DB FIRE SAFETY LTD

0800 772 0559

UNIT 1, WITTERING SERVICE STATION
TOWNSEND ROAD, WITTERING
PETERBOROUGH
PE8 6AB

The Regulatory Reform (Fire Safety) Order 2005

FIRE STRATEGY

3-11 EYRE STREET HILL
CAMDEN

REV	DATE	DESCRIPTION	VIEWED
00	29/01/2025	Initial Fire Strategy	
01	05/02/2025	Revised drawings	

PREPARED BY:
David Black: MIFSM (CFRAR)
Member of The Fire Protection Association
Member of The UK Fire Association
Affiliate Member of The Institution of Fire Engineers

The Institute of Fire Safety Managers IFSM Member

The Institute of Fire Safety Managers IFSM Tier 2 Competent Fire Risk Assessor (CFRAR) 2025

Site Details

PROPERTY ADDRESS:
3-11, Eyre Street Hill
Camden
London
EC1R 5LB

CLIENT(s):	ND & SI Singh
ARCHITECTS:	Morgan Carey Architects
PLANNING CONSULTANT:	SM Planning
FIRE CONSULTANT:	DB Fire Safety Ltd

The property is an existing 6-storey building that appears to be of mainly brick & mortar construction and is positioned adjacent to other buildings of similar construction.

The building is an original warehouse that was converted into a building of mixed commercial and residential use in 2017.

Currently, the building comprises commercial offices on the Lower Ground, Ground, and First floors.
Residential dwellings are located on the second, third, and fourth floors, together with an additional penthouse suite.

Project

The proposal is to convert the first floor into two self-contained flats (Flats 8 & 9). Refer to plan attached.

This Fire Strategy has been requested primarily to deal with the prosed new flats. However, reference is also made to the proposed revised layout of the Lower Ground Floor. The Lower Ground floor is to comprise the following:

- Garage space
- Bicycle storage
- Bin storage rooms
- Plant Rooms

There is no proposal to alter the front elevation/facia of the building. All renovation works are internal. Therefore, it is my judgement that The London Plan has no relevance to this project.

Guidance Documents (as appropriate)

- Regulatory Reform (Fire Safety) Order 2005
- Fire Safety Act 2021
- The Fire Safety (England) Regulations 2022
- Building Regulations Approved Document B - Volume 1 – Dwellings
- Building Regulations Approved Document B - Volume 2 - Buildings other than Dwellings
- British Standards BS9991: Code of practice for fire safety in the design, management, and use of residential buildings
- British Standards BS5839-1:2017 (Fire Detection & Alarm Systems in non-residential premises)
- British Standards BS5839-6:2019 2017 (Fire Detection & Alarm Systems in residential premises)
- British Standards BS5266-1:2016 (Emergency Lighting)
- British Standards BS 5499 Pt 4:2000 (Fire exit directional signs)
- LACORS National Fire Safety Guidance for Rented Properties
- LGA: Fire Safety in Purpose Built Blocks of Flats
- The London Plan 2021
- BS EN 12845:2015 (Fixed firefighting systems - automatic sprinkler systems)
- British Standards BS8629:2019: The design, installation, commissioning, and maintenance of evacuation alert systems for use by the Fire and Rescue Service in buildings containing flats

Guidance Drawings

DRAWING NUMBER	DETAILS
20156.11	Proposed Lower Ground floor plan
20156.13	Proposed First floor plan

Executive Summary

This Fire Strategy document has been prepared for ND & SI Singh, and their authorised alliances, only; and applies only to the proposed project as outlined above.

We owe no duty of care to any third parties in respect of its content. Therefore, unless expressly agreed by DB Fire Safety Ltd in writing, we hereby exclude all liability to all 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 Fire Strategy document has been developed based on the plans as detailed above. No site inspection has been made prior to provision of this Fire Strategy. It is likely that a site visit will be necessary for further updates to the Fire Strategy.

This document details the fire safety measures required to be constructed to provide adequate horizontal and vertical fire separations within the development. and also details the necessary fire safety provisions required to help ensure all potential occupants can be aware of a developing fire.

Details of the structural requirements, necessary to provide the appropriate level of fire safety protection, are contained within the body of this document. However, the following principals are to be adopted:

- Partition walls are to be constructed to provide a suitable level of horizontal fire separation
- Where appropriate, suitable fire-resisting doors are to be installed within fire-partition walls
- Ceilings and floors are to be constructed to provide a suitable level of vertical fire separation
- Appropriate fire detection is to be installed in accordance with the relevant British Standards
- Where appropriate, emergency lighting is to be installed in accordance with the relevant British Standards.

