This approach ensures compliance with fire safety regulations while maintaining the building's architectural character.