



Tybalds Estate – Fire Statement

DATE:	12 July 2021	CONFIDENTIALITY:	Confidential
SUBJECT:	Fire Statement	DOCUMENT REF:	FSTE01
PROJECT:	Tybalds Estate	AUTHOR:	D. Campbell
CHECKED:	N. Eaton	APPROVED:	N. Eaton

FIRE STATEMENT

General

This fire statement has been prepared to support the planning application for the regeneration of the Tybalds Estate, Camden, London.

The stage 2 fire strategy is a different document and provides a concept fire strategy for the design for the regeneration of the Tybalds Estate, Camden, London. For information purposes, the fire strategy and a copy of the proposed site plan has been attached to the end of this fire statement. The Fire Statement should be read in conjunction with the Fire Strategy.

The fire safety of the proposed development and the fire safety information satisfies the requirements of London Plan Policy D12A.

Development Overview

The development comprises of infill development on the existing Tybalds Estate which includes the construction of three blocks, two mews terraces, and conversion of the lower ground floor of three existing blocks to provide a total of 56 residential units (Class C3) and community space, alterations to existing residential block entrances, provision of a lift shaft to existing Devonshire Court and associated works.

Competence

This document was prepared by:

Damien Campbell, Fire Engineer, WSP UK,

This document was reviewed and authorised by:

Neil Eaton, Associate Director (Fire Engineering), WSP UK, BEng(Hons), IEng, FIFireE, MIFSM



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1 Identify suitably positioned unobstructed outside space for:

a) Fire appliances to be positioned on

There is no special arrangement required where firefighting equipment needs to be positioned in a specific location. All of the buildings are sufficiently close to the public roads from where the fire service can position pumping appliances to be able to carry out their operations.

b) Appropriate for use as an evacuation assembly point

In the event of an evacuation, only a relatively small number of people will be evacuating as only one building would be evacuated at any one time. There will be sufficient space within the public realm around each of the buildings to accommodate evacuating occupants. Small blocks and individual houses do not usually require an assembly point.

2 Are designed to incorporate appropriate features which reduce the risk to life and the risk to serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures

The relevant active and passive fire safety measures have been incorporated into the fire safety design, following the guidance of Approved Document B Volumes 1 and 2 – 2019 incorporating 2020 amendments. The details are set out in the fire strategy report and the summary list of the key items is as follows:

- **Active fire safety measures:**

- Fire detection and warning systems: (required within all buildings that are part of the overall development);
- Automatic fire suppression systems (sprinklers): (Falcon Underbuild, Richbell Underbuild, Blemundsby Underbuild, Block B & Block D);
- Smoke control systems: (Block B, Block C & Block D);
- Emergency Lighting;
- Fire dampers.

- **Passive Fire Safety Measures:**

- Structural fire protection to elements of structure;



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- Fire compartmentation (walls, floors, doors);
- Internal fire separation (e.g. ancillary spaces);
- Cavity barriers and fire stopping;
- External walls will be classified A1 or A2-s1,d0. In relation to 'Block B' this is in accordance with Regulation 7(2) of current Building Regulations; for other buildings (below 18m) this is in excess of minimum standards.

3 Are constructed in an appropriate way to minimise the risk of fire spread

The Tybalds Estate new buildings' construction and material are proposed to limit fire safety risks posed to the surrounding area, and are listed below:

- Foundations: bored piles with pile caps and a solid ground floor slab.
- Superstructure: concrete frame encompassing in-situ cast concrete columns and floors.
- Lift shafts and services risers: solid construction either in cast concrete or dense blockwork and fire rated as required.
- External walls: facing brickwork, supported as required on shelf angles connected to the concrete floor edges; fire rated wall insulation; internal skin to be SFS (steel framing system) studwork, with plasterboard inner linings.
- Roof structure and finishes: in-situ cast concrete; fire rated roof insulation laid to falls; single ply roofing membrane; blue roofs for rainwater attenuation and planted green roofs elsewhere. The design for green roofs will be developed following the latest version of 'The GRO Green Roof Code'. Copings to be pressed powder coated aluminium.
- Windows to be high efficiency, double or triple glazed powder coated aluminium.
- Balconies to be cast concrete attached to the floor slabs with proprietary insulation connectors, with either brick or metal balustrading, and raised pedestal flooring to suit each tenure.
- Internal walls: SFS studwork, with plasterboard linings. Party walls to be staggered SFS.
- Internal floors: insulated raised floors and finished to suit tenure. Ceilings to be plasterboard lined and insulated as required.
- Internal doors: solid core fire rated.



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- Bathroom and kitchens: to be as required by each tenure; MMC off-site construction to be considered for the bathroom pods.
- Common parts and entrance halls: finishes to be as required by each tenure; Flat entrance doors to be self-closing and fire rated.

4 Provide suitable and convenient means of escape, and associated evacuation strategy for all building users

The means of escape for the Tybalds Estate is designed to meet the recommendations of the Approved Document B Volumes 1 and 2 – 2019 incorporating 2020 amendments to facilitate stay-put evacuation strategy for the flats and simultaneous evacuation for dwelling houses and recreational spaces. An evacuation lift has been provided to Blocks B & C; the firefighting lift within Block D can be used as an evacuation lift. For dwelling houses no lifts are provided.

Means of escape for Block B & Block C:

The stay-put strategy must also include the option for vertical escape movements and therefore stairs will be sized at no less than 750mm and an evacuation lift will be provided for the evacuation of all building users, including those who require level access. The stay-put strategy applies to Block B & Block C.

Means of escape for Block D:

The stay-put strategy must also include the option for vertical escape movements. Due to the building requiring a firefighting shaft the firefighting stair is required to be at least 1100mm in width. The firefighting shaft will also contain a firefighting lift. An automatic smoke vent shall be added to the firefighting lobby from which the lift is accessed. Due to the protection afforded to the firefighting lift, it is expected that this can continue to operate and be used for evacuation prior to the arrival of the fire service; (following fire service arrival decisions about evacuation are then under their control and direction).

Means of escape for Falcon, Richbell, Blemundsbury Underbuilds:

For the underbuilds, these are single storey and all occupants are provided with level access to outside via the flat entrance.



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Means of escape for Eastern & Western Mews:

Eastern Mews consists of 2 storey and 3 storey dwelling houses. Western Mews consists of 2 storey dwelling houses. An internal protected stair is to be used for escape from the dwelling houses. No additional means of disabled egress provisions are required for dwelling houses provided only with stairs to access the upper levels.

5 Develop a robust strategy for evacuation which can be periodically updated and published, and which users can have confidence in

The evacuation strategy and means of escape has been designed using Approved Document B Volumes 1 and 2 – 2019 incorporating 2020 amendments.

For Blocks B, C & D (buildings with common areas), an annual review of the evacuation strategy and any required update as a result, should be undertaken over the lifecycle of the development in conjunction with the fire risk assessment reviews. Also, a review should be undertaken if anything changes in the interim period.

Falcon, Richbell, Blemundsbury Underbuilds:

Apartment Buildings, Evacuation Strategy: Stay-put Policy (only the apartment of fire origin would be signalled to evacuate).

The caretaker's office for Blemundsbury underbuild will be evacuated upon detection in the office or along the escape route only.

Block B:

Apartment Buildings, Evacuation Strategy: Stay-put Policy (only the apartment of fire origin would be signalled to evacuate).

Block C:

Recreation Hall for (TRA Hall) ground floor. Evacuation Strategy: Simultaneous evacuation of all occupants in this recreational space.

Apartment Buildings on the upper levels. Evacuation Strategy: Stay-put Policy (Only the apartment of fire origin would be signalled to evacuate).



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Block D:

Apartment Buildings on the upper levels. Evacuation Strategy: Stay-put Policy (Only the apartment of fire origin would be signalled to evacuate).

Eastern & Western Mews:

Dwelling houses. Evacuation Strategy: Simultaneous evacuation for the affected dwelling house.

6 Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development

a) Suitable Access

Falcon, Richbell, Blemundsbury Underbuilds:

Vehicle access is provided by the public highways to within the same distances as current building apartments (Richbell is accessed via Boswell Street, Falcon is accessed by Old Gloucester Street and Blemundsbury is accessed via Orde Hall Street and New N Street).

Block B:

Vehicle access is provided (Orde Hall Street) to within 18m of the dry riser inlet position on the east elevation of the building. The fire fighters will access the building via the main entrance.

Block C:

Vehicle access is provided (New North Street) to within 18m of the dry riser inlet position on the south elevation of the building. The fire fighters will access the building via the main entrance.

Block D:

Fire service access into the building will be facilitated by way of a firefighting shaft. The fire fighting shaft consists of a fire fighting stair, a firefighting lift and fire fighting lobbies provided with a fire main. The firefighting shaft will serve all levels of the building. Vehicle access is provided (Boswell Street) to within 18m of the dry riser inlet position on the west elevation of the building. The fire fighters will access the building via the main entrance.



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Eastern & Western Mews:

For dwellinghouses, the requirements for fire service personnel and vehicle access are to be able to reach all parts of the dwelling within 45m of a fire service vehicle parking position. Vehicle access to the Mews houses is provided by adjacent public highways (Ormond Close, Barbon Close and Orde Hall Street).

b) Firefighting facilities

Falcon, Richbell, Blemundsbury Underbuilds:

For the ground level accessible underbuilds, The fire fighters will access the building via the main entrance for each building. With ground level external access to each apartment, no additional provisions are required.

Block B:

A dry rising fire main will be provided to the building with outlets in the stair at each level. The dry riser inlet is to be provided on the east elevation of the building, adjacent to the building entrance.

Block C:

A dry rising fire main will be provided to the building with outlets in the stair at each level. The dry riser inlet is to be provided on the south elevation of the building, adjacent to the building entrance.

Block D:

A single firefighting shaft is required as the top storey of the building exceeds 18m. The firefighting shaft consists of an 1100mm wide firefighting stair, a firefighting lift and ventilated lobbies between the accommodation and the firefighting stair. The firefighting shaft shall be provided with a dry rising main with outlets at each level and an inlet on the west elevation of the building.

Eastern & Western Mews:

The fire fighters will access the building via the main entrance.



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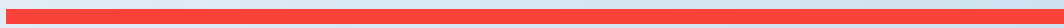
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Fire Hydrants:

There is currently at least one fire hydrant within 90m of each building on the redevelopment.

Appendix A

FIRE STRATEGY REPORT
(TYBALDS ESTATE
MASTERPLANNING)





London Borough of Camden

FIRE STRATEGY REPORT

Tybald's Estate Masterplanning





London Borough of Camden

FIRE STRATEGY REPORT

Tybald's Estate Masterplanning

REPORT (REVISION: P02) CONFIDENTIAL

PROJECT NO. 70059731

OUR REF. NO. 70059731-WSP-XX-XX-RP-Y-2001-P02

DATE: MARCH 2021

WSP

8 First Street
Manchester
M15 4RP

Phone: +44 161 200 5000

WSP.com



QUALITY CONTROL

Issue/revision	Issue 1 (Draft)	Issue 2		
Remarks	Draft issue for design team comments	Incorporation of comments & minor design changes.		
Date	26 th March 2021	30 th March 2021		
Prepared by	Simon Downing	Simon Downing		
Signature				
Checked by	James Thouless	James Thouless		
Signature				
Authorised by	Simon Downing	Simon Downing		
Signature				
Report number	70059731-WSP-XX-XX-RP-Y-2001-P01	70059731-WSP-XX-XX-RP-Y-2001-P02		



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APPENDIX A

FIRE STRATEGY MARK-UPS

1 INTRODUCTION

1.1 GENERAL

This document provides a concept fire strategy for the design for the regeneration of the Tybald's Estate, Camden. The regeneration programme aims to provide 56 new homes, with 50% affordable housing, comprising:

- 16 homes for Camden social rent
- 12 affordable homes delivered by a housing association, comprising 7 social rent and 5 intermediate rent
- 28 homes for private market sale

This document is not a detailed fire strategy and is intended only to highlight the main fire safety principles to assist the design team so that a fire strategy can be developed for the approvals process during RIBA Stage 4. In addition to this, the fire safety principles are intended to highlight areas of the design that deviate from the guidance and options to achieve Building Regulations compliance subject to consultation with Building Control.

1.2 FIRE SAFETY GUIDANCE

The guidance document used is Approved Document B Volumes 1 and 2 – 2019 incorporating 2020 amendments (referred to as ADBv1 and ADBv2 hereinafter). Where no specific provision is mentioned in this document regarding any particular aspect, reference should be made to the relevant guidance document. Consideration should also be given to insurers and other stakeholder requirements which may exceed the standard required to meet Building Regulations requirements.

1.2.1 BACKGROUND

The site plan and proposals are shown opposite in Figure 1.

A brief description of each of the redevelopment proposals for the estate are provided below.

Falcon, Richbell, Blemundsbury Underbuilds

On the ground level of each of the Falcon, Richbell and Blemundsbury buildings are spaces to be redeveloped to provide additional residential spaces. The Falcon underbuild also includes a new community use space.

Block B

This building is a five storey (ground + four upper levels) residential development providing 18 apartments. The height of the top occupied storey for this building is ~13m.

Block C

This building is a four-storey residential building providing six apartments on the upper floors and a ground floor community use space, known as the TRA Hall. The building height is measured at 9.5m

Block D

Block D is a seven storey residential development with 12 apartments.

Eastern and Western Mews

Ten private two & three-storey houses make up the eastern and western mews.

