

115 – 119 CAMDEN HIGH STREET PLANNING FIRE STATEMENT

FL7537/nh/06jll
26 February 2020

FIRE STATEMENT

This Fire Statement has been produced to describe the key fire strategy principles for the building based on the information contained within the building's Fire Strategy Report, which has been approved by Building Control and has received a 'Satisfied' letter from London Fire Brigade.

This statement has been produced by Jeremy Gardner Associates as an independent third party and is submitted pursuant to discharging Condition 7 (Fire Statement) attached to planning permission reference: 2019/3138/P at 115-119 Camden High Street.

PROJECT OVERVIEW

The scope of work is the demolition of the existing building and construction of a new mixed use development comprising hotel and residential accommodation, with a single retail unit at ground floor.

The hotel building is 6 storeys (basement, ground plus 4 floors) and will provide 80 bedrooms, served by two escape stairs. The residential element will have a single stair and extend to three floors above ground with a total of 3 apartments – one each on first, second and third floors.

The top floor of the building will be less than 18m above ground.

THE BUILDING'S CONSTRUCTION METHOD AND PRODUCTS AND MATERIALS USED

Construction materials, products and methods of will achieve the minimum standard for fire resistance as outlined below for passive fire protection. The primary structure will be a concrete frame. Other than the masonry walls of the substation, the external walls will be steel frame infills with external masonry leaf. All internal linings, external wall materials and roof coverings will achieve the minimum requirements of Building Regulation guidance documents.

As the allotment is bounded on three sides by roadways (Signmakers Yard, Delancey Street and Camden High Street), with a neighbouring building to the fourth elevation. There is limited risk that the construction methods will impact on the fire safety provisions of neighbouring sites bounded by the roads. Building methodologies will be designed with consideration to fire safety of the site and adjacent property on Camden High Street.

MEANS OF ESCAPE FOR ALL BUILDING USERS AND EVACUATION STRATEGY

Hotel

The evacuation strategy of the hotel takes into consideration the guidance within Approved Document B Volume 2.

The hotel will operate a simultaneous evacuation procedure in the event of a fire. The upper floors are served by two stairs which discharge at ground floor level.

Escape distances are within the guidance maximums of 35m with not more than 9m in a single direction in the corridors. Escape distances are less than 9m within the bedrooms.

The two escape stairs are 1.2m and 1.1m wide respectively and provide escape capacity for up to 340 people on the above ground floors, allowing for one stair to be discounted. Given the overall occupancy numbers of the building is to be 160, the stair widths exceed the minimum requirements.

Refuges will be provided in the protected stairs at each floor, for mobility-impaired occupants.

Residential building

The evacuation strategy has been designed with regard to the guidance Approved Document B Volume 1.

The residential element will have a 'stay put' strategy in line with the recommendations in current guidance.

The residential units have access to a single central stair serving all floors above ground level. There is one flat on each floor over three floors. Escape from the flat at each level is via a protected lobby to the protected stair. The stair is provided with a remote operated vent.

The internal layouts of the flats have a protected entry hall. An LD2 standard of smoke detection will be provided in each flat.

Retail Unit

The retail unit is a small premises. A single exit is compliant, with escape distances after fit out limited to no more than 27m. The retail unit will have an L2 standard of fire alarm with a single stage evacuation strategy without any delay.

PASSIVE AND ACTIVE FIRE SAFETY MEASURES

Hotel and retail

The active and passive fire safety measures are designed in accordance with ADB. All safety systems will be designed as per the relevant British Standards listed in this document.

The building structure will achieve 1 hour fire resistance.

To prevent external fire spread between buildings, the external walls will typically be 1 hour fire resistant for non-glazed areas. Calculations have been carried out to determine the permitted unprotected area size, with windows and other openings designed accordingly.

Although there are currently no restriction on the use of combustible materials in the external wall build up of building of this height, the building has been designed as if it were over 18m in height, so the use of combustible materials in the external wall build up has been limited to those exceptions permitted in ADB guidance, e.g. fillers and gaskets etc.

The building will not be sprinklered.

A category L1 automatic fire detection and alarm system will be provided. This exceeds the minimum requirements.

Emergency lighting will be provided to appropriately illuminate escape routes.

Residential

The active and passive fire safety measures are designed in accordance with Approved Document B Volume 1 (ADB). All safety systems will be designed as per the relevant British Standards listed in these documents.

