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30 Percy Street

Residential Apartment and Office

FIRE STRATEGY REPORT

Audit Sheet

Revision	Description	Date	Issued by	Reviewed by
DRAFT	Fire Strategy Report - Stage 3	02/02/2020	AS	AS
01	Fire Strategy Report - Stage 3	05/02/2020	AS	AS
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1. INTRODUCTION

1.1 Brief

The purpose of this report is to provide a fire engineering assessment and fire safety strategy for the proposed office and residential development known as 30 Percy Street, Fitzrovia, London.

This report has been developed using the following lateste drawings package of GA drawings by SPPARC Architecture and is intended to be read in conjunction with the compartmentation and means of escape schematics contained within Appendix C:

- 1808-SPP-01-DR-A-P-20-B1-01-01-S4-P01– GA – Basement
- 1808-SPP-01-DR-A-P-20-0G-01-01-S4-P01– GA –Ground Floor
- 1808-SPP-01-DR-A-P-20-01-01-01-S4-P01– GA – First Floor
- 1808-SPP-01-DR-A-P-20-02-01-01-S4-P01– Second Floor
- 1808-SPP-01-DR-A-P-20-03-01-01-S4-P01 – Third Floor
- 1808-SPP-01-DR-A-P-20-0R-01-01-S4-P01– Roof Level

This fire strategy addresses issues relating to means of escape, internal fire spread, external fire spread, and Fire Service access, and is principally based upon the guidance provided in BS9999, supplementary British Standards.

This document will be provided as part of the Building Regulations submission (in support of Regulation 16B and Part B - Fire Safety) and may be used by the 'responsible person' whilst undertaking the risk assessment of the building required under the Regulatory Reform (Fire Safety) Order 2005.

In accordance with the requirements of the Building Regulations, this strategy has considered the scenario of a fire in a single location at any one time.

It is important that the building management have a clear understanding of the fire strategy adopted and of the operation and maintenance of the fire safety systems and equipment within the building that are designed to protect lives and property.

1.2 Building Description

30 Percy Street is a Grade II listed Georgian building located in the heart of Fitzrovia. The building is proposed to be transformed into a signature headquarters for the use of the client including a residential apartment within the top two floors.

In the existing situation, the building features office space for the first 3 levels: Basement, Ground Floor and 1st Floor, as well as residential space for the other two upper floors: 2nd and 3rd Floor. The development will retain the same use as in the existing situation and remove the use of the existing roof.

The refurbishment proposal for the building's interior is based on the client's desire to develop a unique workspace combining the modern standards with the historical heritage, alongside with the desire of restauration for the residential part of the building (2nd and 3rd floors) which has been modified unlawfully by the previous owners and tenants.

The design intent has been developed within the limitations and restriction of the existing Grade II listed building. The fire strategy will have to follow the same line of design.

1.3 Statutory Guidance

The building will be subject to a range of Statutory Legislation. The principal fire related considerations include:

- The Building Regulations
- The Regulatory Reform (Fire Safety) Order

1.2.1 The Building Regulations 2010 [Edition 2019]

The building will be subject to the requirements of the Building Regulations. It will be necessary, therefore, for it to meet the requirements of Schedule 1 of the Regulations relating to:

- B1 (Means of warning and escape)
- B2 (Internal fire spread (linings))
- B3 (Internal fire spread (structure))
- B4 (External fire spread)
- B5 (Access and facilities for the fire service)

For most building types, guidance as to how the functional requirements of the Regulations can be satisfied is set out in the Approved Document B to the Building Regulations (AD-B). However, although AD-B provides guidance for some of the more common building arrangements, there is no obligation to adopt any particular solution contained in the document, and alternative solutions are acceptable, provided that an equivalent level of fire safety to that provided by the standard solutions can be demonstrated.

Therefore, for the 30 Percy Street development, it is proposed that, the guidance of BS9999, *Code of practice for fire safety in the design*, *management and use of buildings*, to be utilised.

BS9999 utilises a risk based approach, which is designed to allow a bespoke fire "Risk Profile" to be assigned to the building. This approach also takes into account additional fire safety features (both passive and active), that are to be incorporated into the building. Appendix A and B outlines the design criteria used to determine the risk profile for 30 Percy Street, which provides the platform for this fire engineering strategy.

Additionally it is proposed that some design features to be designed using fire engineering principles and design. Where this has been carried out, appropriate reference shall be made within this document to the standard or method used.

1.2.2 Existing And Historic Buildings

The general guideline for the fire strategy, in terms of refurbishing and conversions of historical buildings is as follows: "The intention of this mandatory standard (Conversion of Traditional Buildings – Guide for practitioners) is to limit the severity of the fire and, while every effort must be made to improve the fire resistance of compartments, there may reach a point where improving the fire resistance further could lead to loss of important historic fabric. In such circumstances it may be possible to adopt a fire engineering approach, which will balance weaknesses in compartmentation with other measures that will speed up the process of evacuation and or facilitate fire-fighting. These other measures may include the adoption of a fire engineering methodology along with improved fire safety management, detection and suppression."

As an existing building it may not be in all cases feasible to enhance the existing facilities to match the recommendations of approved, contemporary guidance. Only where it is proposed to increase the risk to life safety, or introduce occupants considered to be in a more vulnerable position than those previously occupying the site, shall the provisions within 30 Percy Street be enhanced to meet contemporary standards. Where existing construction is to be retained it shall be assumed to meet the required standard unless it is evident that this is not the case through the innate nature of the materials used or any visible ware or damage it has sustained.

1.2.3 The Regulatory Reform (Fire Safety) Order

The Regulatory Reform (Fire Safety) Order (the RRO) was introduced to replace some previously applicable fire safety legislation, including the Fire Precautions (Workplace) Regulations and the Fire Precautions Act.

This legislation is based on risk-appropriate compliance and requires regular fire risk assessments to be carried out by the building management/owners/occupiers. The Fire Service will conduct inspections of premises to enforce the Regulations. Whilst guidance documents have been produced by the government to assist in the preparation of the risk assessment, it should be noted that these documents are not intended to be used to design the building – the building design should focus on satisfying the functional requirements of the Building Regulations.

However, the RRO provides Statutory Legislation to ensure that the ongoing maintenance and fire safety management of new premises will be maintained during the life of the building, which is not currently fully addressed under the Building Regulations.

Therefore, the fire strategy detailed in this report does not explicitly address all the management requirements of the RRO. It will be necessary for effective fire safety management regimes to be developed by the building occupier, and a risk assessment of the premises to be conducted (and updated on an on-going basis).

1.2.4 Property Protection

Property Protection is not a requirement of the Building Regulations and, as this report deals only with statutory requirements, property protection is not explicitly addressed, although it is recognized that some fire safety provisions will inherently offer a degree of property protection to the building.

As such, it is recommended that the building insurers are consulted at an early stage to ensure that any additional needs are satisfied.

1.2.5 Management Issues

This report primarily relates to the fire safety requirements needed to ensure that the building design satisfies the Building Regulations. However, it is recognised that fire safety management is critical to ensure the safety of the building occupants. Although some management issues may be discussed in this strategy document, it does not explicitly address all of the management needs of the development. Prior to building occupation, a suitable management strategy should be developed by the relevant building management bodies to cover issues including:

- Fire management structure
- Evacuation procedures
- Staff training
- Housekeeping and fire prevention
- Maintenance and control of fire safety systems
- Conflicts between security and means of escape issues

2 MEANS OF WARNING AND ESCAPE

Functional Requirements

The building shall be designed and constructed so that there are appropriate provisions for the early warning of fire, and appropriate means of escape in case of fire from the building to a place of safety outside the building capable of being safely and effectively used at all material times.

