

Mr A Pearson
BRCS (Building Control) Ltd
Amber Court
51 Church Street
Elsecar
Barnsley
S74 8HT

The London Fire Commissioner is the
fire and rescue authority for London

Date 17 April 2020
Our Ref File No: 02/010608
Job No: 2011131
Your Ref BRCS Ref: 19/8580

Dear Mr Pearson

**RECORD OF CONSULTATION/ADVICE GIVEN
REGULATORY REFORM (FIRE SAFETY) ORDER 2005 ARTICLE 46
THE BUILDING (APPROVED INSPECTORS ETC.) REGULATIONS 2010"**

**SCOPE OF WORKS: DEMOLITION OF EXISTING 2 STOREY BUILDING AND ERECTION OF A
PART-FOUR PART-FIVE STOREY BUILDING (PLUS ENLARGEMENT OF
EXISTING BASEMENT AND PLANT ROOM AT ROOF LEVEL)
COMPRISING RETAIL AT GROUND FLOOR LEVEL FRONTING CAMDEN
HIGH STREET, 80 BED HOTEL AND 3x2 BED RESIDENTIAL UNITS
FRONTING DELANCEY STREET.**

**PREMISES: 115 - 119 CAMDEN HIGH STREET, LONDON NW1 7JS
PLAN NUMBER(S): ARCHITECTURAL DRAWINGS, M&E DRAWINGS & FIRE STRATEGY**

The London Fire Commissioner (the Commissioner) is the fire and rescue authority for London. The Commissioner is responsible for enforcing the Regulatory Reform (Fire Safety) Order 2005 (The Order) in London.

The Commissioner has been consulted with regard to the above-mentioned premises and makes the following observations:

The Commissioner is satisfied with the proposals on the proviso that;

- All works are carried out in accordance with the submission dated 19th March 2020.
- Please ensure that all works comply with current building regulations and relevant British Standards.

Other comments:

- The Brigade would draw your attention to the Regulatory Reform (Fire Safety) Order 2005 and the need to produce a fire risk assessment and emergency plan, which should be reviewed in the light of the proposed changes.
- Please inform your client that upon occupation of the premises the means of escape should be addressed as part of the fire risk assessment and suitable management procedures be installed including that of any upper floors and shared Means of Escape.

The Commissioner strongly recommends that sprinklers are considered for new developments and major alterations to existing premises, particularly where the proposals relate to schools and care homes. Sprinkler systems installed in buildings can significantly reduce the damage caused by fire and the consequential cost to businesses and housing providers, and can reduce the risk to life. The Commissioner's opinion is that there are opportunities for developers and building owners to install sprinkler systems in order to save money, save property and protect the lives of occupier. Please note that it is our policy to regularly advise our elected Members about how many cases there have been where we have recommended sprinklers and what the outcomes of those recommendations were. These quarterly reports to our Members are public documents which are available on our website.

Any queries regarding this letter should be addressed to **Mike Jackson**. If you are dissatisfied in any way with the response given, please ask to speak to the Team Leader quoting our reference.
Yours faithfully,



Assistant Commissioner (Fire Safety Regulation)

Reply to Mike Jackson
Direct T 020 8555 1200 34320

The London Fire Brigade promotes the installation of sprinkler suppression systems, as there is clear evidence that they are effective in suppressing and extinguishing fires; they can help reduce the numbers of deaths and injuries from fire, and the risk to firefighters.