

FIRE STATEMENT FOR PLANNING

JGA

247 TOTTENHAM COURT ROAD

JULY 2020



INTRODUCTION

Description

This Fire Statement has been prepared on behalf of Prudential UK Real Estate Nominee 1 Limited and Prudential UK Real Estate Nominee 2 Limited (the “Applicant”) in support of an application at 247 Tottenham Court Road, London, W1T 7HH, 3 Bayley Street, London, WC1B 3HA, 1 Morwell Street, London, WC1B 3AR, 2-3 Morwell Street, London, WC1B 3AR and 4 Morwell Street, London, W1T 7QT (the “Site”) for full planning permission for:

Demolition of 247 Tottenham Court Road, 3 Bayley Street, 1 Morwell Street, 2-3 Morwell Street and 4 Morwell Street and the erection of a mixed use office led development comprising ground plus five storey building for office use, flexible uses at ground and basement, residential use, basement excavation, provision of roof terraces, roof level plant equipment and enclosures, cycle parking, public realm and other associated works
247 Tottenham Court Road

The existing uses of the buildings are described below::

3 Bayley Street

The existing building joins the northern boundary with 247 Tottenham Court Road and is comprised of ground plus five storeys. The upper floors contain four residential dwellings and the first floor forms part of the office at 247 Tottenham Court Road.

1 Morwell Street

The existing building is made up of ground plus two stories and contains two residential dwellings. 2-3 Morwell Street At ground floor, the existing building is linked to the shop at 242 Tottenham Court Road, and is currently occupied by Tiger on the ground and lower ground floors. The first and second floors (and part of the basement) are in use as an office and are accessible from office floorplates on Tottenham Court Road.

4 Morwell Street

The existing building is occupied by the Architectural Association at basement, ground, first and second floor and comprises a mix of storage, studios and offices.

Aim of Report

This report describes key fire strategy principle for the building. It is intended to support the planning application.

Guidance

The fire strategy for the residential is based on guidance in BS9991: 2015 *Fire safety in the design, management and use of residential buildings – Code of practice*.

The fire strategy for the non-residential areas is based on guidance in BS9999: 2017 *Fire safety in the design, management and use of buildings – Code of practice*.

ACTIVE FIRE SAFETY SYSTEMS

Sprinklers

The top floor of the building is more than 11m above ground. Therefore, sprinklers will be provided throughout the building.

In the residential parts of the building this will be a residential sprinkler system designed in line with BS 9251.

In the commercial areas this will be a commercial standard sprinkler system designed in line with BS EN 12845.

Automatic Fire Detection

Apartments will be open plan. As such, the residential areas will be provided with at least an LD1 standard of automatic fire alarm and detection.

Non-residential areas will be provided with a minimum of an L3 standard of automatic fire alarm and detection.

RESIDENTIAL – MEANS OF ESCAPE

Apartment Layouts

The apartments are all open plan. They will be sprinklered and provided with LD1 detection and alarm.

The duplex apartments on the 4th floor will be designed with a 30-minute protected hallway as there is no alternative escape route at the upper level of the apartments (5th floor)

It will also be ensured that cooking appliances are located such that they do not prejudice escape from any part of the apartment.

Common Corridors

The common corridor at each level will be provided with either a natural smoke shaft (1.5m²) or a mechanical smoke extract shaft (typically 0.6-0.8m² subject to supplier specification).

Travel distances within the corridors are short, at up to approximately 5.4m. This is well within recommended limits for a sprinklered residential building.

Disabled Evacuation

The lift will be a firefighting lift and will be suitable for evacuation in a fire event.

Final Escape from the Stair

The stair will discharge to outside at ground via the entrance lobby. The lobby itself will not contain any fire risk other than fire rated post boxes and will not give access to any service risers. Any ancillary areas at ground will be separated from the final escape route by at least one smoke vented lobby. Higher risk areas such as bin stores will be provided with two lobbies one of which is smoke vented.

The lobby to the refuse store will have at least 0.4m² permanent ventilation.

COMMERCIAL AREAS – MEANS OF ESCAPE

Risk Profile

The office areas have been assessed as an A1 risk profile. This is suitable for a sprinklered office.

The retail areas have been assessed as a B2 risk profile. This is suitable for a sprinklered retail unit.

Occupancy

The means of escape have been assessed based on standard floor space factors as recommended in ADB. These are:

- 2m² / person in retail sales areas
- 30m² / person in retail back of house and plant areas
- 6m² / person in all office areas

On this basis the highest occupancy at any office level is 210 at Level 1. The total occupancy above ground is 937.

The highest occupancy in any retail unit is 309 at ground. However, this will be reviewed as the design develops to allow for any tenancy splits or other design changes.