2.1 Overview of Means of Warning and Escape Strategies

The means of escape strategy has been developed on a simultaneous evacuation model, based on the single staircase provided within the building.

The building accommodated two different demises, residential accommodation for the 3rd and 2nd floor and office accommodation for the 1st floor, Ground floor and Lower Ground floor.

The existing building had the same use arrangement of residential and office accommodation. Given the fact that this is a Grade II listed building, the degree of layout and architectural modifications are limited by the Heritage Protection guidance. Based on the previous occupation of the building and based on the heritage protection scheme, it is considered that by improving the early warning and the smoke ventilation of the existing single stair case, the safe simultaneous evacuation of the both residential and office accommodation will be acceptable to the Approving Bodies and Local Fire Authorities.

2.2 Fire Alarm and Detection

Office accommodation

Under the guidance of BS9999, all buildings should be provided with a method of alerting the occupants in the event of a fire being detected. However, BS9999 does not require the provision of automatic fire detection within office (i.e. A2 risk profile). The minimum recommended grade of fire alarm recommended in Table 7 of BS9999 is a Category M system (i.e. manual call points and sounders).

As the building in question is a Grade II listed historic building, there are certain limitations that are imposed by the Heritage and by the Planning Commission in terms of the modifications and upgrades that can be achieved. It is proposed to provide a Category L1 automatic fire detection and alarm system throughout the main office (and associated 'back of house') accommodation, as well as in the common areas and on top of the stair case, which will be designed and installed in accordance with BS 5839: Part 1 and will also incorporate manual call points on each floor, located at every storey exit point. With this solution in place, the building is considered to benefit from having an enhanced fire alarm system.

Residential accommodation

All new dwellings should have a fire detection and fire alarm system, minimum Grade D Category LD3 standard, in accordance with the relevant recommendations of BS 5839-6.

Nevertheless, it is proposed to provide a Category LD1 automatic fire detection and alarm system. A LD1 system is a system incorporating detectors throughout the building, in all circulation spaces that form part of the escape routes from the premises, and in all other rooms or areas. The fire alarm system will be designed and installed in accordance with BS 5839. It is proposed that the alarm system to incorporate smoke detectors in the flats internal lobbies, heat detectors in the kitchen and as mentioned before, smoke detectors in the common areas.

Sufficient sounders (and xenon beacons, where necessary) will be provided so the fire alarm is clearly audible throughout all areas of the building, in order to enable early occupant response.

Roof-top and internal plant areas will be covered by, and linked to, the comprehensive automatic fire detection and alarm systems within the main area of the development and will be simultaneously alerted to any incident by means of sounders and xenon beacons.

In order to minimise the effect of false alarms occurring, it is proposed that that the fire alarm systems within the development will operate on a two-stage alarm system, which allows an investigation period. Subject to formal agreement with the Statutory Authorities, it is proposed that a 3 minute investigation period is employed, with a double knock override (i.e. if a second detector or manual call point is activated then the alarm automatically activates).

The alarm systems, for both the residential and the office accommodation areas, will be provided as separate alarm systems, each in accordance with the demise destination. Nevertheless, both alarms will be interfaced and interlinked.

2.3 Means of Escape – General Principles

It is proposed to outline the general principles related to means of escape, however, compliance with these general principles will be assessed for each area of the developments in Sections 2.4 to 2.6 and Appendix C, below.

2.3.1 Horizontal Travel Distances

As detailed within the BS9999 calculations contained within Appendix A, the internal arrangement of the building will be such that the following travel distances are not exceeded.

Table 2.3.1 – Summary of Travel Distance Limits

Area	Maximum permitted travel distance in	
	A single direction	More than one direction
General office, reception, and circulation areas (A2 category)	22m	55m
From Flat entrance door to the common stair or lobby	7.5m	N/A
Within the residential accommodation (from any point of the flat to the internal lobby)	9m	N/A

The travel distances detailed above are generally measured from the most remote point in a room to a story exit (which is a final exit from the building or a protected stair access door) or separate compartment, taking into account the space layout and the furniture.

The existing travel distances fall within the limits imposed by BS 9999.

2.3.2 Escape Route Widths

The width of any escape route is dependent on the number of persons required to use the route and the exit width factor calculated in Appendix A, as summarised in Table 2.3.2, below.

The existing widths are in accordance with BS 9999 and they will be retained as such. In addition, the new proposed layout for the residential floors are in accordance with BS 9999 and BS 9991.

Table 2.3.2 – Summary of Exit Width Factors

Area	BS9999 minimum door width factor (mm/person)
General office, reception, and circulation areas	3.6
Residential areas	4.1

2.3.3 Escape Stairs

The main staircase will discharge internally at Ground Floor and straight to outside via the main corridor. The main staircase will accommodate the evacuation for both the residential and the office accommodation as per the existing situation.

Due to the fact that there are no modifications to be undertaken at 1st floor and Ground floor and given the classification of the building as a Grade II listed building, the main staircase and means of escape will be retained as per the existing situation. The main staircase is part of the same single fire compartment as the rest of the building and it will be retained as such. Upgrades in regard to fire compartmentation are impossible to achieve from a technical and practical point of view without damaging the historical protected features. Therefore any proposal for fire separation will be against the conditions imposed by the Heritage guildine.

The apartment located at the 2nd and 3rd floors, will be provided with an internal staircase that would reproduce the original location of the stairs as it was before the layout had been unlawfully changed by the previous tenant. This internal staircase of the apartment will be offset from the main staircase. The fact that this staircase is going to be a new built made it possible to achieve a certain degree of fire separation from the main escape staircase with the help of fire rated enclosures.

The main staircase has a 1000mm width that is able to accommodate 250 people for 4 floors, according to BS 9999:2017 – Table 13, using the worst-case width factor [4 mm/person]. This is in excess of the proposed building occupation profile of a total of 45 people.

Table 2.3.3 – Summary of Stair Width Factors

Area	BS9999 minimum door width factor (mm/person)
General office, reception, and circulation areas	3.80
Residential accommodation	4.00

There are two other stairs provided in the existing building. An internal helicoidal staircase connecting the first floor extension to the Ground floor extension, which is not considered as being a main means of escape due to the fact that both the 1st floor and the Ground floor are both connected to the main staircase and escape route.

The other staircase is an external staircase connecting the Lower Ground Floor to the outside street level which is considered to be a secondary means of escape from Lower Ground Floor.

2.4 Horizontal Means of Escape – Main Office Accommodation

2.4.1 Upper Floors

Each of the upper floor levels are served by the main stair which, at Ground Floor level is discharging directly to the outside.

The occupant capacity for an office with medium occupancy is 1 person per 10m^2.

Table 2.4.1 shows the calculated occupancy per floor level as advised by and the required storey exit widths, when utilising the exit width factors noted in Table 2.3.2 (above).

The minimum exit width in the case of an office building having an A2 risk category, is calculated with 3.6mm per occupant, according to BS 9999:2017.

However, no storey exit door will provide less than 800mm of clear exit width and storey exit width calculations assume that access to one storey exit will be discounted due to fire.

Table 2.4.1 - Horizontal escape calculations for the upper floor levels

Level	Net internal floor area	Occupancy based on 10m^2/pers.	Storey exit widths provided	Minimum storey exit widths required by BS9999
Roof	14 m2	2 people	1 @ 1000mm	1 @ 800mm
3rd	77 m2	3 people (residential)	1 @ 1000mm	2@ 800mm
2nd	83 m2	2 people (residential)	1 @ 1000mm	2@ 800mm
1st	82 m2	8 people	1 @ 1000mm	2 @ 800mm
Ground Floor	149 m2	16 people	1 @ 1000mm	2 @ 800mm
Lower Ground Floor	145 m2	14 people	1 @ 941mm	2@ 800mm

By virtue of the location of the storey exits, travel distances at each floor level are considered to be within the limits stated in Table 2.3.1, above. Reference should be made Appendix C for travel distance schematics.

