

# Royal Academy of Dramatic Arts (RADA), London. Fire Precaution Works at RADA Studios, 16 Chenies Street, London WC1E 7EX

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#### APPLICANT

The Royal Academy of Dramatic Art, 62-64 Gower Street, London WC1E 6ED



# AGENT

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#### INTRODUCTION

#### 1.1 Background – The Reason for the Works

Drake and Kannemeyer LLP Chartered Surveyors LLP was commissioned by the Royal Academy of Dramatic Art (RADA) London, to carry out a legislation, condition and compliance survey of their premises in 2024. The scope of the survey was to inspect the compartmentation within the premises and establish if the fire stopping and fire doors were deemed suitable and kept in good repair in order the Client complied with the requirements of the Regulatory Reform (Fire Safety) Order.

The Drill Arts Building on Chenies Street is a Grade 2 Listed Building, and it was found to be noncompliant for fire safety. For a building to be compliant for fire safety, at the very basic level, the passive fire safety elements should have integrity. The compartmentation survey identified potential breaches in the fire rated elements of the structure such as the walls, floors and fire doors to hazard rooms, protected escape routes, storage rooms, cleaners' cupboards, and facilities such as plant, electrical intake room, electrical risers, concealed voids and above suspended ceiling. It was found that there was little or no firestopping between the compartments such that there was little to stop the uncontrolled spread of fire and smoke through the building, thereby endangering life. The greatest breaches were found in penetrations for service ducts, service risers and concealed voids such as opening around gas, electricity, water, drainage and telecommunication services.

Furthermore, the fire doors were found to be non-compliant for fire protection. The core of the door, the gaps between the door, frame and architraves, the ironmongery for locks or vision panels were deemed unsuitable and would have to be replaced. It was therefore necessary to carry out refurbishment works to provide fire protection for the building in terms of safe fire exits, integrity of fire compartments, renew all non-compliant fire rated doors, provision of smoke vents through the windows in the single staircase serving all 6 floors and enable the Client to fulfil their functional requirements for life safety under the Regulatory Reform (Fire Safety) Order.

The purpose of this Heritage Statement is to state how the proposed works for fire protection and safety have addressed matters of cultural significance in considering works to a building of special, architectural or historic interest as integral to the wider strategy that ensures that elements of aesthetic, historical, scientific, social or spiritual value and cultural significance is maintained.

#### **1.2 Cultural Significance and Conservation Matters:**

Cultural Significance is widely recognised as defined by the 'Burra Charter'. The 'Burra Charter' is a document published by the Australian International Council on Monuments and Sites (ICOMOS) in 1979 for guidance for the conservation and management of places of cultural significance, in order to set out actions that help to preserve, restore and reconstruct heritage places, in terms of its aesthetic, historic, scientific, social or spiritual value for past, present or future generations, and conserve heritage places so as to retain its cultural significance. Cultural significance has to be

embedded in the place itself, integral in its fabric, setting, use, association, meaning, records, related places and related objects.

Drill Hall was designed by Samuel Knight FRIBA, who was also a captain in the regiment, for the Bloomsbury Rifles, a rifle volunteer unit of the British Army founded by Thomas Hughes, author of Tom Brown's Schooldays, in London from 1803 to 1814 and from 1860 to 1908. This regiment was formed in 1859-60, at a time where the fear of invasion from France was considered a credible possibility, and as the regular army was posted all over the British Empire at the time, the War Office formed them to deal with emergencies. They are therefore the military forerunners of the Territorial Army. The Drill Hall was used for military practice and social intercourse. The building ceased being used by the War Office and the Royal Academy of Dramatic Arts moved to the premises around 1908.

The Drill Arts Building achieved Grade II listed building status on 10<sup>th</sup> of October 1997. The Official List entry on the National Heritage List for England (<u>https://historicengland.org.uk/listing/the-list</u>) for List Entry 1242933, states that the building and attached railings were designated for its special architectural and historic interest. This includes the structure itself, any other object or structure fixed to it, both internally and externally, as well as any other object or structure within the curtilage of the building. For an object or structure to be included within the curtilage of the building, it must have formed part of the land since before 1<sup>st</sup> of July 1948.

The Historic England Listing does not have record drawings for the building. We have therefore sourced some our information from the Heritage Statement submitted in 2015 for the development of the Richard Attenborough Theatre by John Earl FSA MRICS FRSA IHBC; previous Listed Building Consent information as well as Architectural records from Haines Philip Architects and Andrew Downie and Partners, held by RADA.