Travel Distances

In line with BS9999 guidance:

- Travel distances after fitout in office spaces (A1 risk profile) will be limited to 26m in a single direction and 65m where there are multiple escape routes.
- Travel distances after fitout in retail spaces (B2 risk profile) will be limited to 20m in a single direction and 50m where there are multiple escape routes. This is in line with ADB guidance.
- Travel distances in plant areas will be limited to 9m within the room and 18m overall in a single direction. These are increased to 35m and 45m respectively where multiple escape routes are available.

Storey Exits

Office

All storey exits will be at least 1050mm wide at the upper office levels. This provides capacity for $1050 / 3.3 = 318$ occupants per floor after discounting access to one escape stair which is sufficient for an occupant density of 6m² / person.

Office terraces access from the office floorplate are considered inner rooms and will be limited to 60 occupants. The roof terrace will have access to both stair cores. Doors from the terraces will be at least 850mm wide.

Exits from reception will be at least 850mm wide.

Retail

All retail units will have level access to escape routes. Exits will be at least 1050mm wide and their capacity will be calculated based on 4.1m² / person. This is in line with BS9999 guidance for a B2 risk profile.

This will be reviewed as the scheme develops as necessary to allow for any sub-division of the retail units into separate tenancies.

Stair Capacity

There are two stairs serving from basement to roof level. Each of these is 1200mm wide and will be accessed via protected lobbies at each level. This provides capacity for 510 occupants per stair – a total of 1020. This is sufficient for the simultaneous evacuation of all floors.

Both stairs will discharge to outside via a protected corridor at ground. All parts of the final escape route, including the doors, will be at least as wide as the stair they serve.

Bicycle Storage

Escape from the cycle store will be via an internal office stair and an open stair which discharges to outside at the rear of the building. This is considered reasonable given the low occupancy of the cycle store. Exits will be at least 750mm wide.

Mobility Impaired Occupants

There is a disabled refuge in each stair core to accommodate the escape of occupants requiring the use of a wheelchair. This will be at least 900mm x 1400mm and provided with an emergency voice communication system. In line with the latest draft London Plan, at least 1 of the lifts in each core will be designed as an evacuation lift to assist with mobility impaired occupant escape.

FIREFIGHTING

Residential

The top residential floor will be more than 18m above ground level. The stair core will therefore be designed as a firefighting shaft comprising:

- A firefighting stair at least 1.1m wide;
- A firefighting lift opening into the common corridor within 7.5m of the firefighting stair;
- A dry fire main outlet within the stair enclosure at each level;
- A smoke vented corridor;
- 1m² AoV at head of the stair
- 2-hour fire rated enclosures to the firefighting stair and firefighting lift

Office

The top floor is more than 18m above ground and has an area over 900m². Therefore, two firefighting shafts would be required to comply with Building Regulations guidance. However, it is proposed to provide a single firefighting shaft supplemented by a dry fire main outlet in the lobby of the non-firefighting core. This is proposed on the basis that it would ensure hose coverage well below the recommended 60m limit for sprinklered office buildings.

The firefighting shaft will be a compliant firefighting shaft comprising:

- A 1.2m wide firefighting stair;
- Smoke vented lobby;
- 1m² AoV at head of the stair
- Dry fire main outlet;
- 2-hour fire resistant enclosure;
- Firefighting lift with backup power.

Basement Smoke Venting

The basement will be provided with either:

- Natural smoke vents achieving 2.5% of the area of the basement or of each compartment
- A mechanical smoke extract system designed to achieve 10 air changes per hour and be able to withstand gas temperatures of up to 300°C for 1 hour.

STRUCTURE AND COMPARTMENTATION

Structure

Any elements of structure which support the residential will achieve 60 minutes fire resistance. Elements of structure which only support the commercial uses will achieve at least 60 minutes based on the provision of sprinklers.

will achieve 60 minutes' fire resistance on the basis the building is fitted throughout with sprinklers.

Compartmentation

All walls and floors separating the residential areas from the commercial space will achieve 60 minutes' fire resistance. Walls and floors enclosing apartments will also achieve 60 minutes' fire resistance.

Full height compartmentation achieving 60 minutes fire resistance will be provided between different uses, e.g. between office areas and retail areas. Compartmentation achieving at least 60 minutes fire resistance will be provided between retail areas under separate tenancies.

Compartment floors in the office areas are not required. However, the floor between basement and ground will be a compartment floor achieve 60 minutes' fire resistance.

EXTERNAL WALL CONSTRUCTION

As the top floor height of the building exceeds 18m above ground floor, external walls should be constructed of materials achieving Class A2-s1, d0 or better. The following items are exempt from this requirement:

- Cavity trays when used between two leaves of masonry;
- Door frames and doors;
- Electrical insulations;
- Insulation and water-proofing materials used below ground level;
- Membranes;
- Seals, gaskets, fixings, sealants, and backer rods;
- Window frames and glass.