2.5 Vertical Means of Escape

The building is provided with one escape stair, which discharges into protected corridor at Ground Floor level. The residential floors are connected by an internal staircase that is offset and fire separated from the main staircase.

As described in the above sections, this is a Grade II listed building that cannot suffer any upgrades in terms of compartmentation or architectural layout. In order to ensure the safe evacuation of the occupants in case of a fire event, it is proposed that the staircase will be ventilated by means of AOV's and the existing fire rated doors are checked and if deemed fit to be retained. If the existing fire doors are deemed un-fit for purpose, either the fire performance of these doors could be upgraded [using fire rated materials provided and installed by a fire rating/stopping specialist] or they are to be replaced with new 30 minutes fire rated doors.

Table 2.6 – Minimum mm/person for stair widths permitted

Stair	Stair width (mm)	Number of floors served	Width factor (mm/ person)	Stair Capacity
Main stair	1000	4	2.90	344
Residential Internal stair	900	2	4.00	225
External Lower Ground stair	750	1	4.50	166

On this basis, the total vertical escape capacity for the upper floor levels is at least 344 persons, which is in excess of the 45 person total design occupancy noted in Table 2.4.1, above. Therefore it is considered that the single stair case is sufficient for the safe simultaneous evacuation of all the occupants of the building.

2.5 Disabled Means of Escape

2.4.1 Evacuation by stairs

If a stair is to be used for conveying disabled people up or down, the staircase design should reflect the evacuation strategy to be adopted. The management plan of a building should specify the procedure to be used for carrying disabled people up or down stairs where this is necessary. Staff should be identified and trained to convey disabled people up and/or down the evacuation stair.

Whilst many disabled people are able to descend (or ascend) a stairway, possibly with assistance, others might need to be carried. In all cases, the method of evacuation should be discussed with the individuals concerned and, where possible, incorporated into their PEEP. Blind and partially sighted people can best be guided on level surfaces by allowing them to take a helper's arm and follow the helper.

Building management should ensure that staff designated to help disabled people in the event of fire are fully trained in the techniques of helping to evacuate them.

The use of refuges within a building can be of great advantage in the evacuation of disabled people as it enables their escape to be managed in a way that does not hinder that of other users of the building.

Disable means of escape strategy to be further developed at further design stages.

2.5 Emergency Lighting and Escape Signage

Suitable lighting should be provided to enable the safe movement of persons along escape routes to a place of relative or ultimate safety. For a Type A building, Table 9 of BS9999 recommends that emergency escape lighting should be provided, in accordance with BS 5266-1 and BS 5266-7, in the following areas:

- Underground or windowless accommodation
- Internal corridors more than 30m long
- Open-plan areas of more than 60m2
- All sanitary accommodation with a floor area over 8m2
- Windowless sanitary accommodation with a floor area not more than 8m2
- Electricity and generator rooms
- Switch room/battery room for emergency lighting system
- Any emergency control room

It is recommended that the provision for emergency lighting includes all external and roof-top escape routes, which should also be fully demarcated.

Every escape route, other than exits in ordinary use (i.e. main entrances), should be distinctively and conspicuously marked by emergency exit signage complying with the recommendations of BS 5499: Part 1, BS 5499: Part 4, and the Health and Safety (Safety sign and signals) Regulations 1996.

3. EXTERNAL SPREAD OF FIRE

Functional Requirements

The external walls of the building shall adequately resist the spread of fire over the walls and from one building to another, having regard to the height, use, and position of the building. The roof of the building shall adequately resist the spread of fire over the roof and from one building to another, having regard to the use and position of the building.

Under the requirements of Building Regulations, it is necessary to construct buildings such that the potential for fire spread to other buildings is limited.

The application in question is an existing Georgian Grade II listed building. It is considered that as long as there are no modifications to the building line, façade, party walls, or anything that affects the external structure of the building, then the existing situation is not worsened and it requires no further fire prevention, detection and suppression extra measures.. This is acceptable for all the existing buildings

4.1 INTERNAL FIRE SPREAD (LININGS)

Functional Requirements

To inhibit the spread of fire within the building the internal linings shall adequately resist the spread of flame over their surfaces; and have, if ignited, either a rate of heat release or a rate of fire growth, which is reasonable in the circumstances. In this paragraph "internal linings" mean the materials or products used in any partition, wall, ceiling, or other internal structure.

4.1.1 Wall and Ceiling Linings

All wall and/or ceiling linings within the development will satisfy the following classifications given in Table 3.0 (below), when tested under either the National Classifications, in accordance with BS 476 or under the European classifications in accordance with BS EN 13501-1.

Table 3.1 - Limitations on wall and ceiling linings

Location	National Class		European Class
	Walls	Ceilings	
Circulation spaces	Class 0	Class 0	B-s3, d2
Other rooms	Class 1	Class 1	C-s3, d2
Small rooms (max 30m²)	Class 3	Class 3	D-s3, d2

The National classifications used are based on tests in BS 476: Fire tests on building materials and structures, namely Part 6: Method of test for fire propagation for products and Part 7: Method of test to determine the classification of the surface spread of flame of products. However, Part 4: Non-combustibility test for materials and Part 11: Method for assessing the heat emission from building products are also used as one method of meeting Class 0.

The European classifications are described in BS EN 13501-1, Fire classification of construction products and building elements, Part 1-Classification using data from reaction to fire tests. They are based on a combination of four European test methods, namely:

- BS EN ISO 1182, Reaction to fire tests for building products – Non-combustibility test;
- BS EN ISO 1716, Reaction to fire tests for building products – Determination of the gross calorific value;
- BS EN 13823, Reaction to fire tests for building products – Building products excluding floorings exposed to the thermal attack by a single burning item; and
- BS EN ISO 11925-2, Reaction to fire tests for building products, Part 2-Ignitability when subjected to direct impingement of flame."

For the purposes of classification:

A wall is deemed to include:
- the surface of glazing (except glazing in doors)
- any part of a ceiling that slopes at an angle of more than 70°to the horizontal.
- and smoke within concealed spaces in its structure and fabric is inhibited.

A wall is not deemed to include:
- doors and door frames
- window frames and frames in which glazing is fitted
- architraves, cover moulds, picture rails, skirtings, and similar narrow members
- fireplace surrounds, mantel shelves and fitted furniture A Ceiling is deemed to include:
- the surface of the glazing
- any part of a wall that slopes at an angle of 70°or less to the horizontal

A Ceiling is not deemed to include:
- trap doors and their frames
- the frames of windows or roof lights and frames in which glazing is fitted
- architraves, cover moulds, picture rails, exposed beams, and similar narrow members

It is to be noted that the application is an existing Georgian Grade II listed building and that upgrading the internal linings is limited and constrained by the Heritage guidance and conditions. As the use of the building is retained, it is considered the existing situation is acceptable as long as is not made any worse by fitting in linings of lower classification than the existing.

5.1 INTERNAL FIRE SPREAD (STRUCTURE)

Functional Requirements

The building shall be designed and constructed so that, in the event of fire, its stability will be maintained for a reasonable period. A wall common to two or more buildings shall be designed and constructed so that it adequately resists the spread of fire between those buildings. To inhibit the spread of fire within the building, it shall be sub-divided with fire-resisting construction to an extent appropriate to the size and intended use of the building. The building shall be designed and constructed so that the unseen spread of fire and smoke within concealed spaces in its structure and fabric is inhibited.

