

SOAS into Senate House

University of London



28731-SOAS-A-STA-XXX-XX-004 rev 02

Design & Access Statement - Dry Riser

SOAS Design & Access Statement - Document Control

Date	Owner signature	Owner	QA Check	Checked signature	Checked by	Issue date	Issued to	Client Sign off
10-11-2015		Harry Brown	Emma Foxley		Clare France	10-11-2015		
26-02-2016		Dan Ling	Emma Foxley		Rosalind Pajakowska	26-02-2016		

Revision Log

Revision	Description	Date	Made by	Checked
01		10-11-2015	HB	CF
02	Location of dry riser changed following discussion with planning officer.	26-02-2016	DL	EF

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1.0 Introduction

1.1 Outline

As part of the proposed fire safety engineering strategy for the project SOAS into Senate House (North Block) developed by Trenton Fire Ltd. it is proposed that a dry riser will be provided in Stair 9 to serve all floors of the building.

The dry riser will form one of the components for the overall fire suppression system for the building. The location and details of the proposal are controlled by Statutory Requirements and the proposals are based on consultations with the relevant stakeholders who have confirmed compliance to those regulations.

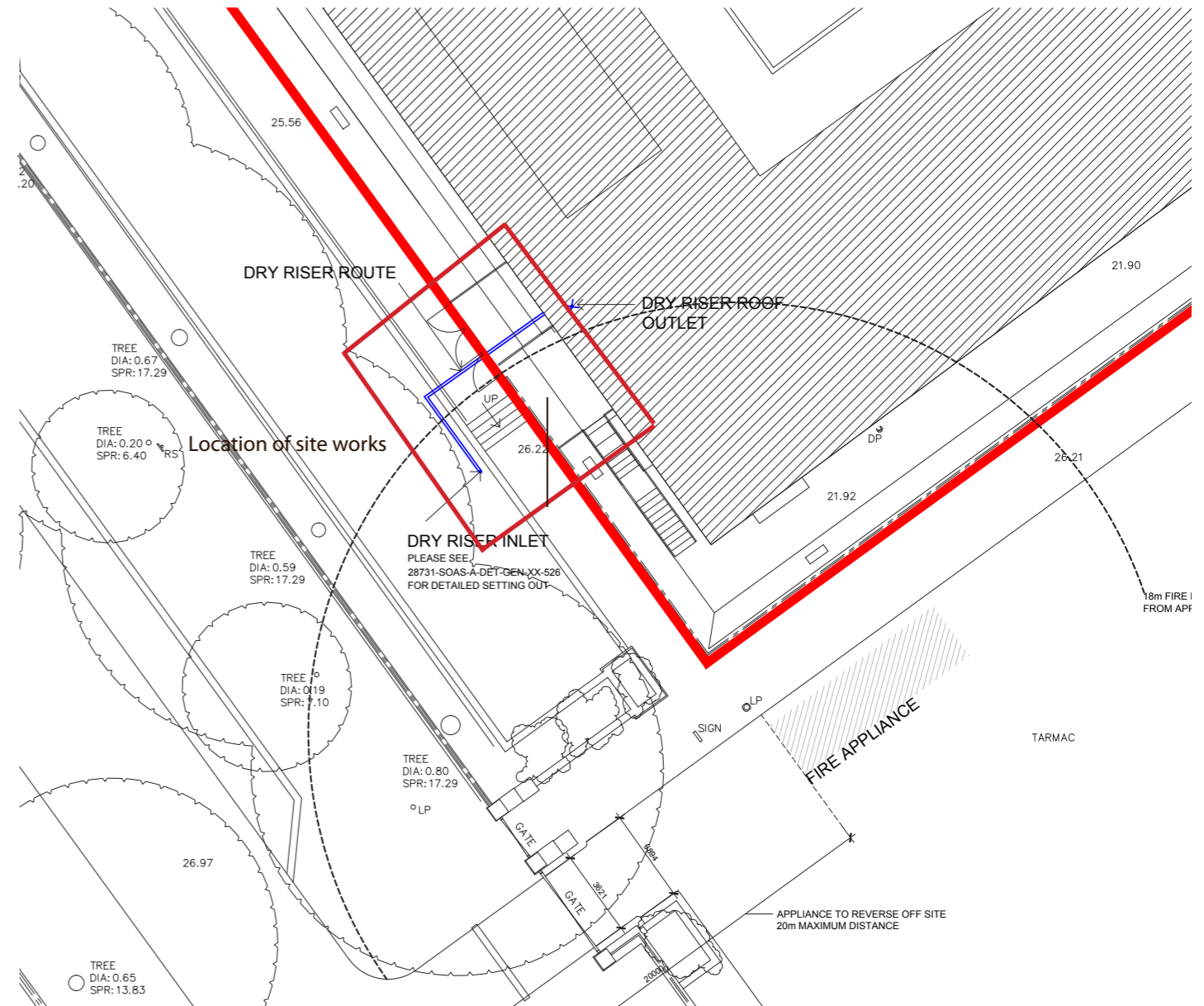
1.2 Programme

The works will be required as part of the scheme as approved under the following application references: 2013/4415/P & 2013/4478/L.