# 1.3: Site and Context:

Drill Hall, 16 Chenies Street is now an arts centre and studio, used by the Royal Academy of Dramatic Arts (RADA). The site is located within the Bloomsbury Conservation Area of the London Borough of Camden as in Fig 1 below. Several other buildings in the vicinity have Heritage Listed status as in Fig 2.

Fig 1 – The Conservation Area of London Borough of Camden. 16 Chenies Street is pinpointed.



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The Royal Academy of Dramatic Art (RADA) is a performing arts and drama school which provides conservatoire vocational training for theatre, film, television and radio. It is based in Bloomsbury, Central London. RADA is one of the oldest drama schools in the United Kingdom and it was founded in 1904 by Sir Herbert Beerbohm Tree, the grandfather of actor, Oliver Reed, in Haymarket in the City of Westminster. It moved to its buildings in Gower Street in 1905 which was torn down in 1927 and replaced with a new building. The main RADA building where classes and rehearsals take place is on Gower Street with a second entrance on Malet Street. The second premise where the RADA Studios are situated is nearby on Chenies Street. The current works are to take place in the Drill Arts Building on 16 Chenies Street.

Fig 3 – Site / Block Plan of the Drill Hall Theatre next to the RADA building on Chenies Street.



Fig 4 (below) Chenies Street Elevation. Drill Hall (RADA) is to the right.





Fig 5 - The Drill Hall as built in 1883





**Fig 4** and **Fig 5** above show that the front elevation of the Drill Hall has remained relatively unchanged since 1883. The front elevation is of red brick with sandstone dressing and continuous sill strings with a central gable with parapet and coping, and a tiled roof.

**Exterior**: The building has 3 storeys visible at street level, with a basement. The front elevation is made up of 3-window symmetrical facade with a battlemented entrance tower to left.

**Fig 6** – Street elevation of Drill Hall from the battlemented entrance tower side. A battlement is a notched parapet usually found on top of a fort or castle that has regularly spaced squared openings or embrasures for shooting through.

**Fig 7 below**: The entrance arch on the ground floor has a hood mould with carved Burgesion crowned lion-label stops and rose and riband spandrels.

There is an oriel window right above the entrance door on the tower battlement on the first floor with 3-casement light and mullion windows.

On the second floor there is a narrower window with an over-panel depicting the hanging horn, the symbol of the Rifle Brigade to which the Bloomsbury Rifles was affiliated.

Above this window are three shields portraying, from left to right, the arms of the Duke of Bedford (the ground landlord), the royal arms and those of the county of Middlesex. To the right and on the second floor are 3-light transom and mullion windows with gauged brick flat-arch heads. The central second floor window has a pointed hood mould and gable in gauged brickwork.

The windows on the ground and first floor have hood moulds with label stops in the form of carved heads. The hood moulds on the ground floor windows are moustached volunteers' heads. Steps from the street level lead to the basement at lower ground level.



Fig 6 – Drill Hall, Chenies Street



Fig 7 – Drill Hall, Chenies Street

The current works propose alterations to windows in the northwest and south east elevations as part of the refurbishment and fire precaution works. These windows are not visible from the street level.

**Interior**: The Heritage Citation states that the interior has survived largely intact with a stair having turned rails. However, the 2018 Heritage Statement for the Sir Richard Attenborough Theatre states that significant alterations have occurred over the years. In 1977, when the building was been let as a rehearsal hall and an arts and performance centre, the Drill Hall was converted to the Sir Richard Attenborough Theatre with raked seating (**Fig 9**) and a with metal trussed roof and glazed lantern running the full length of the room. The adaptations left most of the main structural elements intact but changed its appearance radically. The platform and stage on the 1883 layout (**see Fig 8**) was now turned through 90° to give 7 rows of raked / bleacher seating looking down on a performance area (**See Fig 9**). The former stage area has now been enclosed to form a room.



The present bar was the Officers' Mess, and it has a Gothic chimney-piece with sunken quatrefoils. The Sergeant's Room also has a chimney piece (See **Fig 8**). The chimneys in the Mess Room and Sergeant's Room have now been boarded over, and the Sergeant's Room forms part of a corridor running alongside the east boundary which serves as a service and escape

corridor (See **Fig 9**). It is not clear how long this intervention has been in place, but as there could be voids behind the boarding, which in the event of a fire could become fire tunnels allowing the uncontrolled spread of fire and smoke, our strategy to maintain the fire integrity of the building will be to encase all such elements in Fireline boarding without carrying out any invasive works that could cause harm to the heritage structure.

