



Design Note No. DN02

Project Chester Road, London

Date 10th June 2020

Subject Additional Floor Fire Safety Implications Overview

1.0 DOCUMENT CONTROL

Issue	Date	Description	Author	Reviewed
-	10/06/20	Initial issue	BW	BH

2.0 INTRODUCTION

BWC Fire Limited (BWC) has been appointed to produce the fire strategy for development of the site known as Chester Road in London. This fire strategy has been summarised for planning purposes in our design report DN01C.

In parallel to this we have been asked to review and comment on the outline potential for adding a partial additional storey onto the building. This proposal is not currently part of the planning submission but is being considered as a possible future option.

3.0 ADDITIONAL FLOOR PROPOSAL

The proposal has been provided in the form of an outline sketch (Bell Philips Architects plan 0614-SK-102, dated 16/04/20). This plan indicates the potential for an additional nine units to be added onto the existing scheme with them distributed over the west block and the south-west section of the south block. These new units will be accessible solely from the south-west staircase and will therefore be a single staircase condition.

4.0 FIRE SAFETY IMPLICATIONS

The new floor is at a level which is over 11m high but less than 18m high and therefore the arrangement does not breach any new prescriptive thresholds that were not previously applicable to the building. Similarly to this the existing planning arrangement has a single staircase element off this staircase at third floor level already so with a new storey the existing third floor arrangements would be applicable to a new fourth floor and mirrored for the additional units that would be added to the third floor.

Given the above there are no significant impacts of this proposal to the existing fire strategy arrangements beyond ensuring that the existing fire strategy design proposals are fully implemented to the new accommodation in the same manner as proposed to the existing areas.

5.0 REPORT LIMITATIONS

This report is the copyright of BWC Fire Limited and applies only to the project known as Chester Road in London. It must not be used in support of any other project without the written agreement of BWC Fire Limited. This report may only be forwarded to a third party if reproduced in full and without amendment to the content or presentation.

In preparing this report it has been assumed that detailed aspects of the design and construction will, unless stated otherwise in this report, be in accordance with the recommendations of the relevant Approved Documents to the Building Regulations, applicable British Standards and other relevant codes of practice.

This report relates only to statutory requirements associated with Building Regulations and the Regulatory Reform (Fire Safety) Order 2005. Additional fire safety measures necessary during construction/remedial works or for insurance, loss prevention or environmental protection purposes are not considered.

The terminology “will” or “will be” as used in this report represents the recommendation/understanding of BWC Fire Limited regarding the proposed design, construction or management of the premises. The validity of this report is reliant upon these items being implemented as described.

This report relates to a project that is subject to third party ratification and it must be ensured that the contents of this report are agreed with all the relevant approval bodies prior to implementation.