



Our Ref: RE/HG3405

23 October 2018

Regulatory Fire Safety
London Fire Brigade: North West Area 1
169 Union Street
LONDON
SE1 0LL

Dear Sir/Madam

100 AVENUE ROAD, SWISS COTTAGE, NW3 3HF
APPLICATION REF: 2014/1617/P
S96A NON-MATERIAL AMENDMENT APPLICATION

We write further to the above on behalf of our client, Essential Living (Swiss Cottage) Ltd. and to the above application.

Please find enclosed the proposed drawings and FCS-live document titled 'Fire Provision', as per communication between your Mike Jackson Fire Safety (Camden Team) and Jonathan McClue (LB Camden Planning Officer).

The proposals have been formulated to ensure numerous fire safety features are incorporated within the design in terms of its layout and form to prevent the spread of fire in compliance with Building Regulations, Part B. A separate Building Regulations application will be submitted in due course. Key aspects of the build related to fire safety are:

- Provision of one hour fire protected to all corridors above ground level and two hour fire protected upper level stairs;
- Two hour fire resistance (supporting walls, columns and floors) for the 24-storey tower and 90 minutes for the lower block;
- Stair widths of 1100mm;
- Corridors in excess of minimum 750mm width;
- Wet rising main to the tower block and Winch, dry rising main to the residential floors in the lower block, automatic ventilation with a fire brigade override and a fire fighting lift;
- Comprehensive fire alarm system with early warning smoke and heat detection; Enhanced automatic smoke control used to ventilate corridors and protect the stair in case of fire;
- Life safety water mist sprinkler system to levels above ground floor in both the 24-storey tower and lower block supported with a sixty minute internal water supply. The system will be enhanced by additional coverage of circulation spaces;
- Back up pump;
- Emergency lighting in all escape routes;

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creative minds safe hands



- Portable firefighting equipment in ancillary and reception areas throughout the building; and
- Secondary life safety power supply.

Should you require any further information or seek clarification, please do not hesitate to contact me via the contact details provided in this letter.

Yours faithfully



RICHARD EVANS

Director
WYG

cc. Jonathan McClue – LB Camden

Enc.