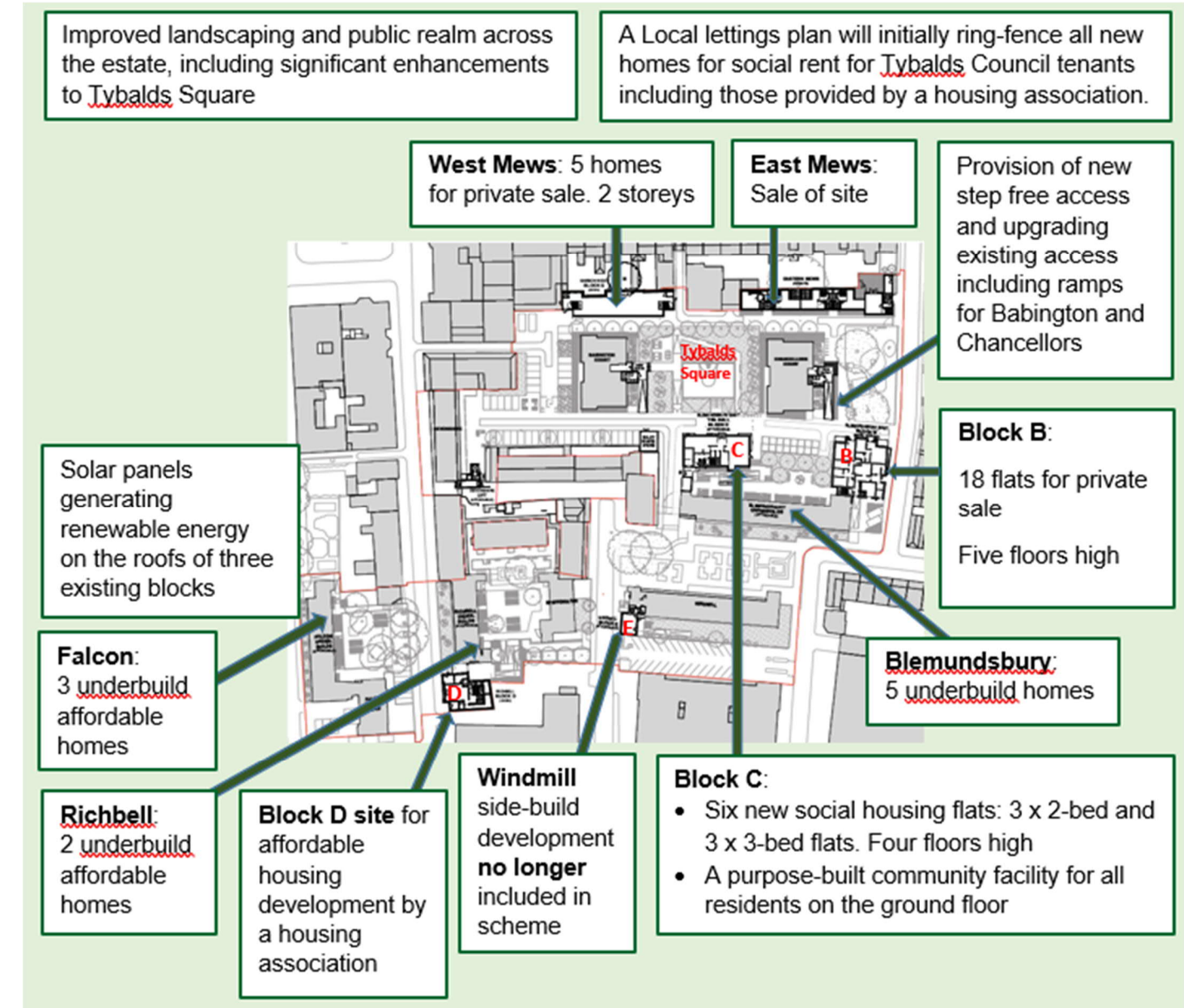


Figure 1: Tybald's Estate Plan from February 2021 Newsletter

2 MAIN FIRE SAFETY PRINCIPLES

The table below outlines the main fire safety principles for the Tybald's Estate redevelopment. These are intended to be developed at the next stage of the design as part of the RIBA Stage 3 Developed Fire Strategy. The main purpose of this document is to assist the design team with the RIBA Stage 2 design and planning submission. The Fire Safety mark-ups at the end of this report should also be referred to for further information; however, the principles set out in this document take precedence to the drawings.

Fire Safety Consideration		Commentary
Purpose Group		<p><u>Falcon, Richbell, Blemundsby Underbuilds</u>: Group 1(a). Ground Floor TRA Hall: Group 5</p> <p><u>Block B</u>: Group 1(a)</p> <p><u>Block C</u>: Group 1(a) for upper levels, Ground Floor TRA Hall: Group 5.</p> <p><u>Block D</u>: Group 1(a)</p> <p><u>Eastern and Western Mews</u>: Group 1(b)</p>
Height to Top Storey Above Ground Level		<p><u>Falcon, Richbell Underbuilds</u>: 0m (underbuild of 8-storey buildings)</p> <p><u>Blemundsby Underbuild</u>: 0m (underbuild of 11-storey building)</p> <p><u>Block B</u>: 13m</p> <p><u>Block C</u>: 9.5m</p> <p><u>Block D</u>: ~19m</p> <p><u>Eastern Mews</u>: 6.5m</p> <p><u>Western Mews</u>: 7.2m</p>
Evacuation Approach		<p>Purpose Group 1(a) Apartment Buildings: Stay-Put Policy (only the apartment of fire origin would be signalled to evacuate).</p> <p>Purpose Group 5 (TRA Halls): Simultaneous evacuation of all occupants in this recreational space.</p> <p>Purpose Group 1(c) Dwellinghouses: Simultaneous evacuation for the affected dwellinghouse</p> <p>Note: Caretaker's Office for Blemundsby underbuild will be evacuated upon detection in the office or along the escape route only.</p>
Active Systems	Fire Detection and Alarm System	<p><u>Falcon, Richbell Underbuilds</u>: Category LD2, Grade D1 in accordance with BS 5839-6 to individual apartments. Category L3 to BS 5839-1 installed in Ground Floor TRA Hall.</p> <p><u>Blemundsby Underbuild</u>: Category LD2, Grade D1 in accordance with BS 5839-6 to individual apartments. L5 detection and alarm for warning of occupant of Caretakers Office. Detection should be provided in the Caretakers room and along the escape route from this office.</p> <p><u>Block B</u>: Category LD2, Grade D2 in accordance with BS 5839-6 to individual apartments. This will need to be upgraded to LD1 for the open-plan apartments and where a protected entrance hall is not provided. Category L5 to BS 5839-1 to activate smoke ventilation for firefighting shaft and sounders in ancillary rooms (e.g. Plant Rooms, Refuse Store, etc.).</p> <p><u>Block C</u>: Category LD2, Grade D1 in accordance with BS 5839-6 to individual apartments. Category L3 to BS 5839-1 installed in Ground Floor TRA Hall.</p> <p><u>Block D</u>: Category LD2, Grade D1 in accordance with BS 5839-6 to individual apartments. This will need to be upgraded to LD1 where a protected entrance hall is not provided. Category L5 to BS 5839-1 to activate smoke ventilation for firefighting shaft and sounders in ancillary rooms (e.g. Plant Room, Refuse Store, etc.).</p> <p><u>Eastern and Western Mews</u>: Category LD2, Grade D2 in accordance with BS 5839-6 to individual dwellinghouses.</p> <p>For any communal areas of the buildings (e.g TRA Halls) where there are likely to be occupants alone and of impaired hearing, Clause 18 of BS 5839-1 should be followed.</p>

Fire Safety Consideration		Commentary
	Automatic Fire Suppression	<p><u>Falcon, Richbell, Blemundsbury Underbuilds</u>: A residential sprinkler system may need to be installed in line with BS9251 to the underbuild apartments as the addition of the dwellings constitutes a material change of use and the main buildings are over 11m. This element could be subject to discussed with Building Control/ Approved Inspector during the detailed design stage of the development. .</p> <p><u>Block B</u>: A residential sprinkler system installed in line with BS9251 is required.</p> <p><u>Block C</u>: No automatic fire suppression is required.</p> <p><u>Block D</u>: A residential sprinkler system installed in line with BS9251 is required.</p> <p><u>Eastern and Western Mews</u>: No automatic fire suppression is required.</p>
	Smoke Control Requirements	<p><u>Falcon, Richbell, Blemundsbury Underbuilds</u>: No smoke control required.</p> <p><u>Block B</u>: Automatic Opening Vent (AOV) 1.0m² required to the head of the stair. AOV (1.5m²) to outside for the protected common corridor at each level. Protected Lobbies between high fire risk spaces and escape routes will require ventilation of 0.4m² permanent free area or a mechanical equivalent.</p> <p><u>Block C</u>: As this would be designed as a small single stair building with travel distance less than 4.5m to stair door, the only smoke control required is to the main stair in the form of a 1.0m² AOV.</p> <p><u>Block D</u>: Automatic Opening Vent (AOV) 1.0m² required to the head of the stair. AOV (1.5m²) to outside for the protected common corridor at each level. Protected Lobbies between high fire risk spaces and escape routes will require ventilation of 0.4m² permanent free area or a mechanical equivalent.</p> <p><u>Eastern and Western Mews</u>: No smoke control required.</p>
	Secondary Power Supplies	<p>Secondary power supplies are required to feed numerous systems in this proposed redevelopment residential blocks; these include the firefighting lift (Block D), evacuation lifts (Blocks B & C), smoke ventilation systems (Blocks B & D), sprinklers (Blocks B & D), operational elements of firefighting shaft (Block D), emergency escape lighting (Blocks B, C & D), fire alarm systems (all areas), etc.. Whilst some may be provided with local battery backup in line with their respective standard (e.g. fire alarm), the larger items (firefighting lift, evac lift, sprinklers, etc.) will need to have secondary power in line with BS 8519:2020, which typically requires the installation of a generator.</p>
Escape Routes	Travel Distances	<p>The recommended travel distances given in ADBv1 (residential areas) and ADBv2 (non-residential areas) are as follows:</p> <ul style="list-style-type: none"> ■ In Apartments <ul style="list-style-type: none"> – 9m in a single direction (either to front door or to protected entrance hall) ■ In common corridor <ul style="list-style-type: none"> – 4.5m in a single direction in non-ventilated lobby (Block C only) – 7.5m in single direction in ventilated lobby (Blocks B & D) ■ Plant Rooms <ul style="list-style-type: none"> – 9m within the Plant Room in a single direction – 18m overall route in a single direction (not in open air) ■ All other areas (inc. TRA Halls, Caretaker's Office, etc.) <ul style="list-style-type: none"> – 18m in a single direction – 45m in multiple directions <p>The design of the redevelopment has been completed in line with these recommended travel distances.</p> <p>For the internal layout of apartments, cooking facilities should be remote from the main entrance door and not impede the escape route from anywhere in the flat.</p>
	Exit Widths	<p>For fire escape purposes, the majority of doors require a minimum clear width of 750mm (note Approved Document M may require a wider clear width for access).</p> <p>For most residential areas the doors, escape corridors and stairs that are acceptable for everyday use are sufficient for escape purposes. For Block D, where a firefighting shaft is required, the stair is required to be at least 1100mm in width.</p>
	Inner Rooms	<p>Any inner rooms are to follow the recommendations of ADB Clause 2.11.</p>
	Vertical Escape	<p><u>Falcon, Richbell Underbuilds</u>: Not applicable – all five apartments and TRA hall have level access to outside.</p>