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Access for the Fire & Rescue Services

There appears to be good access to the building from Colliers Water Lane.

However, there was no information available regarding the location(s) of any nearby fire hydrants

External Wall System construction

The existing external walls will have complied with Building Regulations at the time of construction. However, a comprehensive fire risk assessment of the building will be required to include a visual assessment of the external wall construction in line with PAS9980

However, from photographic inspection, there is no evidence of any combustible cladding on the outside of the exterior walls.

1. Evacuation Strategy & Means of Escape

At this stage, it is advised that a 'Stay Put' Evacuation Strategy is to be adopted in the residential parts of the building.

However, consideration will be required in the event of a fire developing to such an extent that the Fire & Rescue Service deem it necessary to evacuate the entire building.

Current configurations of the residential dwellings are as follows:

2 x 3-bedroom flats (potential for 4 occupants in each flat)
2 x 2-bedroom flats(potential for 3 occupants in each flat)
2 x 1-bedroom flat (potential for 2 occupants in the flat)
1 x penthouse suite (unknown potential occupancy

Instructions to residents are to be as follows:

1.1–

IN THE EVENT OF A FIRE DEVELOPING IN YOUR FLAT:

- raise the alarm by activating the nearest fire alarm call point
- commence immediate evacuation ensuring all persons evacuate safely
- alert the Emergency Services
- congregate at the designated safe Assembly Point

IN THE EVENT OF HEARING A CONTINUOUS FIRE ALARM FROM ELSEWHERE IN THE BUILDING:

- remain within your flat with the entrance door firmly closed
- alert the Emergency Services
- await instructions from the Fire & Rescue Service

IN THE EVENT OF HEARING THE EMERGENCY ALERT SYSTEM (refer to item 3.4)

- commence immediate evacuation ensuring all persons evacuate safely

1.2 – ASSEMBLY POINT

The designated safe Assembly Area is to be clearly identified at a suitably safe distance from the building with clear visibility of the Fire & Rescue Service.

1.3 – PREMISES INFORMATION BOX

A Premises Information box is to be provided on the outside, or immediately inside, the residential entrance. The box is to contain the following:

- Site and building plans
- Details of the fire alarm system(s)
- Locations of mains electrical boards
- Locations of Plant Rooms (if appropriate)
- Emergency contact details

1.2 - Means of Escape

There are two potential escape routes from the first floor. These are:

- Via the main communal staircase
- Via the secondary fire escape stairs

Building Regulations ADB Volume 1: Section 3 Means of Escape: paragraph 3.16 (Provisions for escape from upper floors not more than 4.5m above ground level) states:

All habitable rooms (excluding kitchens) should have either of the following.
a. An emergency escape window or external door, as described in paragraph 3.6.
b. In multi-storey flats, direct access to a protected internal stairway (minimum REI 30) leading to an exit from the flat.

Paragraph 3.6 states:

Windows or external doors providing emergency escape should comply with all of the following.
a. Windows should have an unobstructed openable area that complies with all of the following.
i. A minimum area of 0.33m2 .
ii. A minimum height of 450mm and a minimum width of 450mm (the route through the window may be at an angle rather than straight through).
iii. The bottom of the openable area is a maximum of 1100mm above the floor.
b. People escaping should be able to reach a place free from danger from fire.
c. Locks (with or without removable keys) and opening stays (with child-resistant release catches) may be fitted to escape windows.
d. Windows should be capable of remaining open without being held.

Thumb-turn locks are to be installed on the inside of the individual entry door to each flat.

All escape routes are to be fully protected by the use of:

- approriate fire detection (refer to section 3)
- installation of approriate fire-rated doors (refer to section 2)
- approriate construction of fire-resistant partition & compartment walls (refer to section 2)

All bedrooms are to have fully-openable escape windows installed.
These are to have:

- an unobstructed openable area of at least 0.33sq.m.
- a minimum height of 750mm
- a minimum width of 450mm

1.2.1 - Travel distances

Approved Document B – Volume 1 – Dwellings contains the following:

Flats with upper storeys a maximum of 4.5m above ground level

3.14 The internal arrangement of single storey or multi-storey flats should comply with paragraphs 3.15 to 3.17. Alternatively, the guidance in paragraphs 3.18 to 3.22 may be followed.