5.1.1 Elements of Structure

For both Type A and Type C risk profiles in a building that is no greater than 18m, all structural frames, beams, columns, load bearing elements, and floor structures should be provided with 60 minutes fire resistance, in accordance with Table 25 of BS9999. However, in this case, for our application being a historic building, it has been agreed that the structure will be retained as per the existing application and it is acceptable.

5.1.2 Compartmentation

Compartmentation will be proving very difficult without affecting the existing architecture and historical elements of the building.

It is proposed that the current compartmentation situation is retained as the building use is remaining to be residential and offices as per the previous occupation profile. The entire building will be considered as a single fire compartment.

Even though the main escape stair will be retained as per the existing situation, the new scheme proposes an improvement for the residential floors, such as that the apartment will be provided with 30 minutes fire rated enclosure lobbies. This will bring an additional degree of separation between the residential area and the office area containing the main means of escape stair.

Another improvement to the existing scheme is the Lower Ground floor staircase enclosure and staircase lobby which are going to be provided with 30 minutes of fire performance. All the doors present in the aforementioned lobby will be fire rated doors FD 30S.

All the occupants are provided with early warning automatic fire alarm grade L1 and the evacuation strategy is based on a simultaneous evacuation model for both the residential and office accommodation demises.

It has been agreed with Building Control that considering only one fire compartment will be acceptable.

5.1.3 Provisions of Fire Doors

The fire resistance of fire doors will not be less than that given in Table 30 of BS9999. The fire resistance for fire doors should be from either side.

The fire doors that are separating the staircase from the rest of the building need to have a minimum fire resistance of 30 minutes (FD 30S).

All fire doors are self-closing, with the exception for cupboards or service risers, which should be kept locked shut for fire doors should be from either side, with the exception of doors to lift wells, where the fire resistance need only be from the landing side.

6. FIRE SERVICE ACCESS AND FACILITIES

Functional Requirements

The building shall be designed and constructed so as to provide reasonable facilities to assist fire fighters in the protection of life. Reasonable provision shall be made within the site of the building to enable fire appliances to gain access to the building.

6.1 Requirements

As the building will have a top finished floor level not greater than 18m above Fire Service access level, the building will be provided with a 15% of the perimeter length for access, designed in accordance with Table 19 of BS9999.

This is already present in the current situation and it will be retained as such based on the fact that there are no modifications undertaken that would impact on the building line or building height.

6.2 Ventilation

It has been agreed that in order to improve the fire strategy in this existing Georgian Grade II listed building, a combination of natural and mechanical smoke ventilation will be added to the existing staircase. Therefore, the existing windows at each floor of the main staircase will be provided with automated opening mechanical devices being transformed into automatic opening ventilations (AOV's).

The internal staircase serving the residential apartment will be provided with an AOV located on the roof.

Automatic opening vents opening to outside air should conform to BS EN 12101-2.

Systems designed in accordance with the findings of BRE Project Report 79204 [N1], whether located at the head of the stairs or into a shaft, should be automatically opened by smoke detection within any one of the lobbies or common corridors.

All connections between the smoke detection, vent control panels and actuator mechanisms should be within the control room.

Where any part of the control mechanism is powered by electricity, a secondary supply should be provided.

APPENDIX A – BS9999 RISK PROFILES

INTRODUCTION

As previously discussed, it is proposed that, in order to satisfy the Building Regulations the guidance of BS9999: *Code of practice for fire safety in the design, management and use of buildings,* shall be used.

BS9999 utilises a risk based approach, which is designed to allow a bespoke fire "Risk Profile" to be assigned to the building. This approach also takes into account additional fire safety features, (both passive and active) that are to be incorporated into the building.

RISK PROFILES

In order to determine the level of protection for a building using BS9999, a risk profile is created. A risk profile consists of two parts:

1. Occupancy Characteristic, and,
2. Fire Growth Rate.

Occupancy Characteristic

The occupancy factor assigned to a building is determined on a combination of whether the occupants are familiar or unfamiliar with the building and whether they are awake or asleep. Occupancy characteristics are summarised in Table A.1 below.

Table A.1 – Occupancy characteristics

Occupancy Characteristic	Description
A	Occupants who are awake and familiar with the building
B	Occupants who are awake and unfamiliar with the building
C	Occupants who are likely to be asleep
D	Occupants receiving medical care
E	Occupants in transit

Fire Growth Rate

The fire growth rate is an estimated rate at which a fire within the accommodation would develop. It should be noted that the growth rate assigned is not necessarily a reflection of the fire load, but more of the type of fire load present.

Table A.2 – Fire growth rate

Category	Fire Growth Rate
1	Slow
2	Medium
3	Fast
4	Ultra-fast

Overall Risk Profiles

The final risk profile assigned to a building is a combination of both the occupancy characteristic and the fire growth factor.

Office Accommodation

It is considered that the office occupants will be awake and familiar; hence an occupancy characteristic of 'A' has been assigned.

Office accommodation is typically classed as a 'medium' fire growth rate.

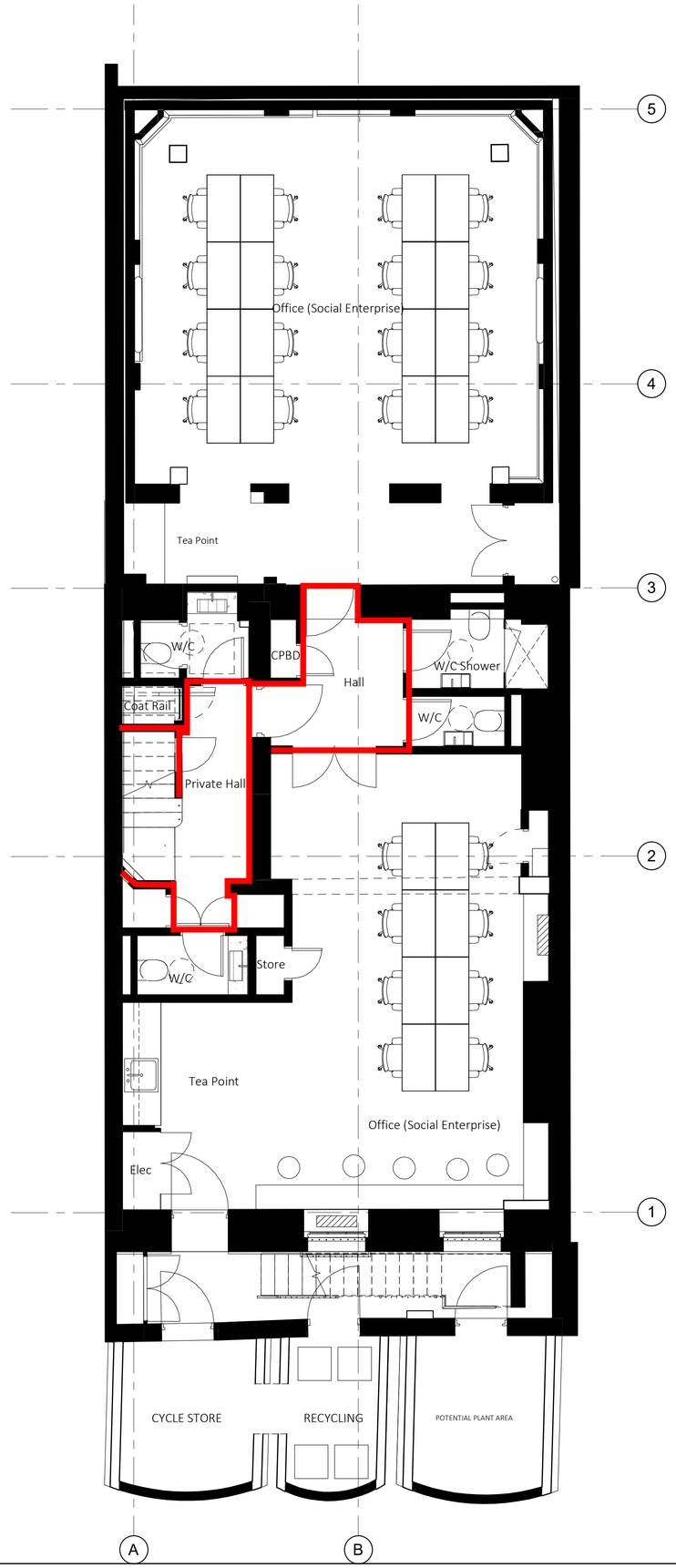
Based on the above, the general areas of office accommodation at 30 Percy Street, will be designated as an A2 risk profile (i.e. occupants are awake and familiar, with a 'medium' fire growth rate).