According to the Heritage Listing Citation, the floor officers' mess also has a good Gothic chimney-piece of Caen stone, enriched with a castellated canopy and the arms of commanding officers of the regiment. The ceiling and walls are panelled with diagonally-set deal planks. Adjoining the Officers' Mess is a small room with oriel window, which was the colonel's room. It also has a Gothic fireplace and panelling and more ornate fittings. The Officer's Mess has been converted to a Drama Studio, and the colonel's room is now an office. There is an opening formed off the landing which steps into another studio above the Drill Hall (see **Fig 11**).

See Fig 10, 11 below showing the first-floor plans side by side.



Please note: The 1883 plan does not show the Studio and roof over the Ground Floor Drill Hall.

It appears that all fireplaces and chimneys have been boarded over on all upper floors. As on the Ground Floor, our fire strategy will be to encapsulate them in Fireline boarding to provide fire compartmentation and protection to the structure without carrying out any invasive activities.

On the 1883 plan on the second floor, there is a former billiard room, above the officers' mess, with a chimney-piece similar to that in the ground floor mess which will also be Fireline-boarded to provide fire compartmentation and protection.



The 2001 floor plan shows that the 2<sup>nd</sup> floor 1883 Billiard Room has been partitioned to form a Rehearsal Studio and a Meeting Room. Showers and washbasins were installed in 2001 (see Fig 13 -highlighted in pink). It is proposed to strip out and remove these items.



The 2<sup>nd</sup> floor Billiard Room is of double volume height which forms a void on the 3<sup>rd</sup> floor. The rooms around the perimeter are the kitchen, a toilet and offices.

**SUBSIDIARY FEATURES**: This consists of attached cast-iron railings with urn finials to areas.

Fig 16 – Wrought iron entrance gates to the main entrance.



Fig 17- Iron railings along the Chenies Road elevation / pavement and leading to the basement.



The railings have remained untouched in the current works.

# 1.4 The Reason for the Works

In July 2024, RADA commissioned Drake and Kannemeyer to carry out the following surveys on their Bloomsbury premises:

- a. Condition and Function Survey
- b. Ventilation Survey
- c. Mechanical and Electrical Services Asset Survey
- d. Fire Compartmentation Survey
- e. CCTV Drainage Survey.

The Fire Compartmentation Survey was to RADA premises including 18-22 Chenies Street, RADA Studios, Nicholas Cooper House, 62-64 Gower St and Malet St London. 16-22 Chenies Street was constructed circa in 1882, it is 6 storeys tall, one of which is below ground. The building is of traditional masonry construction with some plasterboard walls and timber flooring. The survey revealed there was very little firestopping present, and the refurbishment works completed in 2019 done by other contractors were not to a good standard. The scope of the survey was to inspect the condition of the compartmentation within the premises, in order to establish if the firestopping and fire doors fire doors were suitable, and to list any findings in relation to non-compliance issues to help the client meet the requirements of the Regulatory Reform (Fire Safety) Order in relation to Article 17 and the duty to undertake 'General Precautions' which is referenced in the Design and Access Statement Submission. It is critical that fire compartmentation and fire doors are well maintained and kept in good repair so their functional requirements of passive fire safety can be achieved.

The compartmentation survey was focussed on identifying any potential breaches in fire rated elements of the structure such as the walls, floors, and fire doors to hazard rooms, protected escape routes, storage rooms, cleaner's cupboards, and facilities such as plant, electrical intake rooms, electrical risers, concealed voids, and above suspended ceilings. Fire resisting enclosures and protected escape routes must be maintained at all openings, including openings in walls for services such as gas, water and electricity, IT, vents, shared ducts, or other commercial services.

It is therefore necessary to obtain listed building consent for the proposed works to the building structure, as well as any object or structure within the curtilage of the building.

# 2.0 THE RELEVANT LEGISLATION, REGULATIONS, POLICY AND BEST PRACTICE

The Planning (Listed Building and Conservation Areas) Act 1990 as amended for its special architectural and historic interest.