Where a flat is accessed via the common parts of a block of flats it may be necessary to provide a protected entrance hall to meet the provisions of paragraph 3.28 and Diagram 3.9.

Escape from the ground storey

3.15 All habitable rooms (excluding kitchens) should have either of the following.

a. An opening directly onto a hall leading to a final exit.

b. An emergency escape window or door, as described in paragraph 3.6.

Escape from upper storeys a maximum of 4.5m above ground level

3.16 All habitable rooms (excluding kitchens) should have either of the following.

a. An emergency escape window or external door, as described in paragraph 3.6.

b. In multi-storey flats, direct access to a protected internal stairway (minimum REI 30) leading to an exit from the flat.

3.17 Two rooms may be served by a single escape window. A door between rooms should provide access to the escape window without passing through the stair enclosure. Both rooms should have their own access to the internal stair.

Flats with storeys more than 4.5m above ground level

Internal planning of single storey flats

3.18 One of the following approaches should be adopted, observing the inner room restrictions described in paragraphs 3.7 and 3.8.

a. Provide a protected entrance hall (minimum REI 30) serving all habitable rooms that meets the conditions shown in Diagram 3.2.

b. Plan the flat to meet the conditions shown in Diagram 3.3, so that both of the following apply.

i. The travel distance from the flat entrance door to any point in any habitable room is a maximum of 9m.

ii. Cooking facilities are remote from the main entrance door and do not impede the escape route from anywhere in the flat.

c. Provide an alternative exit from the flat complying with paragraph 3.19.

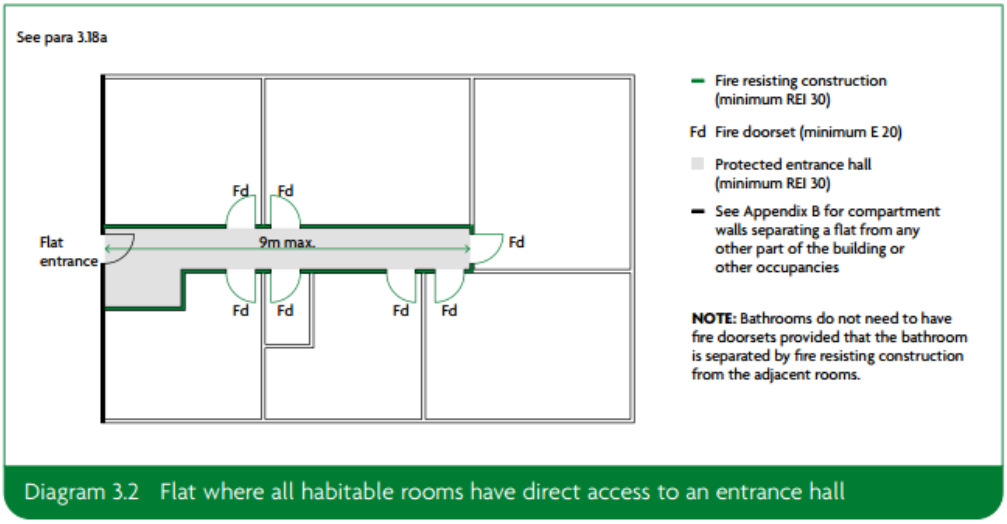

Diagram 3.2 Flat where all habitable rooms have direct access to an entrance hall

Travel distances, and potential means of escape, within each flat appear to be compliant with the requirements of the above.

1.2.2 - Stairs

There are two staircases at opposite ends of the floor to enable all potential occupants to evacuate safely in the event of a fire incident.

1.2.3 - Lifts

There is evidence of a single passenger lift. However, no information was available to confirm if this has been installed/constructed to operate during a fire incident.

1.2.4 - Disabled Evacuation

It is entirely possible that there could be persons on this and upper floors who suffer from a permanent physical disability.

It is also possible that an occupant could suffer a disability at the time of a fire incident (e.g. heart attack),

Although, I consider that there is no strict requirement to install a Refuge Alarm system at the present time, serious consideration is to be given to providing specialist evacuation equipment on this and the upper floors.

2. Fire Separations

2.1– Ceilings & Floors

All principal ceilings and floors are to be constructed in such a way to provide a minimum of one-hour fire separation between floors and roof-spaces.