Fire Safety Consideration	Commentary
	<p><u>Blemundsburly Underbuild:</u> Five apartments have level access to outside. However, included in the underbuild of Blemundsburly is a new single person caretakers office and welfare facility (w/c and tea point) – the access and egress from this office is via the existing stair serving the main Blemundsburly block. As noted above the travel distance is less than 18m and therefore the arrangement is acceptable.</p> <p><u>Block B:</u> For the upper levels, the stairs that are acceptable for everyday use are sufficient for escape purposes.</p> <p><u>Block C:</u> For the upper levels, the stairs that are acceptable for everyday use are sufficient for escape purposes.</p> <p><u>Block D:</u> As a firefighting shaft is required, the stair is required to be at least 1100mm in width. This is acceptable for the means of escape from the building for occupants.</p> <p><u>Eastern Mews:</u> Individual dwellinghouses, internal protected stair to be used for escape.</p> <p><u>Western Mews:</u> Individual dwellinghouses, internal protected stair to be used for escape.</p>
Disabled Occupants	<p>In order to assist with the evacuation of disabled persons from a residential building, it is recommended (and also now required for new developments as part of the London Plan) to have evacuation lifts installed.</p> <p>For the underbuilds, disabled occupants are provided with level access to outside. No additional provisions are required.</p> <p>For Blocks B & C, it is recommended that the lifts are specified as evacuation lifts in order to provide a means of evacuation in the event of a fire for mobility impaired occupants.</p> <p>For Block D, the building is provided with a firefighting lift which will be suitable for use by the occupant of the apartment making their escape in the early stages of the fire, before the fire service arrive.</p> <p>No additional means of disabled egress provisions are required for dwellinghouses provided only with stairs to access upper levels.</p>
Internal Fire Spread - Linings	<p>To follow the recommendations of ADB v2 Table 6.1.</p>
Structural Fire Resistance	<p><u>Falcon, Richbell Underbuilds:</u> 90-minutes structural fire resistance (R90) is to be provided based on the height of the main buildings.</p> <p><u>Blemundsburly Underbuilds:</u> 120-minutes structural fire resistance (R120) is to be provided based on the height of the main building.</p> <p><u>Block B:</u> 60-minutes structural fire resistance (R60) is to be provided based on the height of the building.</p> <p><u>Block C:</u> 60-minutes structural fire resistance (R60) is to be provided based on the height of the building.</p> <p><u>Block D:</u> 90-minutes structural fire resistance (R90) is to be provided based on the height of the building.</p> <p><u>Eastern and Western Mews:</u> 60-minutes structural fire resistance (R60) is to be provided based on the height of the building.</p>
Internal Fire Spread	<p><u>Falcon, Richbell Underbuilds:</u> Fire compartment floors are required in the building and are to be provided with 90 minutes fire resistance. Each apartment is to be provided with 60 minute fire compartment walls.</p> <p><u>Blemundsburly Underbuilds:</u> Fire compartment floors are required in the building and are to be provided with 120 minutes fire resistance. Each apartment is to be provided with 60 minute fire compartment walls.</p> <p><u>Block B:</u> Fire compartment floors are required in the building and are to be provided with 60 minutes fire resistance. Each apartment is to be provided with 60 minute fire compartment walls.</p> <p><u>Block C:</u> Fire compartment floors are required in the building and are to be provided with 60 minutes fire resistance. Each apartment is to be provided with 60 minute fire compartment walls.</p> <p><u>Block D:</u> Fire compartment floors are required in the building and are to be provided with 90 minutes fire resistance. Each apartment is to be provided with 60 minute fire compartment walls. The firefighting shaft is to be provided with 120 minutes fire resistance.</p> <p><u>Eastern and Western Mews:</u> 60-minutes fire compartment walls are required to be provided between each dwellinghouse. The internal stair case in each dwelling is to be provided with 30 minutes fire resistance.</p> <p>Note: any internal service risers or shafts passing through fire compartment floors in any of the buildings above are to be provided with the same period of fire resistance as the structure (as above).</p>

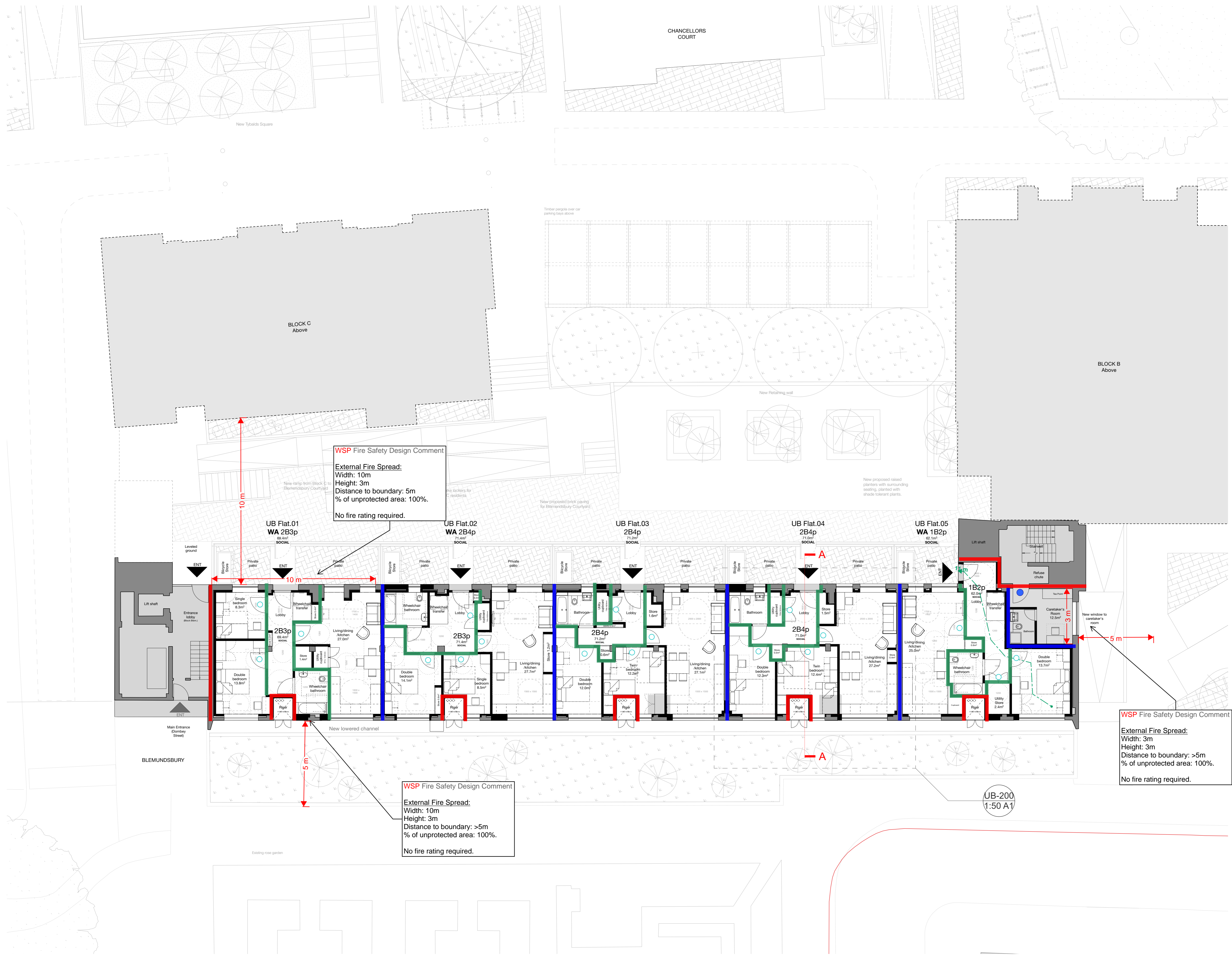
Fire Safety Consideration		Commentary
Places of Special Fire hazard/ Ancillary Accommodation		<p>The following applies to all Blocks B, C & D:</p> <p>Any plant room containing life safety plant is to be enclosed in 120 minutes fire resistance, as per the recommendations in BS 8519:2020. Plant/boiler rooms are to be enclosed in 30 minutes fire rated construction. ADB recommends that refuse stores are provided with at least 60 minutes fire resistance.</p> <p>For the TRA Hall, it is recommended that Kitchen areas are enclosed with 30 minutes fire resistance.</p>
Fire Doors		To follow the recommendations of ADB v2 Table C1 and ADB v1 Table C1, as appropriate.
External Fire Spread – External Surfaces		<p><u>Falcon, Richbell, Blemundsbury Underbuilds:</u> The external surfaces of the building will comply with the requirements of ADBv1. For the underbuilds, the requirements are based on the height of the main building; the requirement is for the external surface material to achieve a Class A2-s1,d0 or better. It is also noted that any material used in the external wall should be Class A2-s1,d0 or better.</p> <p><u>Block B:</u> The external surfaces of the building will comply with the requirements of ADBv1 which are based on the height of the building. For Block B, the requirement is for the external surface material to achieve a Class C-s3,d2 or better where over 1000m from the relevant boundary and a Class B-s3,d2 or better where less than 1000mm to the boundary.</p> <p><u>Block C:</u> The external surfaces of the building will comply with the requirements of ADBv1 which are based on the height of the building. For Block B, the requirement is for the external surface material to achieve a Class C-s3,d2 or better where over 1000m from the relevant boundary and a Class B-s3,d2 or better where less than 1000mm to the boundary.</p> <p><u>Block D:</u> The external surfaces of the building will comply with the requirements of ADBv1 for a Relevant Building as requirements are based on the height of the building which is over 18m. For Block D, the requirement is for the external surface material to achieve a Class A2-s1,d0 or better. It is also noted that any material used in the external wall should be Class A2-s1,d0 or better. This includes specified attachments such as balconies.</p> <p><u>Eastern and Western Mews:</u> The external surfaces of the building will comply with the requirements of ADBv1 which are based on the height of the building. For Block B, the requirement is for the external surface material to achieve a Class C-s3,d2 or better where over 1000m from the relevant boundary and a Class B-s3,d2 or better where less than 1000mm to the boundary.</p> <p>Note: cavity barriers and fire stopping will be provided in line with ADBv1 & ADBv2 as appropriate.</p>
External Fire Spread (Space Separation)		For each building, the space separation calculations have been completed on the basis of a 3m floor to ceiling height and residential occupancy. Each boundary has been measured in turn and the results presented on the ground floor drawing for each building in Appendix A.
Fire Service Access	Vehicle Access	<p><u>Falcon, Richbell, Blemundsbury Underbuilds:</u> For the ground level accessible underbuilds, Fire Service personnel access will be by the provisions available to the current buildings. Vehicle access is provided by the public highways to within the same distances as current building apartments.</p> <p><u>Block B:</u> Vehicle access is provided (Orde Hall Street) to within 18m of the dry riser inlet position on the east elevation of the building.</p> <p><u>Block C:</u> Vehicle access is provided (New North Street) to within 18m of the dry riser inlet position on the south elevation of the building.</p> <p><u>Block D:</u> Vehicle access is provided (Boswell Street) to within 18m of the dry riser inlet position on the west elevation of the building.</p> <p><u>Eastern and Western Mews:</u> For dwellinghouses, the requirements for fire service personnel & vehicle access are to be able to reach all parts of the dwelling within 45m of a fire service vehicle parking position. This is achieved by vehicle access to the mews houses provided by adjacent public highways (Ormond Close, Barbon Close, Orde Hall Street).</p>
	Firefighting facilities	<p><u>Falcon, Richbell, Blemundsbury Underbuilds:</u> For the ground level accessible underbuilds, Fire Service personnel access and facilities will be by the provisions available to the current buildings. With ground level external access to each apartment, no additional provisions are deemed to be required or practicable.</p> <p><u>Block B:</u> A dry rising fire main will be provided to the building with outlets in the stair at each level. The dry riser inlet is to be provided on the east elevation of the building, adjacent to the building entrance.</p> <p><u>Block C:</u> A dry rising fire main will be provided to the building with outlets in the stair at each level. The dry riser inlet is to be provided on the south elevation of the building, adjacent to the building entrance.</p>

Fire Safety Consideration		Commentary
		<p><u>Block D:</u> A single firefighting shaft is required as the top storey of the building exceeds 18m. The firefighting shaft consists of a 1100mm wide firefighting stair, a firefighting lift and ventilated lobbies between accommodation and the firefighting stair. The firefighting shaft is provided with a dry rising fire main with outlets at each level and an inlet on the west elevation of the building.</p> <p><u>Eastern and Western Mews:</u> No specific firefighting facilities are required.</p>
	Fire Hydrants	There is currently at least one fire hydrant within 90m of each building on the redevelopment.

Appendix A

FIRE STRATEGY MARK-UPS





WSP Fire Safety Design Comment
External Fire Spread:
 Width: 10m
 Height: 3m
 Distance to boundary: 5m
 % of unprotected area: 100%.
 No fire rating required.

WSP Fire Safety Design Comment
External Fire Spread:
 Width: 10m
 Height: 3m
 Distance to boundary: >5m
 % of unprotected area: 100%.
 No fire rating required.

WSP Fire Safety Design Comment
External Fire Spread:
 Width: 3m
 Height: 3m
 Distance to boundary: >5m
 % of unprotected area: 100%.
 No fire rating required.

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 8. Drawing to be read in conjunction with relevant consultant's drawings and specifications.
 9. Where MLA services on a project do not include for site inspections and work surveys, MLA do not warrant that 'as built' issue drawings are a complete and accurate record of what has been built.

