

16 March 2017

Our Reference IDT/3263

Emily Beaumont
Emrys Architects
CAP House
9-12 Long Lane
London
EC1A 9HA

ebeaumont@emrysarchitects.com

Dear Emily

**40 GREAT JAMES STREET LONDON WC1N 3HB
REFURBISHMENT OF MIXED USE OFFICE & RESIDENTIAL BUILDING**

We have reviewed the existing and proposed fire safety issues in the building.

We confirm we are concerned at the lack of a protected escape route from the rooms on the 2nd and 3rd floors which are currently in residential use as 2 flats.

In our opinion you will improve the situation by changing the 2 separate flats into a director's maisonette which will be ancillary use to the offices. Although there could be a full set of formal building control requirements on the basis of a material change of use to one less unit, in our opinion the items listed below comprise a reasonable package.

The staircase enclosure and construction is combustible throughout. We cannot assume it will be possible to safely escape down from the upper floors.

As a minimum we recommend the installation of a comprehensive automatic fire detection system to BS 5839; Part 1: 2013 Type L1 that protects all areas. We also recommend a new partition located on the 2nd floor stair / landing to separate the Director's flat and allow reasonably safe access to the roof terrace. We understand there is escape available from the terrace across the party wall and into the adjoining building.

Kay is investigating the reciprocal escape rights that she appears to share with the adjoining building. Our recommendation for the new partition will change if there is no alternative escape that can be relied on at roof level.

This fire alarm would also have the benefit of aiding safe escape from the ground, lower ground and first floor offices. The current arrangements are not satisfactory.

Please do not hesitate to contact us if you have any queries.

Yours faithfully



Iain Thomson
Director

T: 020 7278 1543

M: 07923 427 308

E: ian@buildingcontrolapproval.com