Where necessary, the ground-floor ceiling is to be upgraded by the use of suitable approved and appropriate materials.

2.2- Walls

The following walls are to be of sufficiently suitable construction to provide a minimum of 60-minutes fire-separation:

- Walls separating each of the flats from the communal escape routes (i.e. corridor and stairwells)
- Walls separating the garage from the refuse/cycle entrance and the rear cycle store
- Electrical Room walls (LG08)
- Boiler Room walls (LG15)

The lift-shaft walls are to be of sufficient and suitable construction to provide a minimum of 120 minutes fire-resistance.

The following walls are to be of sufficiently suitable construction to provide a minimum of 30-minutes fire-separation:

- Partition walls within each of the flats

Fire-rated partition walls are to be constructed using appropriate fire-resisting materials. This is to include:

- Aluminium frames
- Fire-rated plasterboard
- Fire-resistant insulation & sound-proofing materials

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2.2.1- General

Where fire-partition walls and ceilings are breached by cables and pipes, they are to be fully, and appropriately, sealed to help prevent spread of fire through the premises.

Where fire partition walls meet ceilings and floors, they are to be fully sealed using appropriate fire-resisting materials.

Where fire partition walls are constructed above fire doors, they are to extend fully between the door and ceiling with appropriate sealing at joints.

Any glazing used to form entire, or part of, fire-partition walls, is to meet the general classification of the required fire-partition as defined above.

2.3 - Doors

The following doors are to be FD60(S) fire-rated.

- Door to each of the two stairwells
- Door between the garage and the refuse/cycle entrance

The following doors are to be FD30(S) fire-rated.

- Entrance doors to each of the flats
- Bin Store doors
- Door to the rear cycle store
- Electrical Room door
- Boiler Room door
- Tank Room door

A new FD30(S) fire-rated door is to be installed in the corridor between the entrance doors to each of the flats.

All doors are to be installed as follows:

- Using three fire-rated hinges
- Self-closing device fitted
- Intumescent strips & cold smoke seals inserted into the door or door frame
- No greater than a 3-4mm gap between door and frame/threshold

NOTE:
Internal locks, installed on the inside of the entrance doors to all flats, are to be of a thumb-type device.

No letterboxes are to be inserted into the entrance doors to the flats.

2.3.1- General

Appropriate fire-rated fillers and mastic are to be inserted between walls and door frames.

Any glazing used for a vision panel in doors are to be suitably fire-resisting.

3- Fire Detection & Alarm systems

The installation of smoke alarms, or automatic fire detection and alarm systems, can significantly increase the level of safety by automatically giving occupants early warning of fire.

Therefore, any fire detection & alarm system installed must have the capability of providing suitable warnings to all persons who might be within the premises when a fire is developing. However, it is of additional importance that warnings can be provided to persons preparing to enter the premises.

Therefore, each individual Block is to benefit from a communal fire detection & alarm system; together with 'local' fire detection within each individual flat.

3.1- Communal fire alarm system

The building is to benefit from a communal fire detection & alarm system that incorporates the following configuration:

The system is to comply with British Standards BS5839-1:2017 and configured as follows:

- Addressable networked control panels in each of the individual commercial offices entrance and the residential entrance to the residential part of the building.
- Smoke detectors installed:
    - Throughout the residential stairwells and corridors
    - Any/all store rooms
    - Any/all electrical risers
    - Appropriate fire detection in the commercial offices
    - Throughout the Lower Ground floor storage areas and garage
- Audible warning devices throughout the commercial offices, stairwells and lobbies
- Manual fire alarm call points:
    - On all landings of all stairwells
    - Inside each of the commercial and residential entrances
    - In all commercial offices

Diagrammatic fire zone charts are to be provided adjacent to each of the control panels.

3.1.1- Cause & Effects

- Activation of any smoke or heat detector will activate all alarm devices on 'full' alert.
- Activation of any manual alarm call point will activate all alarm on 'full' alert.

3.2 Local fire detection

The fire detection to be installed within each flat/apartment is to comply with British Standards British Standards BS 5839-6:2019+A1:2020 to a minimum of Grade LD1.

This will comprise:
A system of one or more mains-powered detectors each with a tamper-proof standby supply consisting of a battery or batteries.