#### 2.1 The National Planning Policy Framework:

The National Planning Policy Framework 2024 is a document from the Ministry of Housing, Communities and Local Government and it sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally-prepared plans for housing and other development in a sustainable manner. Achieving sustainable development means that the planning system has three overarching interdependent objectives which should be mutually pursued namely, an economic objective, a social objective and an environmental objective. With respect to the proposed works at Chenies Street, it is imperative that the protection to life and property is given ultimate priority.

The policy promotes the building of healthy and safe communities, making effective use of land, conserving and enhancing the historic environment. Item 202 on page 63 states that Heritage assets range from sites and buildings of local historical value to those of highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

The policy requires that plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. The strategy should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation.
- The wider social, cultural and environmental benefits that conservation of the historic environment can bring:
- The desirability of new development making a positive contribution to local character and distinctiveness; and
- Opportunities to draw on the contribution made by the historic environment to the character of a place

Proposals affecting heritage assets:

- In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more sufficient to understand the potential impact of the proposal on their significance.
- Local authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They

should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

**2.2** <u>The Building Regulations</u>; The Building Regulations Approved Document B Volume 2 – Buildings other than dwellings came under review in the wake of the 2017 Grenfell Fire Tragedy, and following the Grenfell Enquiry led by Dame Judith Hackitt.

Due to the age of the premises, many of the buildings predate the modern Building Regulations, with the exception of any redeveloped or refurbished areas which are expected to have been completed in conformity with the applicable Building Regulations of the time in respect of fire safety and construction details. The premises plans have been marked up to show the current fire-resisting standards of construction elements as dictated by Approved Document B. It is not a legal requirement and is unlikely that upgrading the premises to meet these standards is commensurate to the risk and economically feasible. A risk-based approach is recommended which should ensure that the protected means of escape, especially when in a single direction of travel, are prioritised for remediation works to support the safety of relevant persons who may need to escape in the event of an emergency.

# 2.3 The BS 9999: Code of Practice for fire safety in the design, management and use of buildings.

The British Standard Institution (BSI) is the UK National Standards Body (NSB). It publishes standards and provides a range of books, self-assessment tools, conference and training services. The BS9999 is the Code of practice for fire safety in the design, management and use of buildings. It provides a best practice framework for fire safety. It was first published in 2008, when in part-superseded BS5588 Fire precautions in the design, construction and use of buildings, parts of which are still relevant to residential buildings. It also replaced DD9999 Code of practice for fire safety in the design, construction and use of buildings.

The BS9999 provides recommendations and guidance about the design, management and use of buildings to achieve acceptable levels of fire safety for people in and around buildings. It details ways in which fire safety legislation can be complied with through a more flexible design approach. The Building Regulations Approved Document B (Fire Safety) provides guidance that can be satisfied in common building situations, but these are not always applicable to more complex, larger buildings. BS9999 takes a more holistic approach to fire safety, allowing for compensatory measures to offset, for example, travel distances or escape door widths. The BS999 provides a risk-based structure, that takes into account, the varying human factors and the uniqueness of the situation.

**2.4** <u>Fire Risk Assessment</u>: A robust fire risk assessment process is critical to achieving a life safety strategy for the premises and should consider having sufficient automatic fire detection and warning, understanding of occupational capacities, travel distances, means of escape, staff training, evacuation drills, records and testing. Fire Risk Assessments to both assist the duty holder meet the holistic requirements of the Regulatory Reform (Fire Safety) Order 2005 and help to prioritise the investment work beyond the risk prioritisation of the survey's remedial recommendations was taken.</u>

**2.5 Fire compartmentation**: A Fire Compartmentation Survey is a comprehensive, non-destructive assessment of the condition of doors, walls, floors, roof voids, wall voids, risers and shafts, floor voids and basements. The objective of fire compartmentation is to prevent the rapid spread of smoke and fire. Subdividing the building protects escape routes, high risk or high-value areas and can help prevent extensive business losses and protect life safety.

It is a requirement of the Regulatory Reform (Fire Safety) Order 2005 under article 17, that where necessary in order to safeguard the safety of relevant persons the responsible person must ensure that the premises and any facilities, equipment and devices provided in respect of the premises under this Order, are subject to a suitable system of maintenance and are maintained in an efficient state, in efficient working order and in good repair. Responsible Persons under the Fire Safety Order also have a duty to undertake 'general fire precautions' as below, which have implications on fire compartmentation.

(a) measures to reduce the risk of fire on the premises and the risk of the spread of fire on the premises.

(b) measures in relation to the means of escape from the premises.