Rating (Minutes)	Fire Resistance	
	Walls	Doors
20	N/A	With Smoke Seals: ● Without Smoke Seals: ○
30	—	With Smoke Seals: ● Without Smoke Seals: ○
60	—	With Smoke Seals: ● Without Smoke Seals: ○
90	—	With Smoke Seals: ● Without Smoke Seals: ○
120	—	With Smoke Seals: ● Without Smoke Seals: ○

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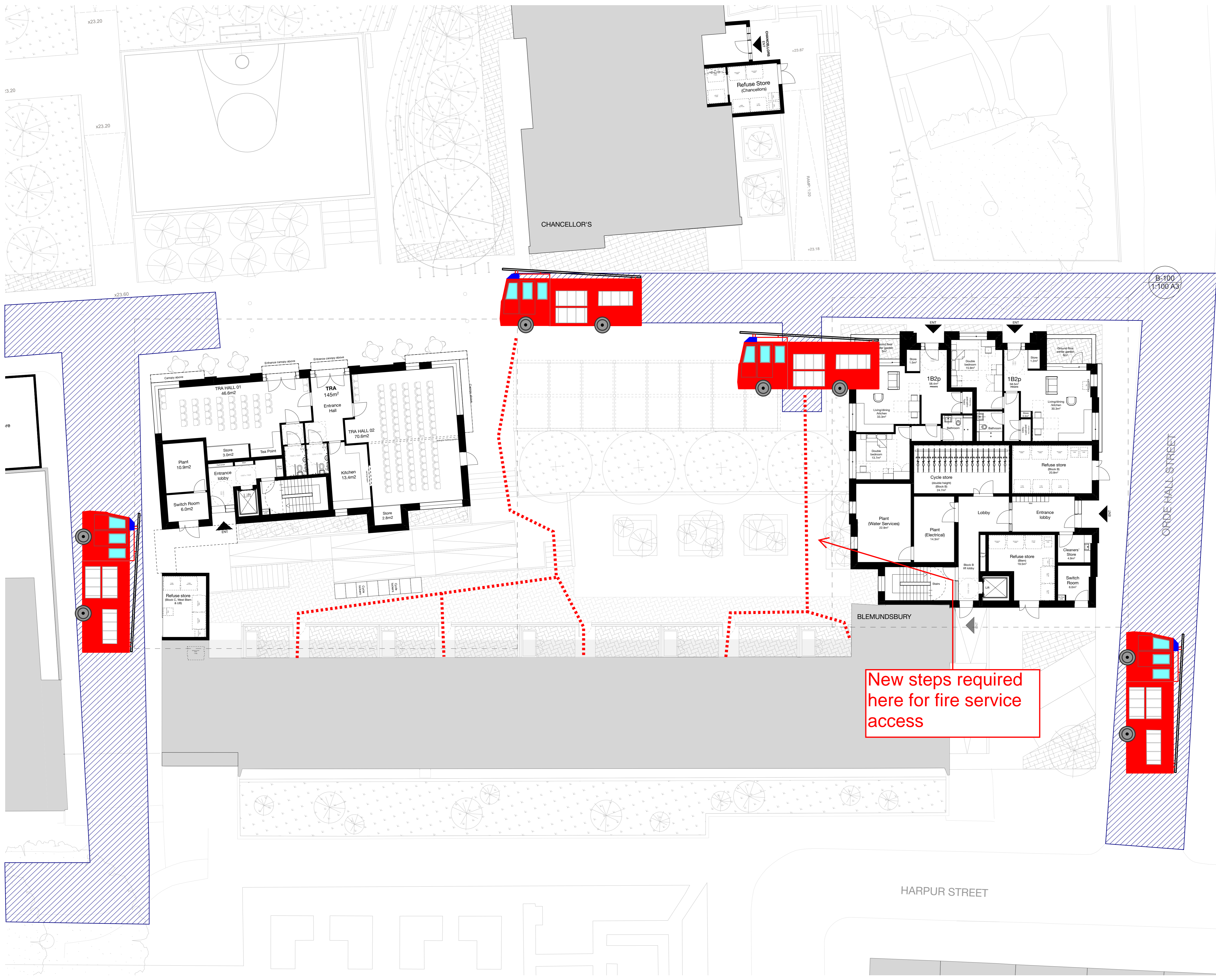
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 1b The Hangar
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Project: TYBALDS ESTATE CAMDEN		
Drawing title: UNDERBUILDS: BLEMUNDSBURY PROPOSED LOWER GROUND FLOOR PLAN		
Reference: TE	Desig. No: UB-100	Rev: B



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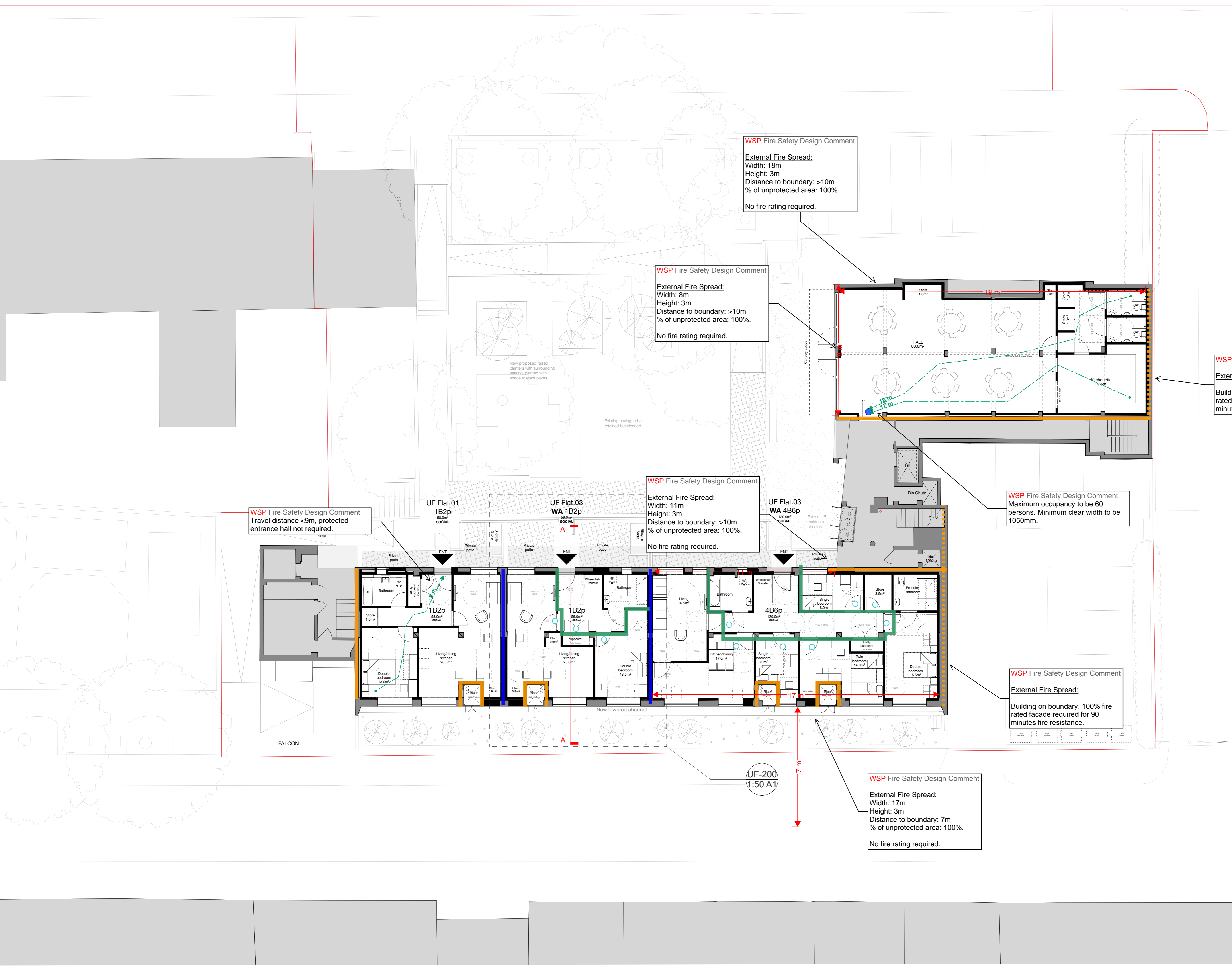
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Project: TYBALDS ESTATE CAMDEN		
Drawing title: BLEMUNDSBURY PROPOSED GROUND FLOOR PLAN		
Reference: TE	Dep. No: BC-002	Rev: B

New steps required here for fire service access



WSP Fire Safety Design Comment
 External Fire Spread:
 Width: 18m
 Height: 3m
 Distance to boundary: >10m
 % of unprotected area: 100%.
 No fire rating required.

WSP Fire Safety Design Comment
 External Fire Spread:
 Width: 8m
 Height: 3m
 Distance to boundary: >10m
 % of unprotected area: 100%.
 No fire rating required.

WSP Fire Safety Design Comment
 External Fire Spread:
 Width: 11m
 Height: 3m
 Distance to boundary: >10m
 % of unprotected area: 100%.
 No fire rating required.

WSP Fire Safety Design Comment
 Travel distance <9m, protected entrance hall not required.

WSP Fire Safety Design Comment
 Maximum occupancy to be 60 persons. Minimum clear width to be 1050mm.

WSP Fire Safety Design Comment
 External Fire Spread:
 Building on boundary. 100% fire rated facade required for 90 minutes fire resistance.

WSP Fire Safety Design Comment
 External Fire Spread:
 Width: 17m
 Height: 3m
 Distance to boundary: 7m
 % of unprotected area: 100%.
 No fire rating required.

WSP Fire Safety Design Comment
 External Fire Spread:
 Building on boundary. 100% fire rated facade required for 90 minutes fire resistance.

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 9. Where MLA services on a project do not include for site inspections and work surveys, MLA do not warrant that 'as built' issue drawings are a complete and accurate record of what has been built.

Rating (Minutes)	Fire Resistance			
	Walls	With Smoke Seals	Doors	Without Smoke Seals
20	N/A	●	○	○
30	—	●	○	○
60	—	●	○	○
90	—	●	○	○
120	—	●	○	○

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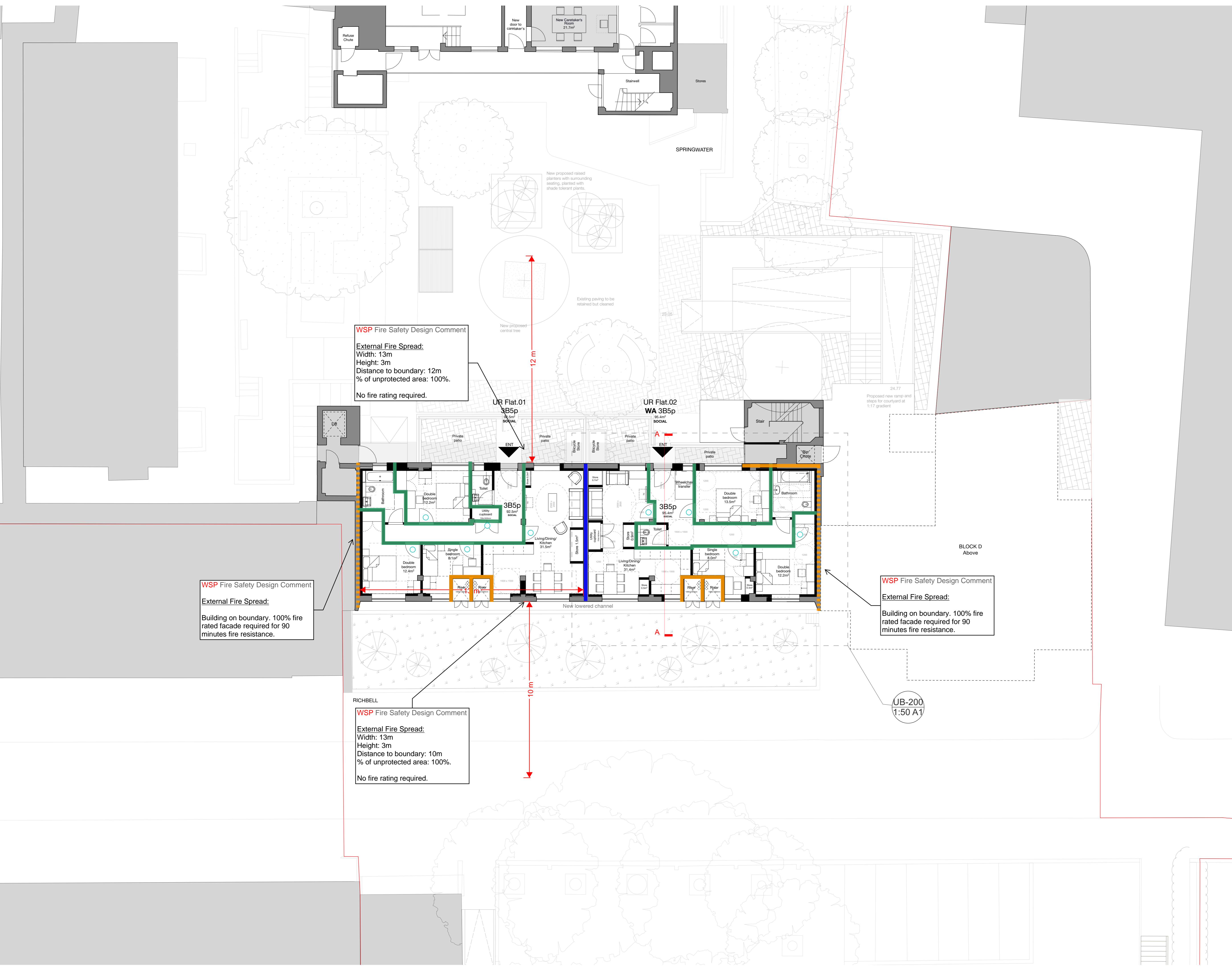
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Project: TYBALDS ESTATE CAMDEN

Drawing title: UNDERBUILDS: FALCON PROPOSED LOWER GROUND FLOOR PLAN

Reference: TE Dwg. No: UF-100 Rev: C



WSP Fire Safety Design Comment
 External Fire Spread:
 Width: 13m
 Height: 3m
 Distance to boundary: 12m
 % of unprotected area: 100%.
 No fire rating required.

WSP Fire Safety Design Comment
 External Fire Spread:
 Building on boundary. 100% fire rated facade required for 90 minutes fire resistance.

WSP Fire Safety Design Comment
 External Fire Spread:
 Building on boundary. 100% fire rated facade required for 90 minutes fire resistance.

WSP Fire Safety Design Comment
 External Fire Spread:
 Width: 13m
 Height: 3m
 Distance to boundary: 10m
 % of unprotected area: 100%.
 No fire rating required.

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Fire Resistance			
Rating (Minutes)	Walls	Doors	
		With Smoke Seals	Without Smoke Seals
20	N/A	Light Blue	Light Blue
30	Green	Dark Green	Dark Green
60	Blue	Dark Blue	Dark Blue
90	Orange	Yellow	Yellow
120	Red	Red	Red

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Drawing title: UNDERBUILDS: RICHBELL PROPOSED LOWER GROUND FLOOR PLAN		
Reference: TE	Desig. No: UR-100	Rev: B

WSP Fire Safety Design Comment

External Fire Spread:
 Width: 8m
 Height: 3m
 Distance to boundary: >3m
 % of unprotected area: 100%.
 No fire rating required.