- Heat fire detector in kitchen areas
- Smoke detectors in the principal habitable room
- Smoke detectors in all bedrooms

3.3- Evacuation Alert System

An Evacuation Alert System provides the Fire & Rescue Service with the ability to manually raise an alarm to all occupants alerting them to the need for an immediate full evacuation of the building. This is necessary in the event a developing fire becomes uncontrollable by the standard provision of fire-fighting appliances.

An EAS is usually required in buildings of 11m and above.

The configuration of the building suggests that there is a need for an EAS system to be installed.

This is to provide the means for the Fire & Rescue Service to implement an immediate evacuation of the residential areas of the building as deemed to be necessary in the event of a rapidly developing fire potentially becoming difficult to tackle and maintain the safety of residents.

An Evacuation Alert System is installed separately to the communal fire alarm system and can be accessed and controlled only by personnel from the Fire & Rescue Service.

The construction of the building, and the potential development of a fire, might necessitate a total evacuation of the entire building.

Therefore, although strictly outside the scope of this Fire Strategy, it is strongly advised that an EAS system is to be installed in order to provide the Fire & Rescue Service with the ability to alert all persons of a need to commence immediate evacuation due to a rapidly developing fire.

4 - Emergency Lighting

Emergency lighting is to be installed throughout the building in strict accordance with the requirements of British Standards BS5266:2016.
Emergency lighting is to be installed:

- Throughout the corridor and stairwells
- On the outside of all entrance/exits.

There is no strict requirement to install emergency lighting within the individual flats.

5. Sprinkler System

I consider that there is no strict requirement to install any sprinkler or water-mist systems in the building.

6. Dry Risers

Consequential to the heights of the blocks and the distances from the fire-fighting appliance, there is no strict requirement to install dry risers in the building.

However, this might require consideration following determination of the location of fire hydrants.

7. Smoke ventilation/extraction

AOVs (Automatic Opening Vents) are to be installed at the heads of each stairwell.

8. Emergency fire-fighting equipment

8.1- Residential Dwellings

There is no statutory requirement to provide any emergency fire-fighting equipment in a residential dwelling. It is unlikely that any occupant will have received any formal training in the correct and safe use of fire extinguishers.

Therefore, there is no statutory requirement to provide any fire extinguishers in the residential dwellings.

8.2 – Communal space

There is no statutory requirement to provide any emergency fire-fighting equipment in the communal space. However, CO2 fire extinguishers are to be provided adjacent to electrical cupboards, or in Plant Rooms

9. Electrical installation

The electrical installations will conform to current British Standards.

Relevant Electrical Installation Certificates (or EICRs) will be issued by suitably qualified electrical contractors.

Where charging points for electrical vehicles are to be provided, these are to be installed in strict accordance with The Electric Vehicles (Smart Charge Points) Regulations 2021.

10. Gas installation

There is no provision for mains natural or propane gas to be installed to these premises.

11. Fire safety signage

11.1 - Directional fire exit signs

Appropriate directional signage is to be installed throughout the stairwells and corridors.

All directional signage is to meet the requirements of British Standards BS5499-4 and is to comprise illuminated and wall-mounted photoluminescent signs as appropriate.

Emergency lighting should be installed with a 'self-testing' facility to enable the Responsible Person(s) to conform to the requirements of British Standards BS5266:2016 for documented monthly function tests.

Serious consideration is to be given to installing intelligent emergency lighting that will direct occupants to fire exits safe from any fire that might be developing.

11.2 Way-Finding signs

Appropriate Way-Finding signage is to be installed throughout the stairwells in order to provide information to the Fire & Rescue Service on the locations (and directions to) all flats.

11.3 - Fire Action Notices

Relevant fire Action Notices are to be provided throughout the common circulation corridors, and on all landings.

A copy of the Emergency Fire Procedures is to be provided to all tenants.

11.4 - Fire Door Signage

Relevant signage is to be fitted onto all fire doors in the communal space as follows:

- Doors not held back by retainers 'Fire Door Keep Shut'
- Doors to secured rooms: 'Fire Door Keep Locked'

All door signage is to meet the requirement of British Standards BS5499.

Relevant hazard warning signs are to be fitted onto all doors of rooms/risers containing electrical hazards.
e.g.

'Fire Door Keep Locked' signs are to be fitted onto the following doors (as appropriate):

- Electrical risers & rooms
- Cleaners' store cupboards/rooms
- Mains gas intake rooms

'Fire Door Keep Shut' signs are to be fitted onto the following doors:

- Doors in lobbies

12 Waste storage

Appropriate waste storage bins/skips are to be provided in dedicated compounds for each of the residential and commercial offices.
These are to be located on the Lower Ground floor within the refuse/cycle entrance.