(c) measures for securing that, at all material times, the means of escape can be safely and effectively used.

(d) measures in relation to the means for fighting fires on the premises.

(e) measures in relation to the means for detecting fire on the premises and giving warning in case of fire on the premises; and

(f) measures in relation to the arrangements for action to be taken in the event of fire on the premises, including—

(i) measures relating to the instruction and training of employees; and

(ii) measures to mitigate the effects of the fire.

Outline the existing condition and adequacy of the fire compartmentation measures, and where necessary recommend improvements that should be undertaken to help make the buildings compliant with statutory requirements and best practice guidance.

In addition,

a. Provide a clear action plan which outlines locations of defects, photographic evidence and suggested remedial actions to be taken.

b. Identify the locations of any areas which show refurbishment or alteration of the building layout to the plans provided.

#### **3.0 THE PROPOSED WORKS:**

**3.1**<u>Overarching Strategy and Methodology</u>: In this project, priority was given to passive fire protection in fire compartmentation. What this means is that priority is given to places where the fire compartmentation has been breached in the floors, walls and ceilings. The priority ratings used as part of the survey was a simple but comprehensive description of the individual priority of the actions captured as part of the survey as one of three ratings. These advise the suggested urgency of which the remedial work/action should be carried out. This is relative to the nature of the building, its occupants, evacuation strategy, type and extent of breach/issue found and the level of current fire prevention and protection measures in place.</u>

The individual priority ratings apportioned to each of the survey findings were then collated and weighted in order to produce an overall premises rating. This gave a broad indication of the premises ability to contain a fire and the products of combustion as it was originally designed, redesigned, or refurbished and compartmentalised.

Using this approach, it was possible to place the risks in context.

**3.2** <u>Fire Doors</u>: It is vital that fire doors, floors and walls are in good condition and that there are no openings, whether intentional or unintentional, that would permit the uncontrolled spread of fire and smoke. The potential for fire to spread through any service ducts and risers, ventilation ducts etc. and by means of openings around gas, electricity, water, drainage, and telecommunications services, should be considered. Obvious openings between floors, and in walls between other ancillary accommodation (e.g., plant rooms) and the other parts, should be considered. Particular attention was paid to the means of escape, service ducts or risers and any common ventilation/extract systems.

Where doors were found in fire compartments, they will be replaced with certified fire doors. No works are scheduled for non-compartment doors.



Fig 18 - First Floor Plan – Door D15



Fig 19 - D15 – Nancy Duguid Room

The door schedule showed that **16no** doors fell into this category (i.e. doors in fire compartment) and had to be replaced. One door **D15** to the Nancy Duguid Room on the first floor (i.e. former colonel's room with the oriel window on the front elevation) is being overhauled and made to be a fire door using the guidance document produced by the Institution of Fire Engineers Special Interest Group for Heritage Buildings. The document is entitled: *Guide to the fire resistance of Historic timber panel doors*.

**3.3** <u>Pipe Penetrations</u>: The survey captured fire stopping data at 881 individual locations across the portfolio of RADA buildings within scope. 598 (68%) of these identified areas requiring action and many of these locations showed limited, none, or unsubstantial fire stopping measures.

During the surveys, pipe penetrations emerged as one of the common fire stopping breaches across the buildings, appearing in 169 locations (19%), often multiple pipe penetrations were observed within the same location. It was recommended that metal pipes be sealed using an appropriate system in accordance with the manufacturer's specifications. High-performance acoustic intumescent sealant was recommended as being effective for sealing single metal pipework with gaps under 30mm. Additionally, fire batts with a coat back system was commonly used for sealing multiple pipe penetrations. Plastic pipes typically require intumescent collars or pipe wraps for effective sealing.

Where service voids and risers breached fire compartment floors, they will be encased with fire rated partitions.

**3.4** <u>Cabling type penetrations</u>: Cabling type penetrations was also a frequent type of compartmentation breaches and were detected in 227 (26%) locations, again often in multiple instances. Data, lighting, and power supply cable to alarms etc. are among the typical penetrations found during the surveys. They would need to be sealed with a suitable solution depending on the size, substrate, depth and fire rating of the wall/structure they pass through. For large scale cable penetrations, a coated batt system or cable collars may be the most suitable method of fire stopping However, it is crucial to apply these fire stopping materials in strict accordance with the manufacturer's specifications.