Residential Unit

It is considered that the residential occupants will be likely to be asleep however and familiar with the building; hence an occupancy characteristic of 'C' has been assigned.

Residential accommodation is typically classed as a 'medium' fire growth rate. Therefore, the residential upper floors are to be classified with a C2 risk profile in accordance with BS 9999 and BS 9991.

APPENDIX C – COMPARTMENTATION & MEANS OF ESCAPE SCHEMATICS



GENERAL NOTES

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- FFH/ST/12 - COLLISION
- FFH/ST/13 - EXHAUSTION
- FFH/ST/14 - FIRE / OTHER EMERGENCY

LEGEND:

30 MINUTES FIRE RESISTANT CONSTRUCTION

AOV **AUTOMATIC OPENING VENT**

0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:50 @ A1

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20.01.29	P01	BS	Issued For Information

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W www.spparcstudio.com

Client
Skagen

Job Title
1808 - 30 Percy Street

Drawing Title
Proposed Level B1

Drawing Number & Revision
1808-SPP-01-DR-A-P-20-B1-01-01

Scale	Date Amended	Amended By	Revision
1 : 50@A1	20.01.29	BS	P01
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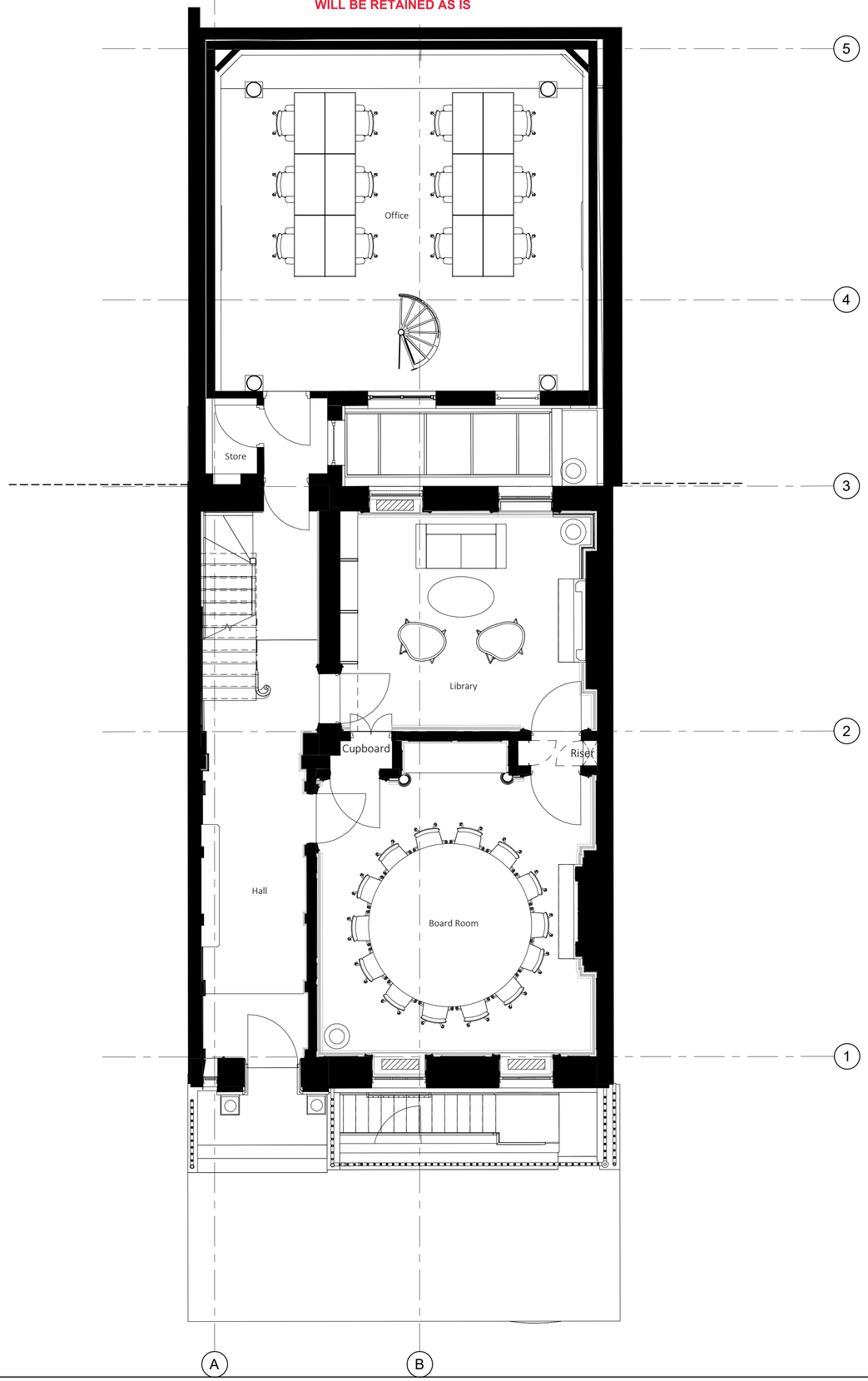
BR	15.06.18	BS	S4

NO FIRE COMPARTMENTATION IS PROVIDED - THE EXISTING SITUATION WILL BE RETAINED AS IS



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- FFH/ST/14 - FIRE / OTHER EMERGENCY

LEGEND:

30 MINUTES FIRE RESISTANT CONSTRUCTION

AOV **AUTOMATIC OPENING VENT**

0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:50 @ A1

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Client
Skagen

Job Title
1808 - 30 Percy Street

Drawing Title
Proposed Level 0G

Drawing Number & Revision
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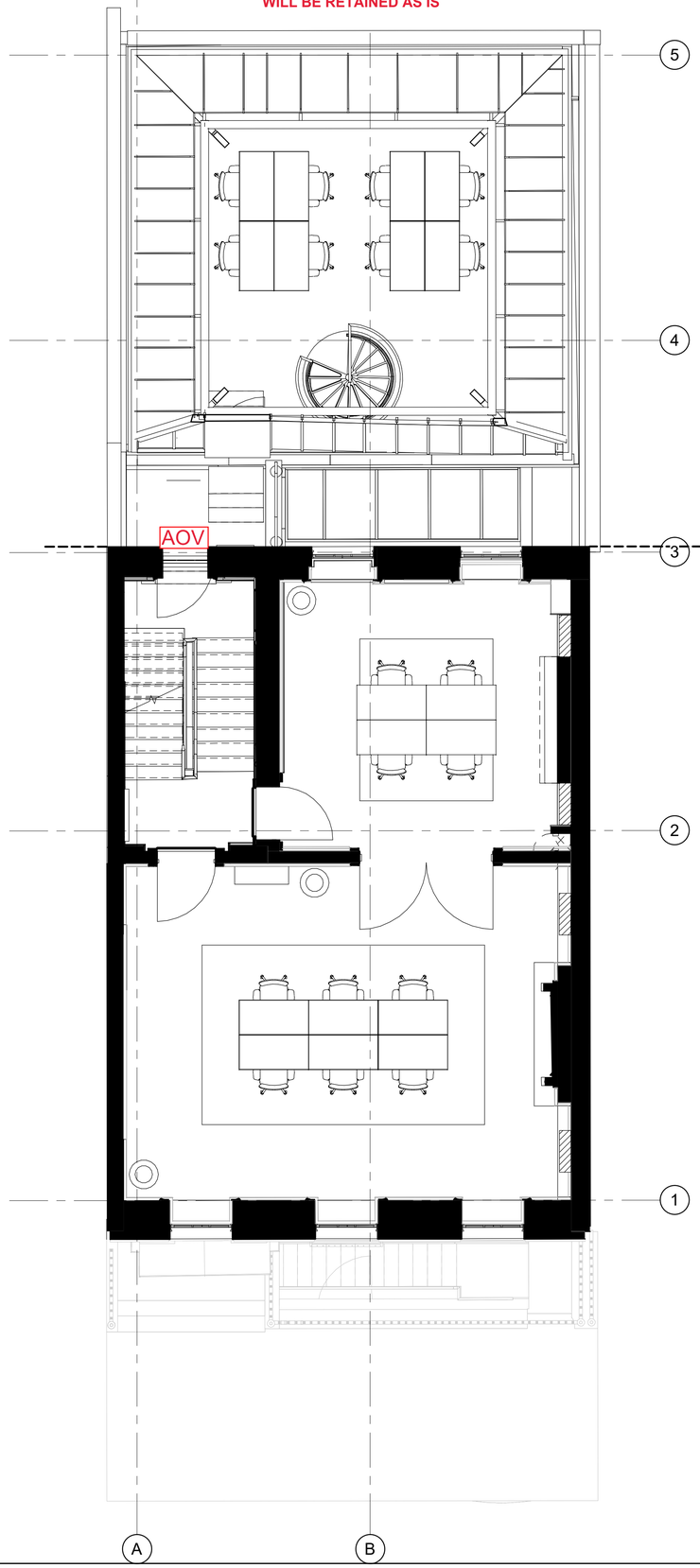

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- FFH/ST/12 - COLLISION
- FFH/ST/13 - EXHAUSTION
- FFH/ST/14 - FIRE / OTHER EMERGENCY

LEGEND:

60 MINUTES FIRE RESISTANT CONSTRUCTION

AOV **AUTOMATIC OPENING VENT**

0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:50 @ A1

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Skagen

Job Title
1808 - 30 Percy Street

Drawing Title
Proposed Level 01

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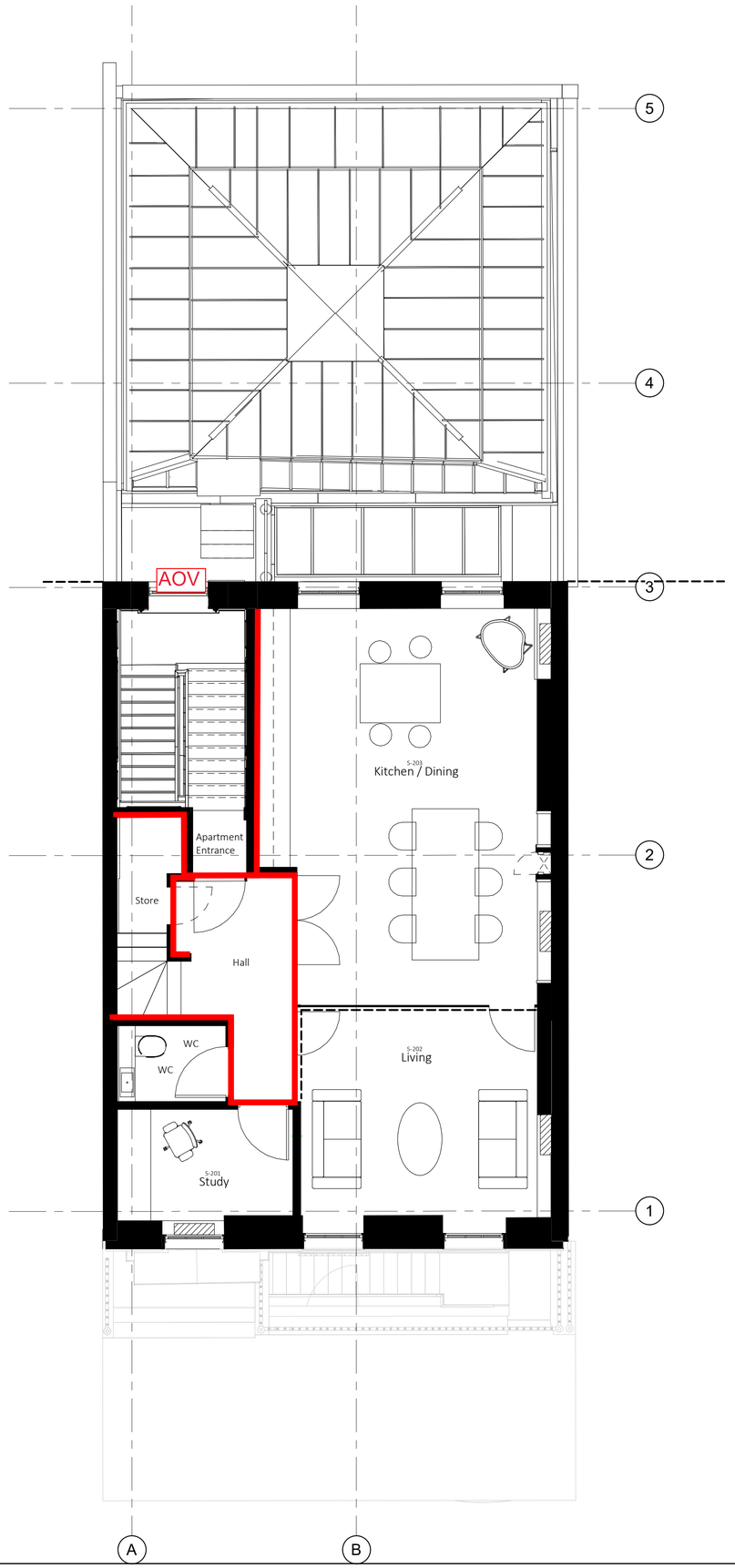

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- FFH/ST/14 - FIRE / OTHER EMERGENCY

LEGEND:

30 MINUTES FIRE RESISTANT CONSTRUCTION

AOV **AUTOMATIC OPENING VENT**

0m 1m 2m 3m 4m 5m

VISUAL SCALE 1:50 @ A1

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Skagen

Job Title
1808 - 30 Percy Street

Drawing Title
Proposed Level 02

Drawing Number & Revision
1808-SPP-01-DR-A-P-20-02-01-01

Scale	Date Amended	Amended By	Revision
1 : 50@A1	20.01.29	BS	P01
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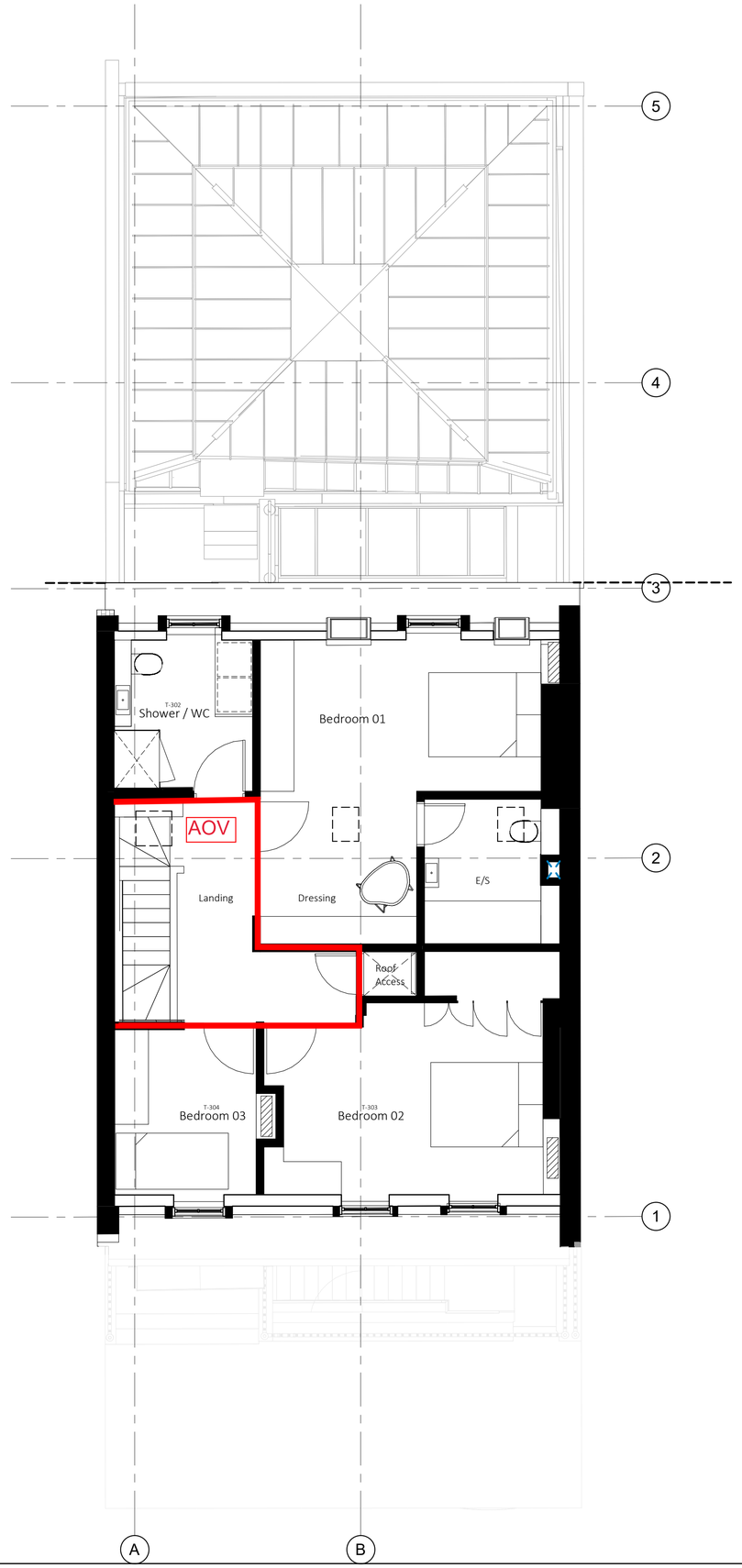

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LEGEND:

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Drawing Title
Proposed Level 03

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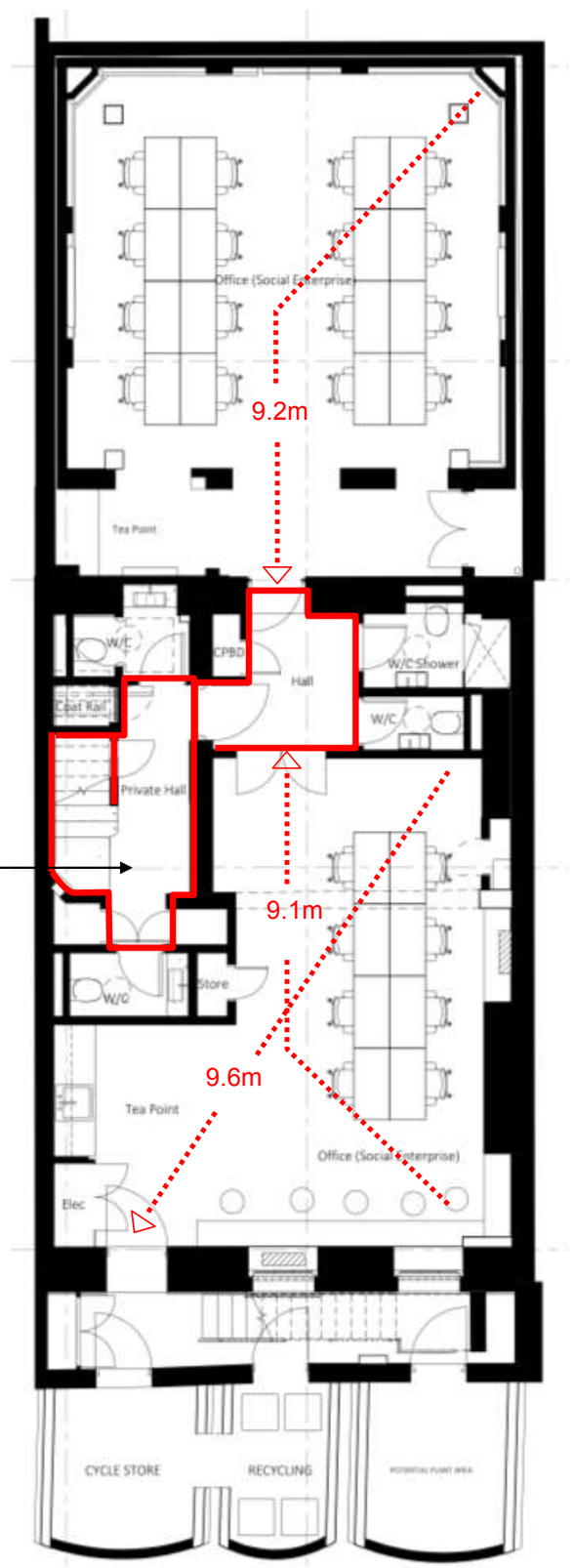
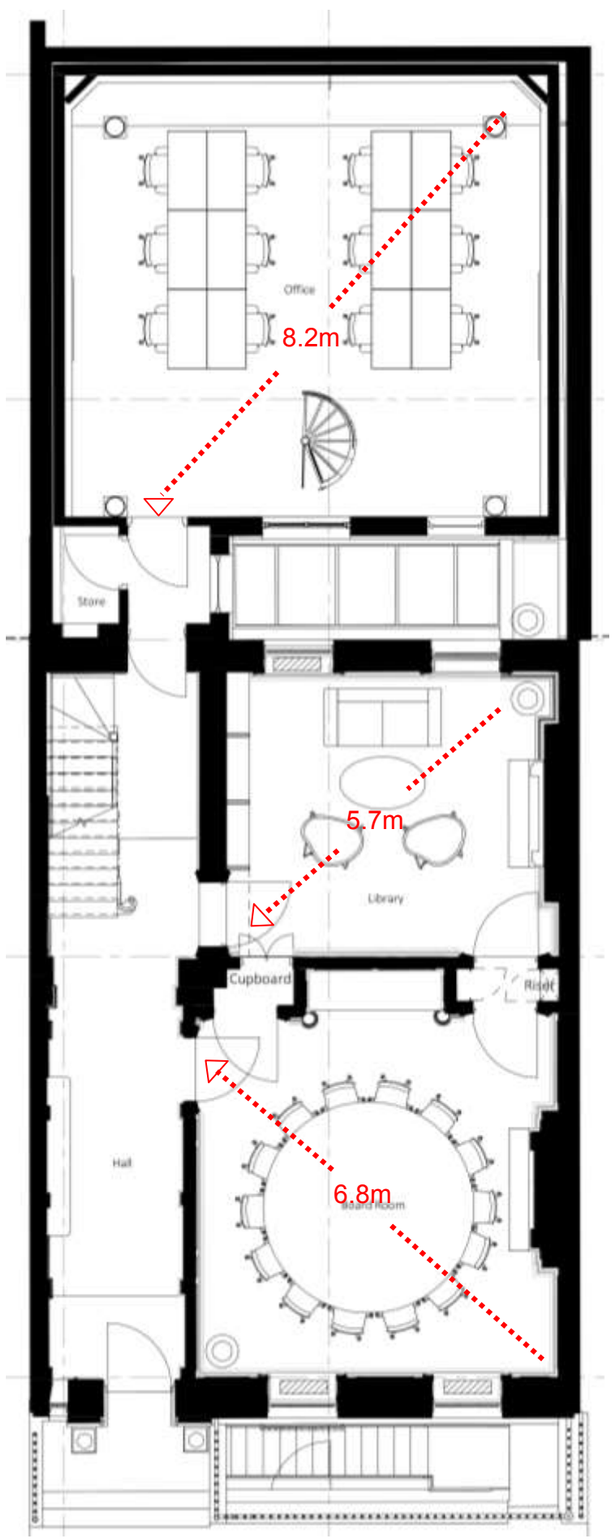
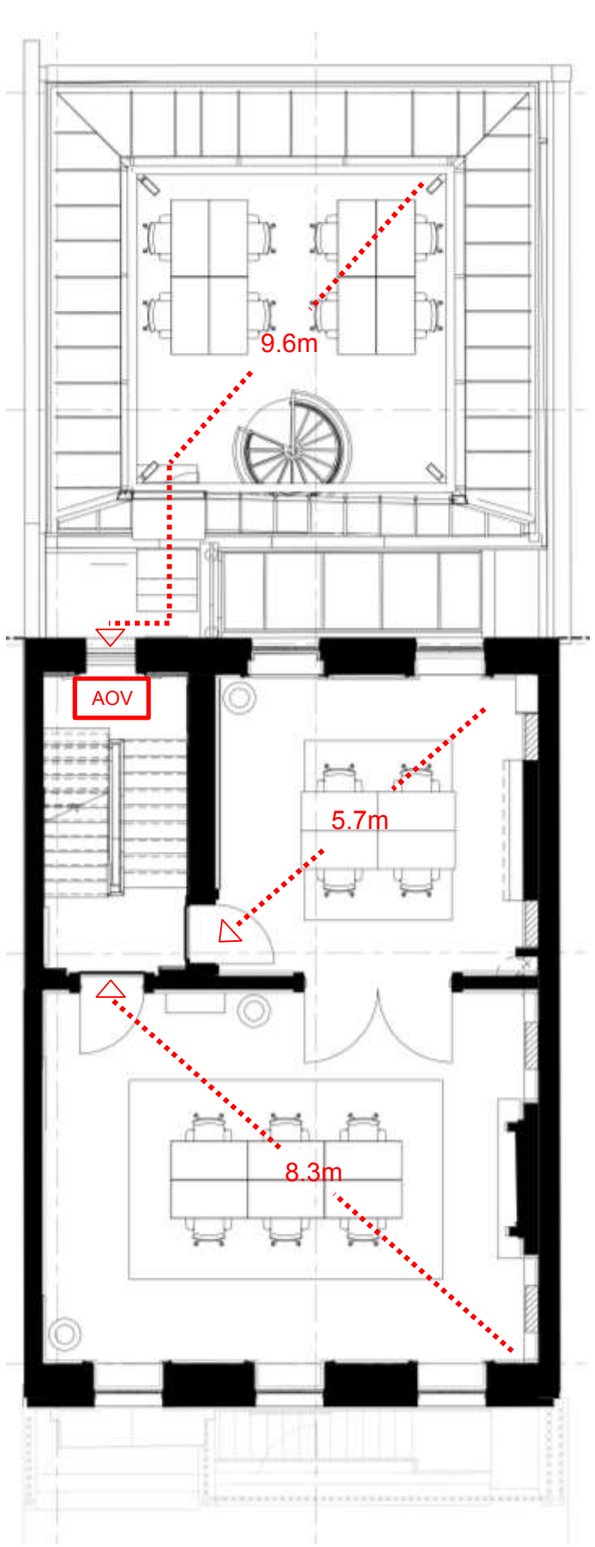