13 Smoking area

Smoking will be prohibited anywhere within the premises.

There is no statutory requirement to provide a designated smoking area for residential premises.

14 Bicycle storage

Bicycles are to be stored in a dedicated area at the rear of the Lower Ground floor.

Notices are to be provided to instruct all residents that cycles are never to be stored in corridors/landings and that electric bicycles must always be stored in the approriate storage area.

REQUIRED ACTION PLAN

The following actions should be implemented to meet the requirements of this Fire Strategy

No:	ACTION REQUIRED	*These columns are to be completed by the Responsible Person* RESPONSIBILITY/COMMENTS	DATE ACTIONED
A1	Install a fire detection & alarm system in compliance to British Standards BS5839-1:2017 (Level L1/M) Refer to item 3.1 for details.		
A2	Install fire detection in each of the flats in accordance with the details in item 3.2		
A3	Install emergency lighting in full compliance with BS5266:2016. Refer to section 4 for details.		
A4	Install fire rated doors as appropriate. Refer to section 2 for details.		
A5	Construct partition walls in compliance with the recommendations made in section 2.		
A6	Install fire safety signage throughout in accordance with the recommendations made in section 11.		
A7	Install emergency evacuation windows in compliance with the recommendations made in item 1.2.		
A8	Install a Premises Information Boxes outside, or inside, the residential entrance. Refer to item 1.3.		
A9	Arrange for regular inspections to be made during the construction in order to confirm compliance with the recommendations of this Fire Strategy.		
A10	Ensure a formal Fire Risk Assessment is carried out following all renovations and rebuilding and immediately prior to occupation and use of the premises. To include a visual external wall assessment in line with PAS9980		

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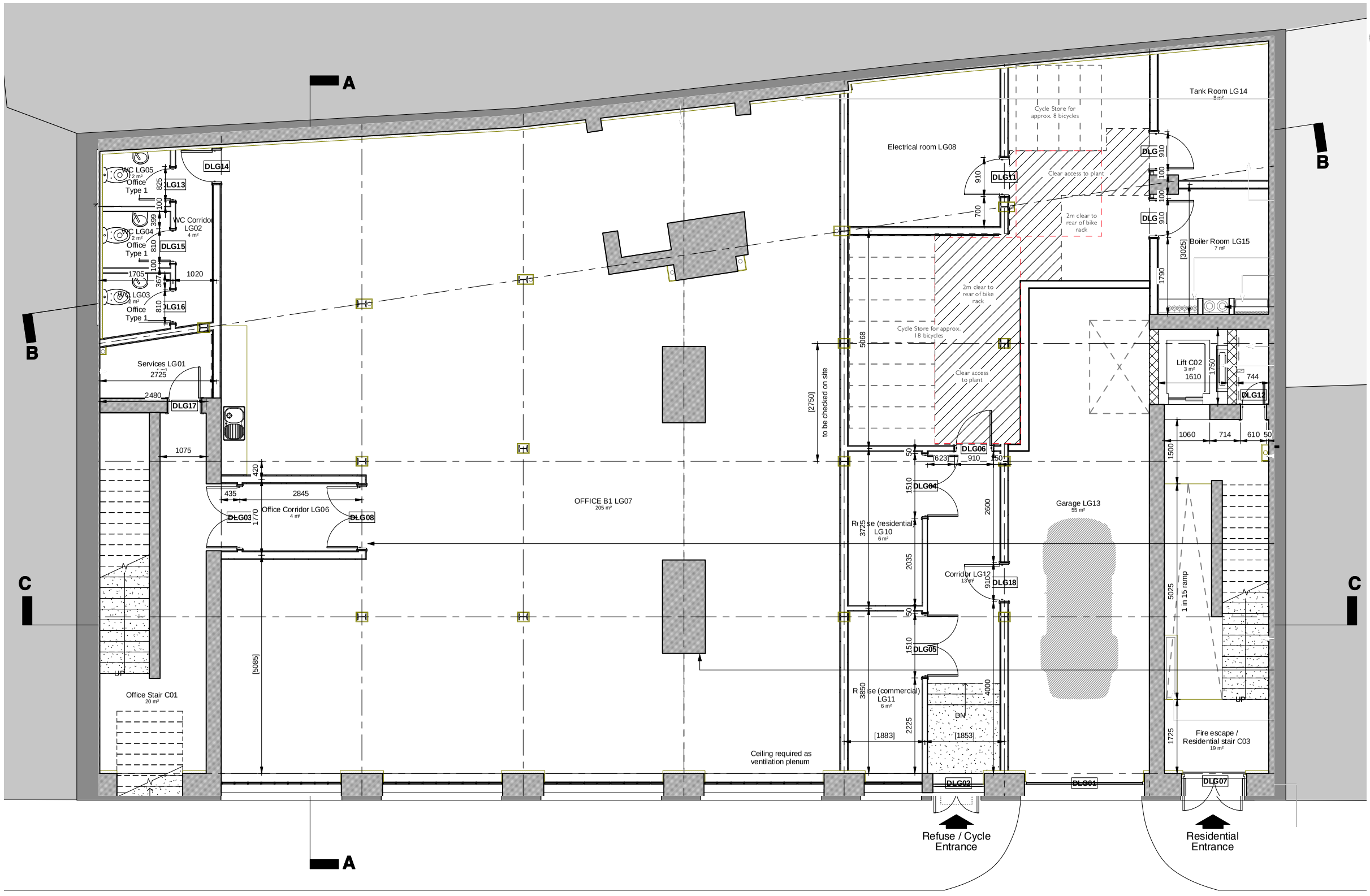
! FIRE SAFETY CHECKLIST