WSP Fire Safety Design Comment

External Fire Spread:
 Width: 10m
 Height: 3m
 Distance to boundary: >3m
 % of unprotected area: 100%.
 No fire rating required.

WSP Fire Safety Design Comment
 Open plan layout is acceptable with sprinklers and LD1 fire detection system.

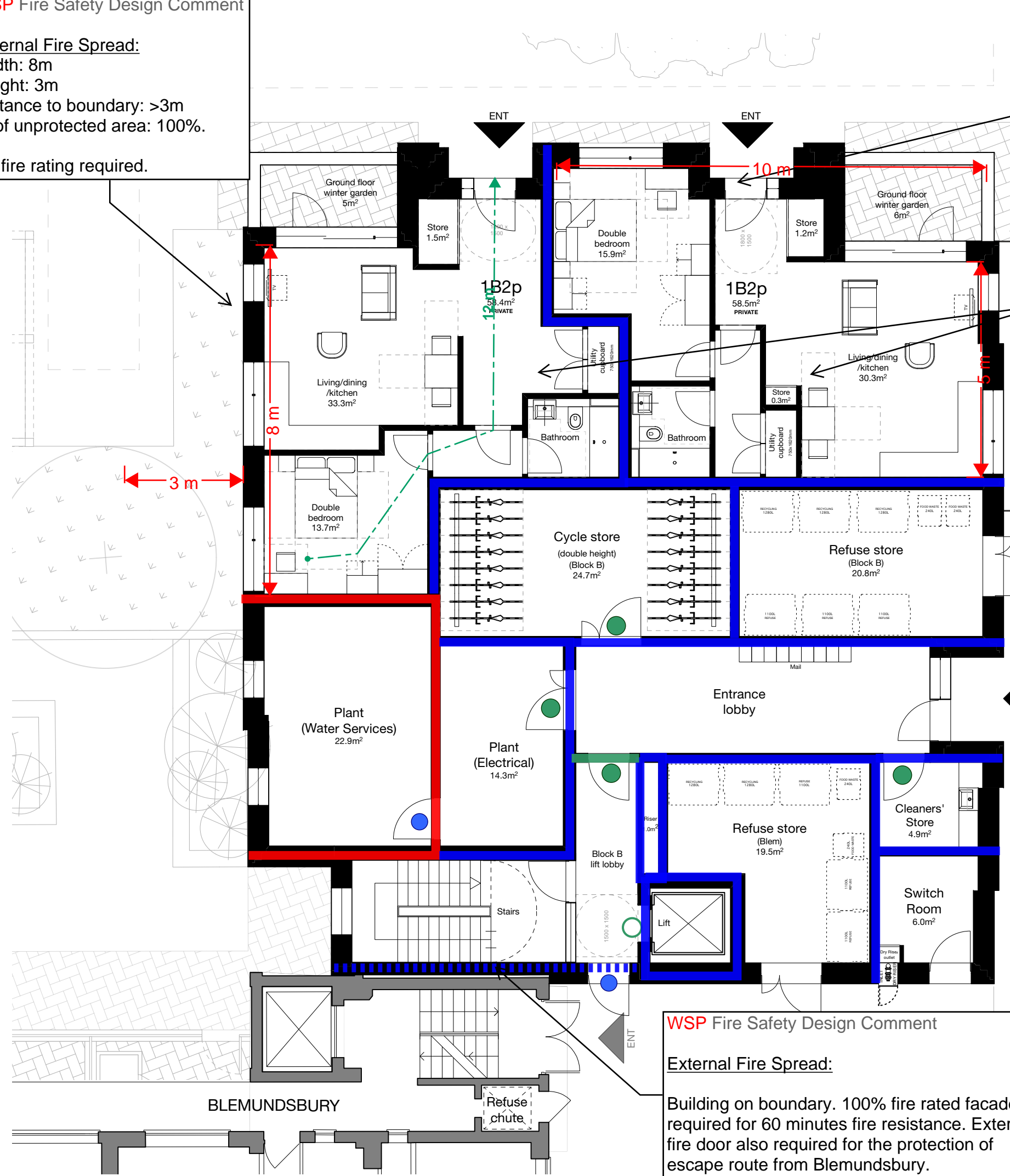
WSP Fire Safety Design Comment

External Fire Spread:
 Width: 5m
 Height: 3m
 Distance to boundary: 5m
 % of unprotected area: 100%.
 No fire rating required.

WSP Fire Safety Design Comment

External Fire Spread:
 Building on boundary. 100% fire rated facade required for 60 minutes fire resistance. External fire door also required for the protection of escape route from Blemundsbury.

Fire Resistance			
Rating (Minutes)	Walls	Doors	
		With Smoke Seals	Without Smoke Seals
20	N/A		
30			
60			
90			
120			



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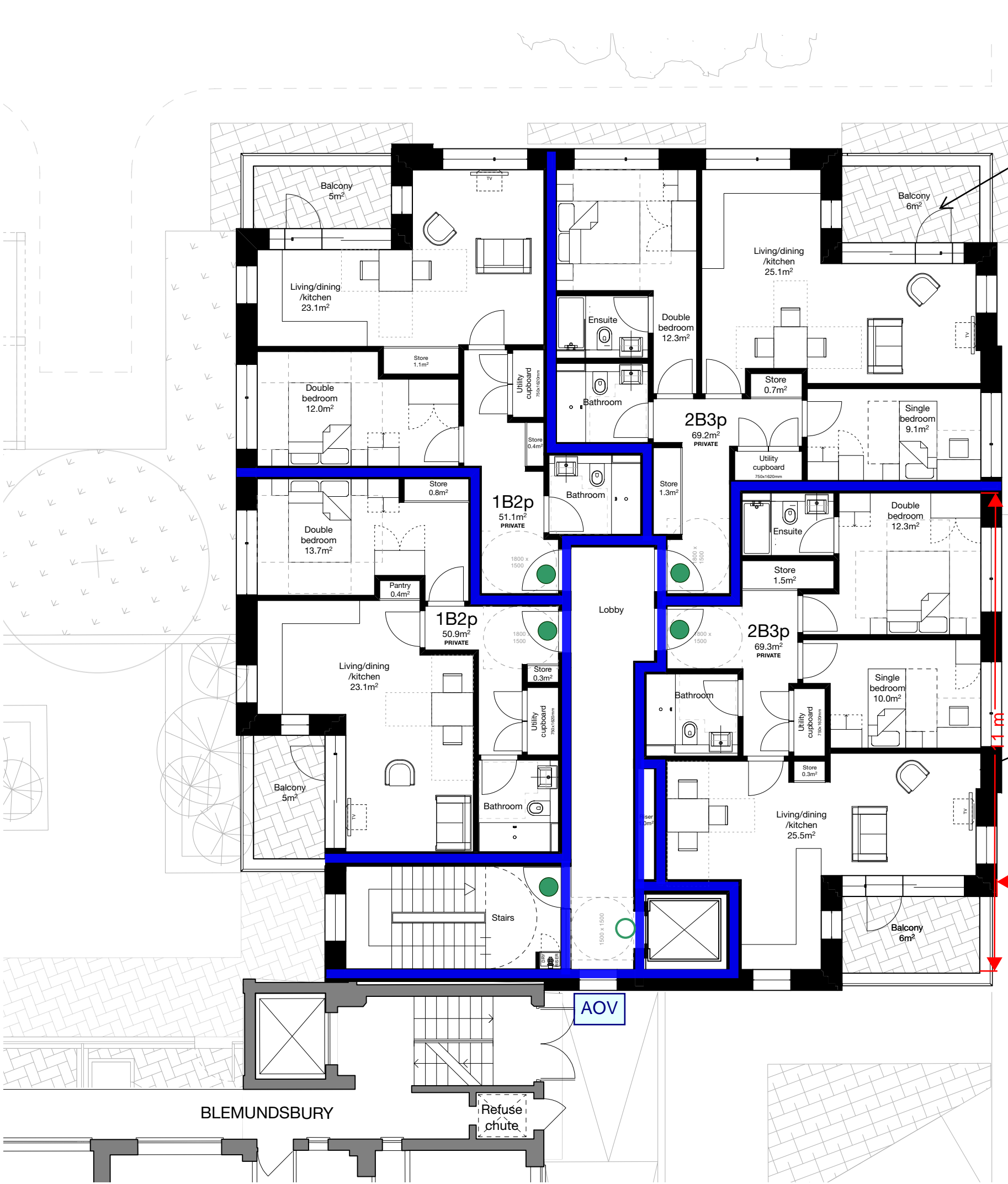
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Drawing title: BLOCK B - GROUND FLOOR PLAN		
Reference: TE	Dep. No: B-100	Rev: B



WSP Fire Safety Design Comment
 Each apartment has a travel distance over 9m. This is acceptable with one of two options:
 1) Provide protected entrance hall and LD2 detection coverage.
 2) With sprinklers provided, no protected entrance halls are required provided LD1 detection is installed.

WSP Fire Safety Design Comment
External Fire Spread:
 Width: 11m
 Height: 3m
 Distance to boundary: 5m
 % of unprotected area: 100%.
 No fire rating required.

Fire Resistance			
Rating (Minutes)	Walls	Doors	
		With Smoke Seals	Without Smoke Seals
20	N/A		
30			
60			
90			
120			

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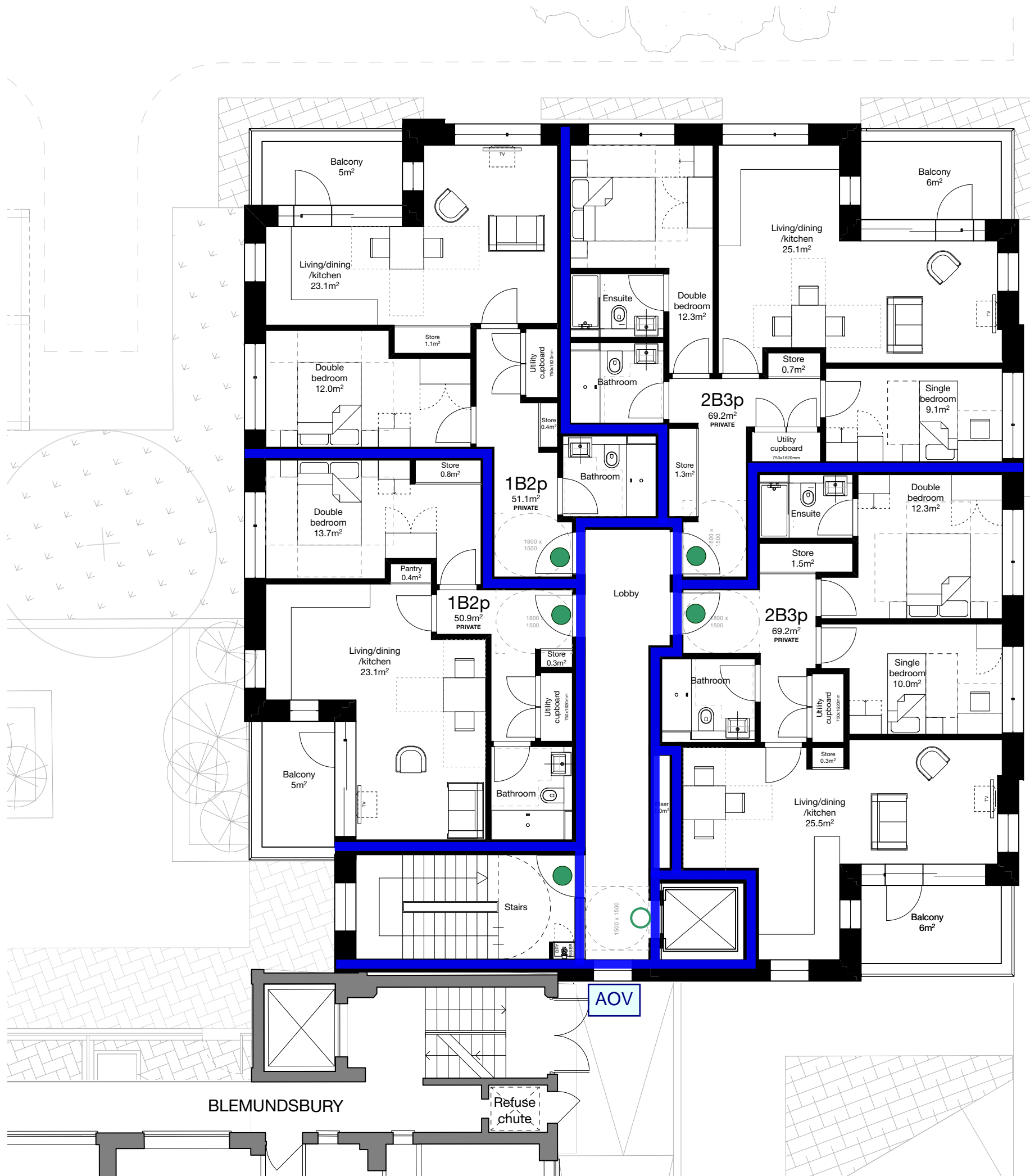
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Project: TYBALDS ESTATE CAMDEN		
Drawing title: BLOCK B - FIRST FLOOR PLAN		
Reference: TE	Dep. No: B-101	Rev: B