**3.5** <u>Holes, Voids and Missing Boards</u>: Other main elements requiring attention are holes, voids, and missing boards, damaged fire batt and the incorrect/overuse of PU foam products as detailed in the relevant excel and PDF reports provided. These elements pose significant fire and smoke risks by allowing for the unrestricted passage of flames and smoke throughout the buildings. Holes, voids, and ducts provide open access for fire to spread rapidly from one area to another, pink foam and expanding foam is often used outside of their functional capacity. These PU type foams should only be used where test evidence exists and within the conditions of the manufacturer's instructions. These types of foams are typically intended for linear gaps seals only up to 30mm. As a result, these deficiencies compromise the integrity of the building's fire compartmentation, increasing the risk to occupants and property in the event of a fire.

**3.6** <u>Academic Staircase Corridor</u>: An area of note was the academic staircase corridor on the ground floor, which is in the same compartment as the open stairwell. This was not clear on the plan, so was marked up as a 30min compartment instead of part of the 90min stairwell. Due to the large travel distance and presence of plasterboard walls that likely do not meet a 90min rating, it was recommend that the best solution was to add a new wall and doorset to enclose the staircase compartment. There is a void in the centre of the building that extends from the ground floor bar to the roof of the building. Little, if any, services enter this void but the glazing looking onto was only marked as having a 60-minute rating.</u>



Fig 20 – Ground Floor – Strip Out Works

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Fig 21 – Ground Floor – Proposed works

#### 3.7 Window – Smoke Vent window:

Where smoke could be trapped in the single stairwell, smoke vents were to be provided to evacuate smoke in form of smoke louvres in existing windows and connected to and activated by the firealarm system. This is found in the South-East Rear Elevation of the building where two windows (W5 and W11) in the stairwell have had their transoms fitted with a natural ventilator product, Coltlite, which provides natural inlet and exhaust air as well as allowing natural daylight entry and can be used in the event of fire to provide natural smoke extract as a safety measure.



Fig 22 - Second floor window – To replace



Fig 24 -Existing W5 and W11 to be replaced



Fig 23 - Third floor window – To replace





Fig 26 - Coltlite Louvre images

Fig 25 - W5 and W11 replaced with Coltlite louvres

For the rest of the windows, the replacement sliding sash windows will closely match the existing ones, except for the upgrade of the glass units to conservation insulated units to enhance thermal performance. The primary elevation and listed internal features of the building will remain unaltered. The size and scale **of** the windows will be as existing.

# 3.8 Fire Dampers

Fire dampers were not operationally inspected, nor services tested during the survey.

# 3.9 Occupancy and Capacity – Ground Floor Bleacher Seating

Part of the works is to convert the Ground Floor Drill Hall from the current performance hall to a rehearsal space. This takes the Hall back to the original Drill Hall layout in the 1883 building, where the Drill Hall was flat-floored and used for meetings, military instructions, indoor drills, band practices and gymnastic displays. The bleacher seating that was installed in 1984 will be removed (See Fig 27 below). As a result, the capacity of the Hall will be reduced to 60 persons, and because the exit doors open inwards to the Hall, this limits the number of people that can exit the space in an emergency to 60.



Fig 27 – The bleacher seating in the Drill Hall.

# 3.10 Repairs & Remediation

3.10.1 All fire stopping repairs or replacement works are to be carried out competent person with third-party accredited (UKAS) installation contractor (FIRAS, BRE, IFC, BM Trada).

3.10.2 Only certificated door sets installed by competent persons can provide guaranteed fire resistance. Doors without certification which are repaired/upgraded can only provide a notional fire resistance. All fire door/door set repairs, renewals or upgrades are to be undertaken by a competent person with third-party accredited (UKAS) contractor schemes (BM Trada – Q Mark, FIRAS, Certifire etc.) are recommended.

3.10.3 All breaches and penetrations identified on the survey are to be suitably sealed from both sides to ensure adequate fire stopping, using only certified materials and techniques.

# 4.0 STATEMENT OF JUSTIFICATION AND IMPACT ASSESSMENT

The policy guidelines stipulate that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

When we considered the impact of the proposed development on the significance of the Drill Hall as a heritage asset, we gave great weight and sensitivity to the asset's conservation, historical, and cultural significance, its architectural integrity and its function and aesthetic value.

The intervention in terms of fire stopping works, window replacement works, new fire doors etc. have been specified to ensure that minimal or no harm will affect the heritage value of the building and at the same time, ensure the fire integrity to protect the human life and property.