1.3 Stakeholder Engagement

Discussions with the key stakeholders have taken place to agree the scope of works necessary to satisfy the relevant Building Regulations. In particular discussions have taken place with:

- SOAS
- Graham Construction
- Initial site visit and discussions with Hannah Walker of Camden Planning (13.07.2015)
- HCD Building Control Ltd
- London Fire and Emergency Planning Authority
- Site Visit and discussion with Antonia Powell of Camden Planning and DP9 (04.02.2016)
- Historic England via DP9 prior to revised submission.



Site Plan



Existing arrangement



Proposed location of dry riser inlet - front of wall

2.0 Assessment

2.1 Background to Scheme

The School of Oriental and African Studies (SOAS) has signed a 99 year lease of the main part of the North Block of Senate House in Bloomsbury London. A related application was submitted describing the major proposed works at Senate House and its transformation into a learning, academic and student social hub for SOAS.

The main works are to include the sympathetic refurbishment of the existing building with reinstatement of some of the key original architectural features and the provision of a new atrium space within the central courtyard, linking East and West Wings.

This application is to be read in conjunction with the Main Works application dated 05 July 2013 which has already been approved. REF: 2013/4415/P & 2013/4478/L.

The proposed additional works referred to in this package will be included within the main package of works and subsequently managed by the principal contractor.

2.2 Description of Site

The site is located within the Senate House - North Block domain. The area affected by the works is located at the southern corner of the building by fire escape doors and stairs from lower ground.

It is intended that the inlet for the pipe work for the dry riser will be adjacent to the path running parallel to Mallet street. The pipe work will run under the ground and path to enter the basement lightwell from below the new fire exit stair landing. It is proposed that from here the pipe work will enter the building and Stair 9 via an existing window at lower ground level.



Proposed location of dry riser inlet - along path



Proposed location of dry riser pipe work - to run under landing.

3.0 Design



Proposed external inlet valve



Typical proposed location of landing box on all floors

3.1 Proposed Works

The design of the works is intended so that the new dry riser enters the building in the least intrusive way.

The pipe work requires Fire Brigade access both internally within Stair 9 via landing boxes on each of the floors as well as externally via an inlet valve which is required to be within 18m of the fire appliance. The site plan on page 2 indicates the limits of the 18m based on where the appliance can be accommodated to comply with fire safety statutory requirements.

The inlet valve is located 2.4m from the top of steps adjacent the Mallet Street fire exit. This enables it to be within the required 18m from fire appliance. From the free standing inlet valve the pipe work is to be carefully run below ground to enter the lightwell adjacent the building entry point. It is intended that the pipework will be fed through a cored location in the tile face of the battered retaining wall and then enter the building and Stair 9 through the top right corner pane of an existing window on the lower ground floor. The affected pane is to be carefully removed and replaced with a white insulated, aluminium panel to match the existing window frame.

In order to provide fire fighting valve access within Stair 9 a new opening shall be carefully formed within the existing wall on each stair landing of the floors to allow for the installation of a landing box. Where existing finishes are affected by the works, please note these will be made good to match the existing condition.

The pipe work itself is proposed to run the height of the building housed within a fire rated compartment to the back of the existing wall in Stair 9. In addition to this, on the 3rd floor, a plasterboard bulkhead is required in order to conceal the pipe work and pipe penetration through to roof level.

3.2 Requirements

Care is to be taken with all elements of the works. Including when:

Penetrating the existing light-well wall and installing the inlet valve installation.

Penetrating and fixing the dry riser pipe work to the existing light-well perimeter wall.

Removing the corner glazed pane from the existing window to ensure the overall integrity of the window.

Forming all new openings and fixings to allow for installation of landing boxes.

Penetrating pipe work through all floor slabs and at roof level.

Carrying out works for the treatment of existing skirtings and cornices.

3.3 Service Penetrations

The glazed pane to the top corner of the existing window will be carefully removed and replaced with an insulated panel ensuring the structural integrity of the existing frame.

At the points in which the pipe work penetrates the existing floor slabs, an intumescent collar shall be installed to provide 2 hours fire protection.

3.4 Layout

The dry riser pipe work shall run from a free standing valve, set in the grassed area, with a stone decked surround, set flush with the soft landscape. The pipework is then concealed from view by virtue of being underground or under new structures until it enters the building via an existing window.

Running vertically through the building the pipe work shall be concealed within a fire rated compartment to the back of Stair 9.

3.5 Appearance - Materials

The inlet valves to be installed in accordance with and conform to the requirements of BS 5041. The steel pipework and is to be a red finish (RAL 3002) to satisfy the fire brigade, a sign identify the dry riser valve inlet is also required. The valve body will be secured to the pipework by screwed connection to limit unauthorised removal.

Internally the landing boxes to be installed on each of the landings within Stair 9 shall be in accordance with and conform to the requirements of BS 5041: Part 4 and BS 5041: Part 5. The proposed cabinet and door shall be made from 16 swg Zintec Steel and is to be a red finish (RAL 3002) in order to contrast the wall colour. The glass panel shall be Georgian wired.

Where visible for fire brigade identification the pipe work itself shall be galvanised steel with painted red components i.e. valves and labels to identify use. The pipe work will be supported on galvanised steel brackets where suspended beneath the fire exit landing.

4.0 Access & Logistics

4.1 Site Access

This will be managed as part of the current works being undertaken with the main contractor managing works in this area as part of the ongoing refurbishment.

4.2 Protection of the Existing Building Fabric

All penetrations and new openings are to be carefully formed and any existing areas affected by the works are to be made good to match the existing condition.