Fire Resistance			
Rating (Minutes)	Walls	Doors	
		With Smoke Seals	Without Smoke Seals
20	N/A		
30			
60			
90			
120			

ORDE HALL STREET

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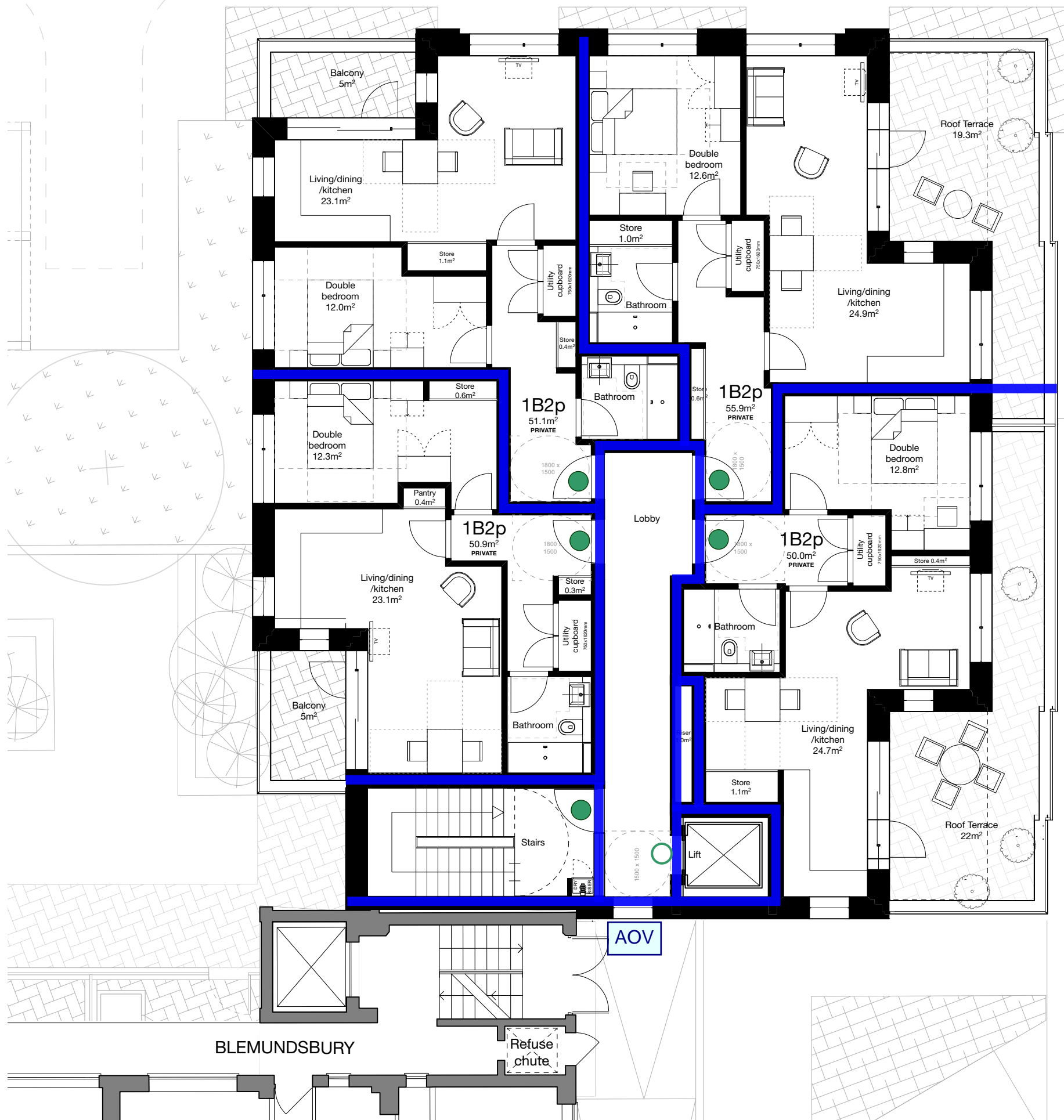
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CAMDEN

Drawing title:

BLOCK B - SECOND FLOOR PLAN

Reference: TE Dep. No: B-102 Rev: B



Fire Resistance			
Rating (Minutes)	Walls	Doors	
		With Smoke Seals	Without Smoke Seals
20	N/A		
30			
60			
90			
120			

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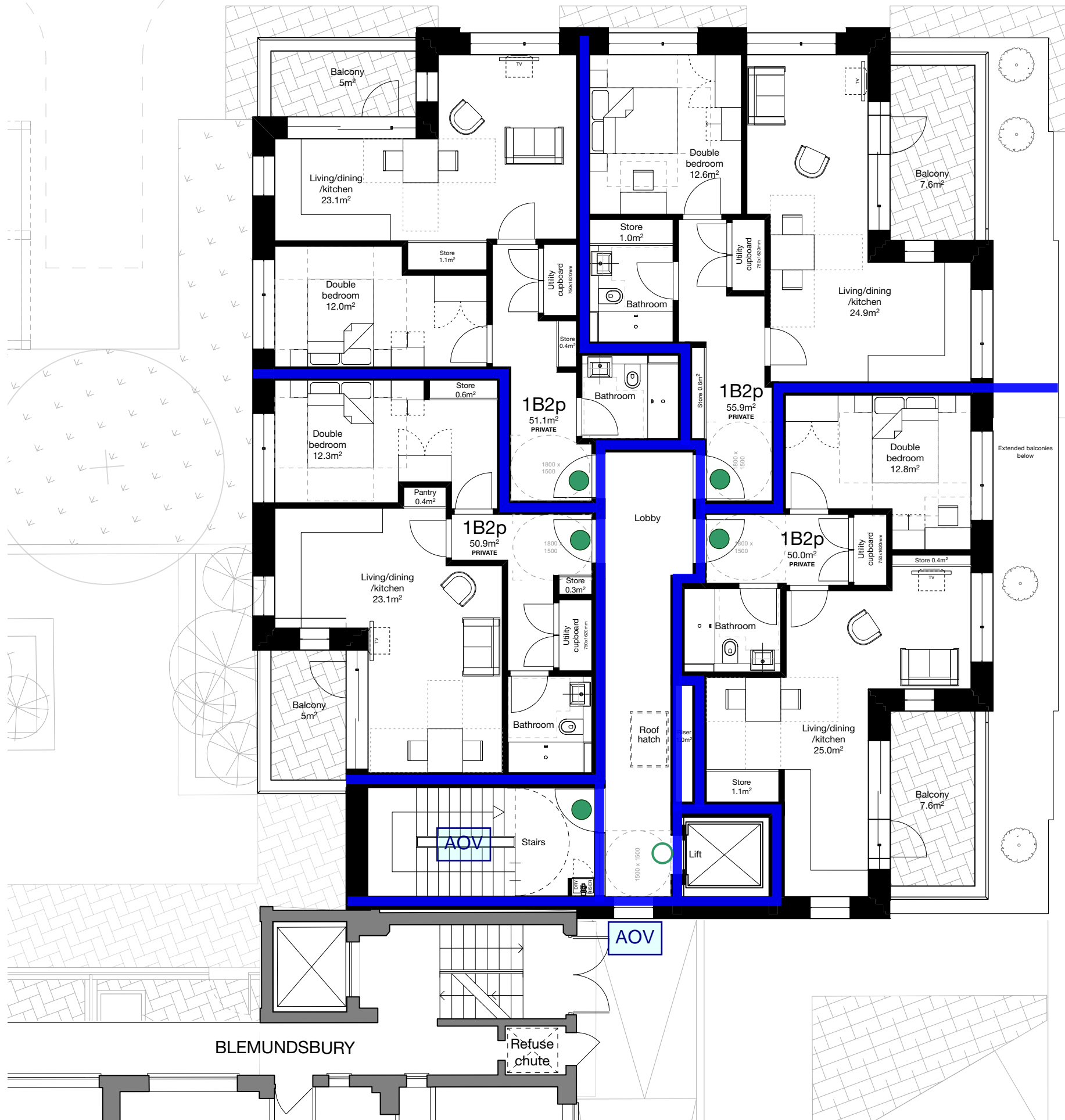
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Project: TYBALDS ESTATE CAMDEN

Drawing title:

BLOCK B - THIRD FLOOR PLAN

Reference: TE Dep. No: B-103 Rev: B



Fire Resistance			
Rating (Minutes)	Walls	Doors	
		With Smoke Seals	Without Smoke Seals
20	N/A		
30			
60			
90			
120			

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Drawing title: BLOCK B - FOURTH FLOOR PLAN

Reference: TE Dep. No: B-104 Rev: B

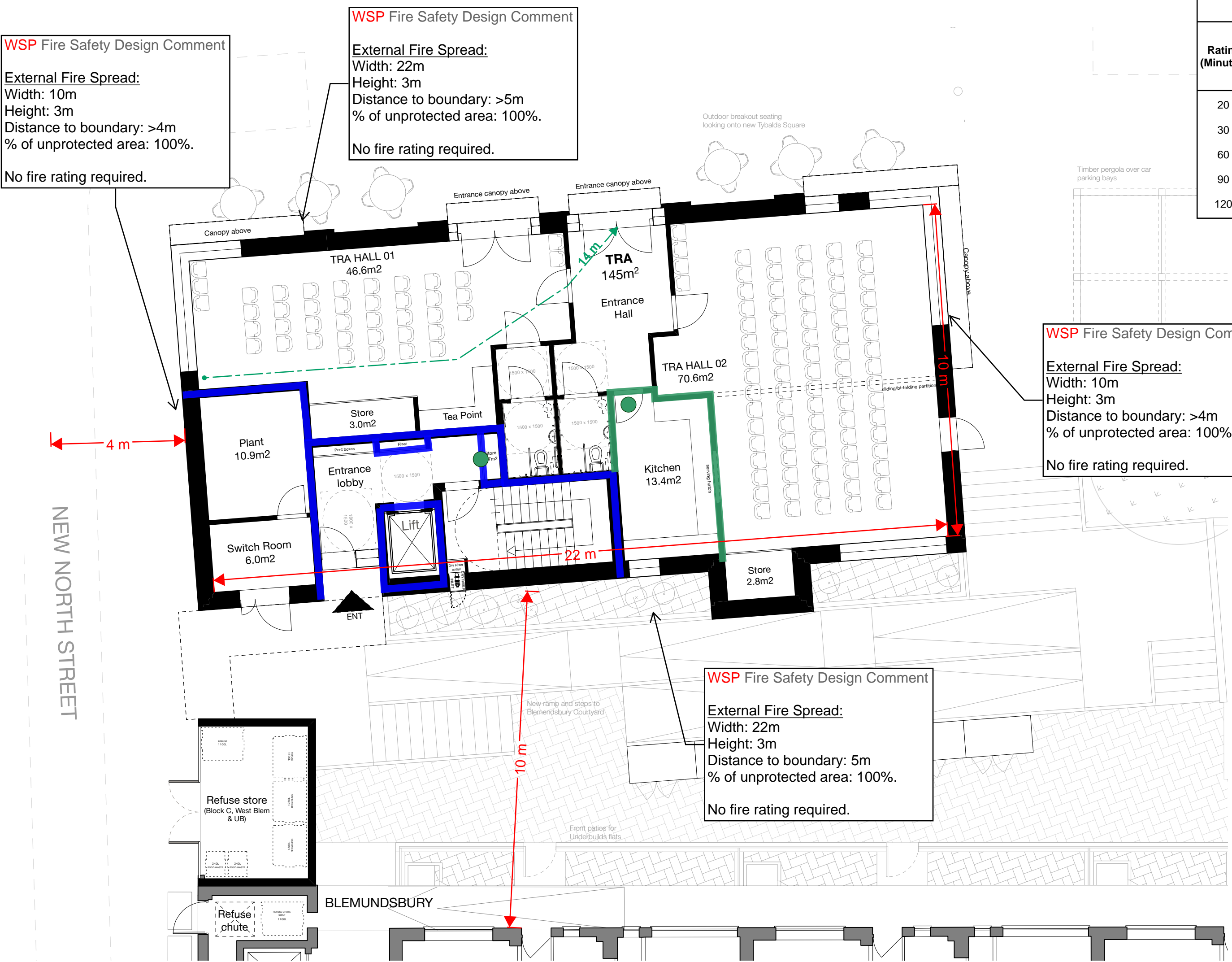
Fire Resistance			
Rating (Minutes)	Walls	Doors	
		With Smoke Seals	Without Smoke Seals
20	N/A		
30			
60			
90			
120			

WSP Fire Safety Design Comment
 External Fire Spread:
 Width: 10m
 Height: 3m
 Distance to boundary: >4m
 % of unprotected area: 100%.
 No fire rating required.

WSP Fire Safety Design Comment
 External Fire Spread:
 Width: 22m
 Height: 3m
 Distance to boundary: >5m
 % of unprotected area: 100%.
 No fire rating required.

WSP Fire Safety Design Comment
 External Fire Spread:
 Width: 10m
 Height: 3m
 Distance to boundary: >4m
 % of unprotected area: 100%.
 No fire rating required.

WSP Fire Safety Design Comment
 External Fire Spread:
 Width: 22m
 Height: 3m
 Distance to boundary: 5m
 % of unprotected area: 100%.
 No fire rating required.