The following building elements will achieve at least 1 hour fire resistance in line with guidance. Openings in fire rated walls will have appropriate fire doors, dampers or fire stopping.

- Elements of structure
- Walls between apartments
- Walls between apartments and corridors
- All floors
- Walls enclosing stairs, lifts and risers
- Walls enclosing ancillary accommodation (plant, bike storage, refuse stores etc).
- External walls (other than allowable unprotected areas)

As the building is less than 18m in height, there are no requirements for the external wall materials to be non-combustible. However, the building has been designed as if it were over 18m in height, so the use of combustible materials in the external wall build up has been limited to those exceptions permitted in ADB guidance, e.g. fillers and gaskets etc.

The lobbies to the stair will not be smoke vented as the scheme has been designed based on guidance in the ADB for a Small Single Stair Building.

Smoke alarms will be provided in all flats to an LD2 standard. Additional detection will be provided as required in guidance including for interface with other safety systems.

Emergency lighting will be provided in the escape stairs and ancillary accommodation areas.

Different use areas

The walls separating the to the hotel, retail and residential use areas will be 1 hour fire resistant from each side separately.

ACCESS AND FACILITIES FOR THE FIRE AND RESCUE SERVICES

Guidance in ADB details the typical requirements for fire and rescue vehicle access routes and hardstanding locations, including clearances and bearing capacity. Access routes provided will meet these minimum requirements.

Vehicle access is available from Delancey Street and Camden High Street, shown in red in the diagram below. Access from these roads provides vehicle parking locations to within 45m of all parts of the flats, and to at least 50% of the perimeter of the hotel part of the building.

Fire fighting vehicle access provisions will not adversely impact on neighbouring sites and access to surrounding areas.

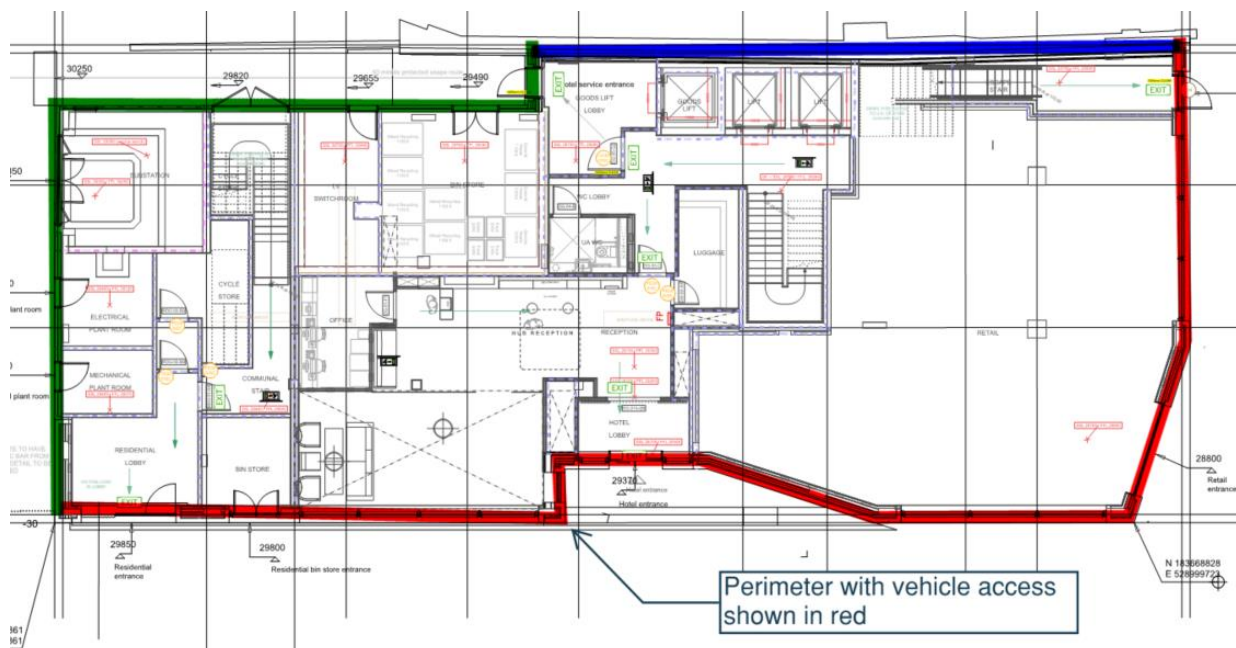


Figure 1 – Firefighting vehicle access route