STRATEGIES TO BE CONFIRMED PRIOR TO PLANNING SUBMISSION (check box when completed):

- ☐ REQUIREMENT B1: MEANS OF WARNING AND ESCAPE
- ☐ REQUIREMENT B2: INTERNAL FIRE SPREAD (LININGS)
- ☐ REQUIREMENT B3: INTERNAL FIRE SPREAD (STRUCTURE).
- ☐ REQUIREMENT B4: EXTERNAL FIRE SPREAD
- ☐ REQUIREMENT B5: ACCESS AND FACILITIES FOR THE FIRE SERVICE

Drawing based on Application 2009/3638/P
3-11 Eyre Street Hill by GPAD Ltd - Architects



Rev	Date	Amendment
B	05/02/2025	Client Issue

PLANNING

THE GOODS SHED
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tel: 01929 557878
mca@morgancarey.co.uk
www.morgancarey.co.uk
with MCA Lawray

50mm at A3 20156-A.pln

Client:
ND & SI Singh c/o David Prossor

Project:
3-11 Eyre Street Hill, Camden

Drawing:
Proposed Lower Ground Floor Plan

Date: Jan 25
Scale: 1:100 @ A3

20156.11 B

N

! FIRE SAFETY CHECKLIST

STRATEGIES TO BE CONFIRMED PRIOR TO PLANNING SUBMISSION (check box when completed):

- ☐ REQUIREMENT B1: MEANS OF WARNING AND ESCAPE
- ☐ REQUIREMENT B2: INTERNAL FIRE SPREAD (LININGS)
- ☐ REQUIREMENT B3: INTERNAL FIRE SPREAD (STRUCTURE).
- ☐ REQUIREMENT B4: EXTERNAL FIRE SPREAD
- ☐ REQUIREMENT B5: ACCESS AND FACILITIES FOR THE FIRE SERVICE

Glazed panels over ground floor

Glazed panels over ground floor

A

B

B

C

C

A

ENS

BED 1

BED 2

BED 3

ENS

BATH

LIVING

DINING

KITCHEN

FLAT 9

HALL

1610

1750

744

DF04

610 50

F11

DN

8

9

cpds

ENS

ENS

BATH

HALL

FLAT 8

LIVING

BED 1

BED 2

BED 3

KITCHEN

DINING

Fire escape / Residential stair C03
19 m²

Eyre Street Hill

Rev	Date	Amendment
C	05/02/2025	Client Issue

PLANNING

THE GOODS SHED
SANDFORD LANE
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www.morgancarey.co.uk
MORGAN CAREY ARCHITECTS
with MCA Lawray

50mm at A3 — 20156-A.pln

Client:
ND & SI Singh c/o David Prossor

Project:
3-11 Eyre Street Hill, Camden

Drawing:
Proposed First Floor Plan

Date: Jan 25
Scale: 1:100 @ A3

20156.13 C