NEW NORTH STREET

BLEMUNDSBYR

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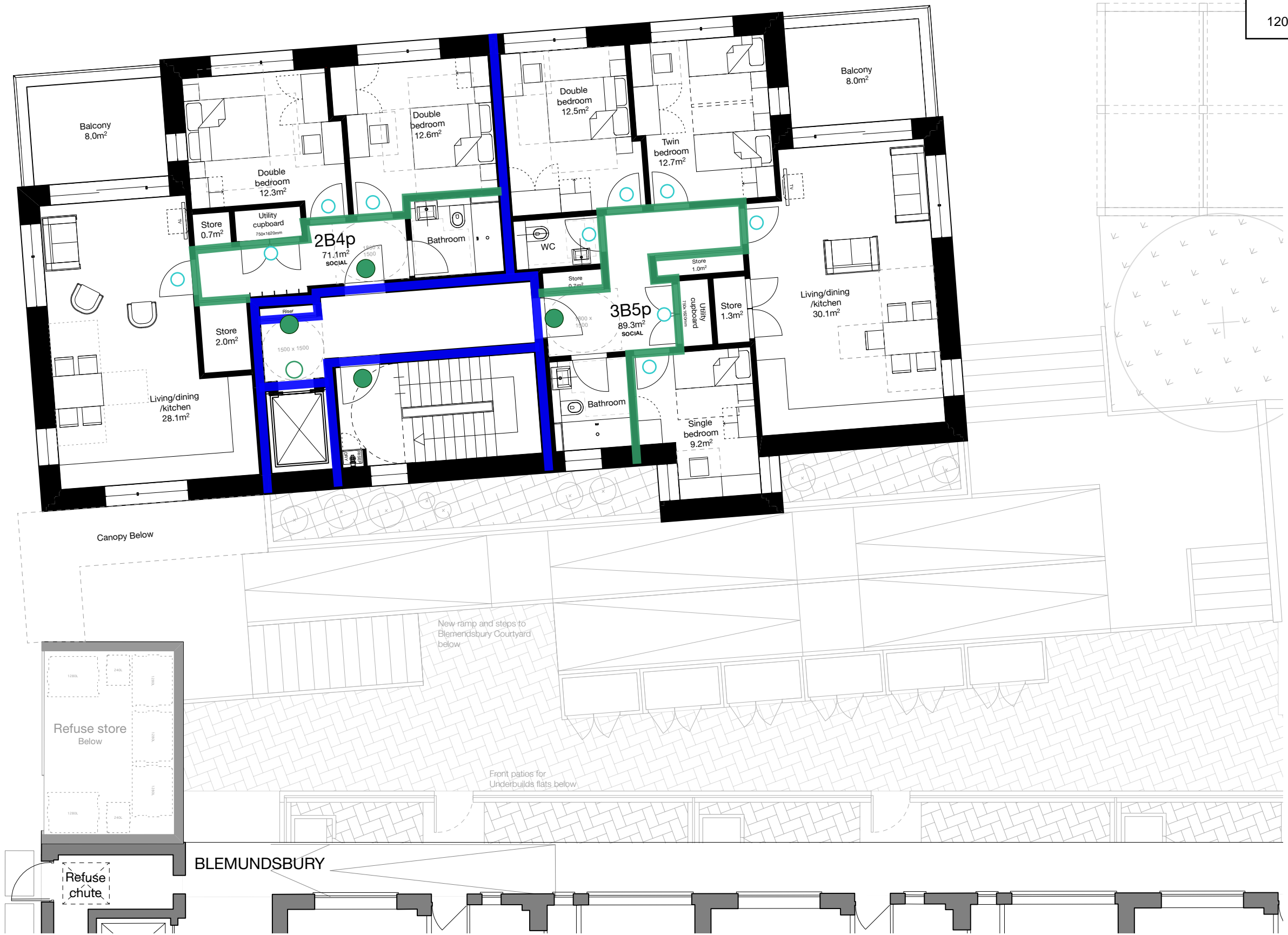
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Drawing title: BLOCK C - GROUND FLOOR PLAN		
Reference: TE	Dep. No: C-100	Rev: B

Fire Resistance			
Rating (Minutes)	Walls	Doors	
		With Smoke Seals	Without Smoke Seals
20	N/A		
30			
60			
90			
120			

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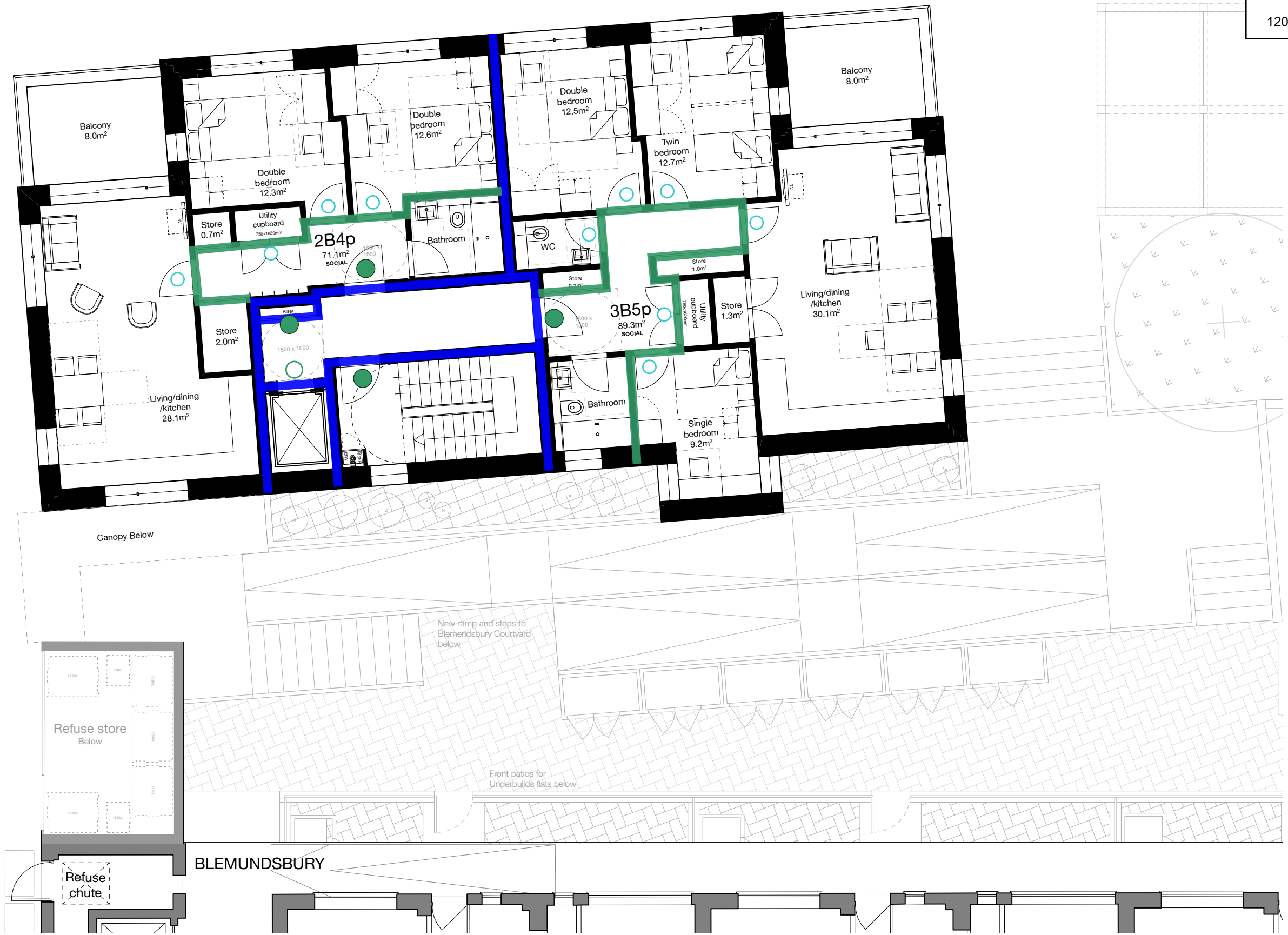
Project: TYBALDS ESTATE CAMDEN

Drawing title: BLOCK C - FIRST FLOOR PLAN

Reference: TE Dep. No: C-101 Rev: B

Fire Resistance			
Rating (Minutes)	Walls	Doors	
		With Smoke Seals	Without Smoke Seals
20	N/A		
30			
60			
90			
120			

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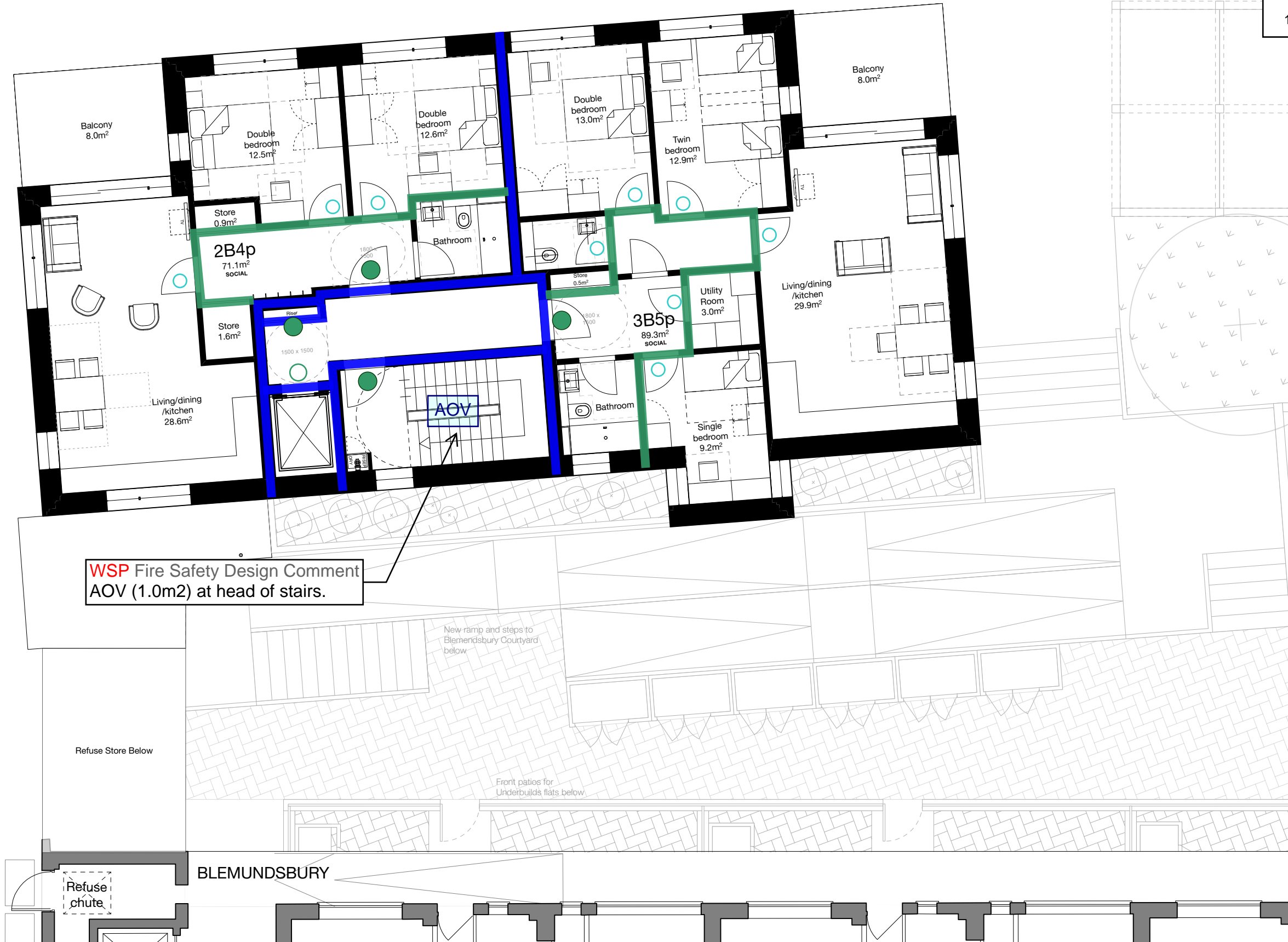
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Project: TYBALDS ESTATE CAMDEN

Drawing title: BLOCK C - SECOND FLOOR PLAN

Reference: TE Dep. No: C-102 Rev: B

Fire Resistance			
Rating (Minutes)	Walls	Doors	
		With Smoke Seals	Without Smoke Seals
20	N/A		
30			
60			
90			
120			