Basement

Additional linings/new construction deemed achievable to this area as to create a protected egress route



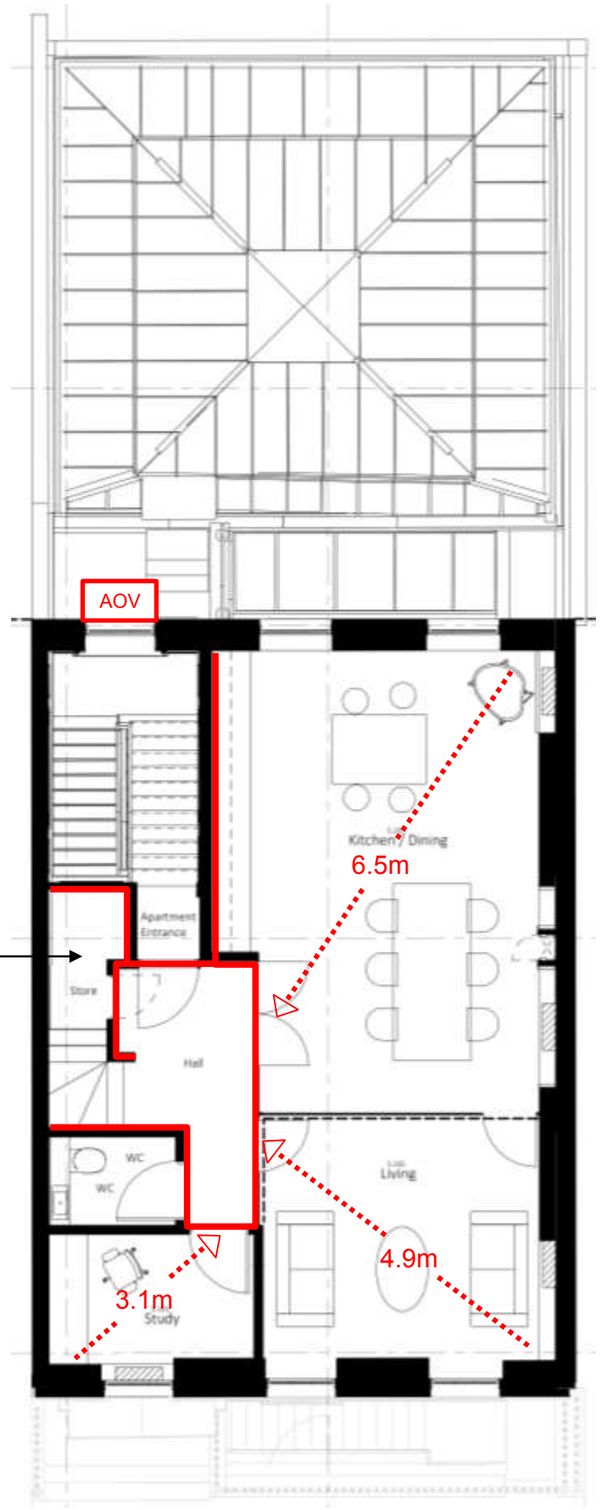
Ground



Level 01

30 PERCY STREET
CAMDEN, LONDON W1

SPPARC ARCHITECTURE



Additional linings/new construction deemed achievable to this area as to create a protected egress route

Level 02

Additional linings/new construction deemed achievable to this area as to create a protected egress route

Level 03

Roof

30 PERCY STREET
CAMDEN, LONDON W1

SPPARC ARCHITECTURE