NEW NORTH STREET

Timber pergola over car parking bays below

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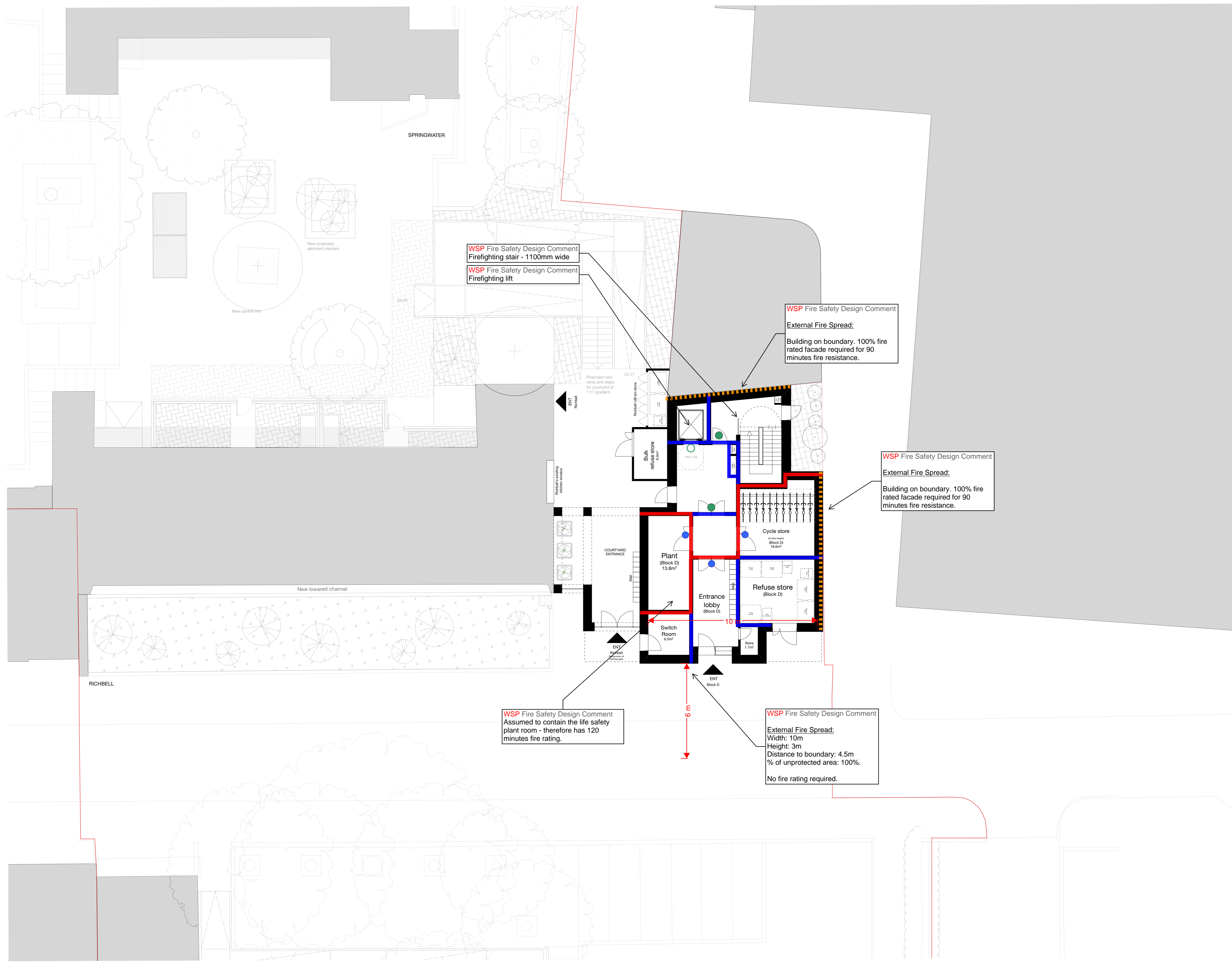


Date: Mar-21 Scale: 1:100@A3 Drawn by: GP

Project: TYBALDS ESTATE CAMDEN

Drawing title: BLOCK C - THIRD FLOOR PLAN

Reference: TE Dep. No: C-103 Rev: B



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Rating (Minutes)	Walls	Doors	
		With Smoke Seals	Without Smoke Seals
20	N/A	●	○
30	—	●	○
60	—	●	○
90	—	●	○
120	—	●	○

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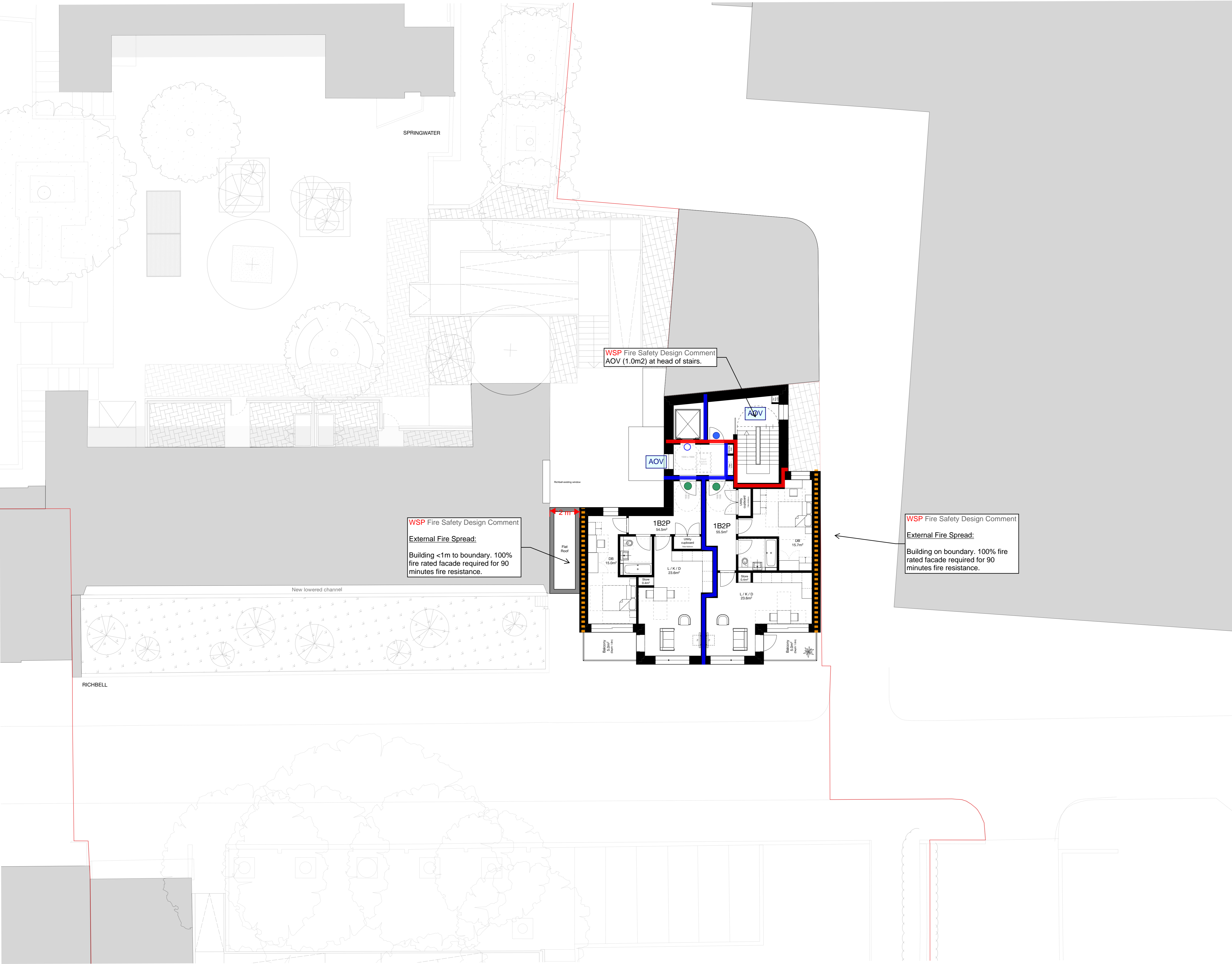
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Project: TYBALDS ESTATE CAMDEN

Drawing title: BLOCK D GROUND FLOOR PLAN

Reference: TE Dwg. No: D-100 Rev: B



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 8. Drawing to be read in conjunction with relevant consultant's drawings and specifications.
 9. Where MLA services on a project do not include for site inspections and work surveys, MLA do not warrant that 'as built' issue drawings are a complete and accurate record of what has been built.

Rating (Minutes)	Walls	Doors	
		With Smoke Seals	Without Smoke Seals
20	N/A	Light Blue	Light Blue
30	Green	Green	Green
60	Blue	Blue	Blue
90	Yellow	Yellow	Yellow
120	Red	Red	Red

DRAFT

Revisions:

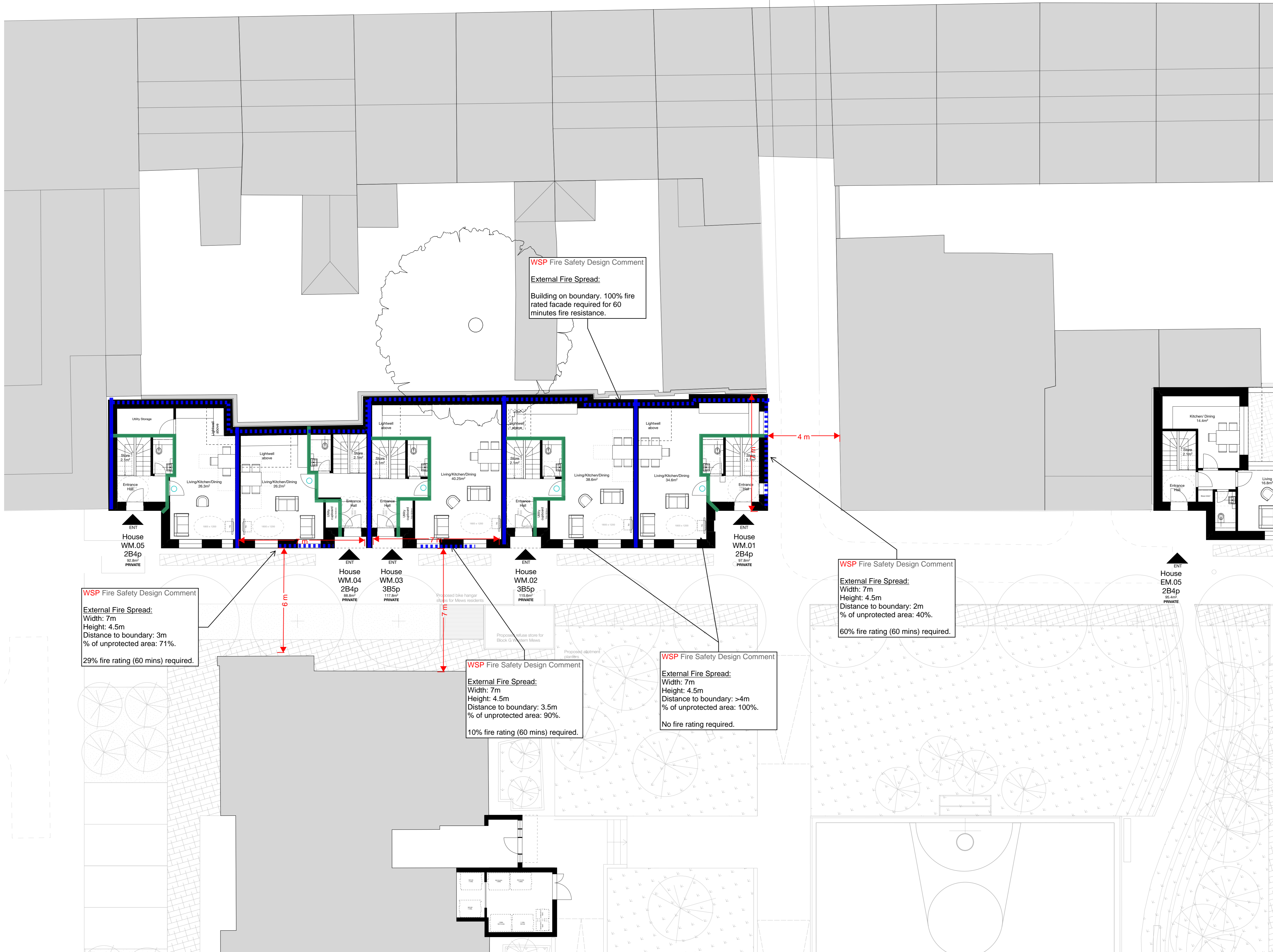
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 1b The Hangar
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Original Sheet Size **A1**

Date: Mar-21	Scale: 1:100 @ A1	Drawn by: GP
Project: TYBALDS ESTATE CAMDEN		
Drawing title: BLOCK D TYPICAL UPPER FLOOR PLAN		
Reference: TE	Desig. No: D-102	Rev: B



WSP Fire Safety Design Comment
External Fire Spread:
 Building on boundary. 100% fire rated facade required for 60 minutes fire resistance.

WSP Fire Safety Design Comment
External Fire Spread:
 Width: 7m
 Height: 4.5m
 Distance to boundary: 3m
 % of unprotected area: 71%.
 29% fire rating (60 mins) required.

WSP Fire Safety Design Comment
External Fire Spread:
 Width: 7m
 Height: 4.5m
 Distance to boundary: 3.5m
 % of unprotected area: 90%.
 10% fire rating (60 mins) required.

WSP Fire Safety Design Comment
External Fire Spread:
 Width: 7m
 Height: 4.5m
 Distance to boundary: >4m
 % of unprotected area: 100%.
 No fire rating required.

WSP Fire Safety Design Comment
External Fire Spread:
 Width: 7m
 Height: 4.5m
 Distance to boundary: 2m
 % of unprotected area: 40%.
 60% fire rating (60 mins) required.

- Notes:**
1. Do not scale from this drawing.
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Rating (Minutes)	Fire Resistance		
	Walls	Doors With Smoke Seals	Doors Without Smoke Seals
20	N/A	Blue circle	Light blue circle
30	Green line	Green circle	Light green circle
60	Blue line	Blue circle	Light blue circle
90	Yellow line	Yellow circle	Light yellow circle
120	Red line	Red circle	Light red circle

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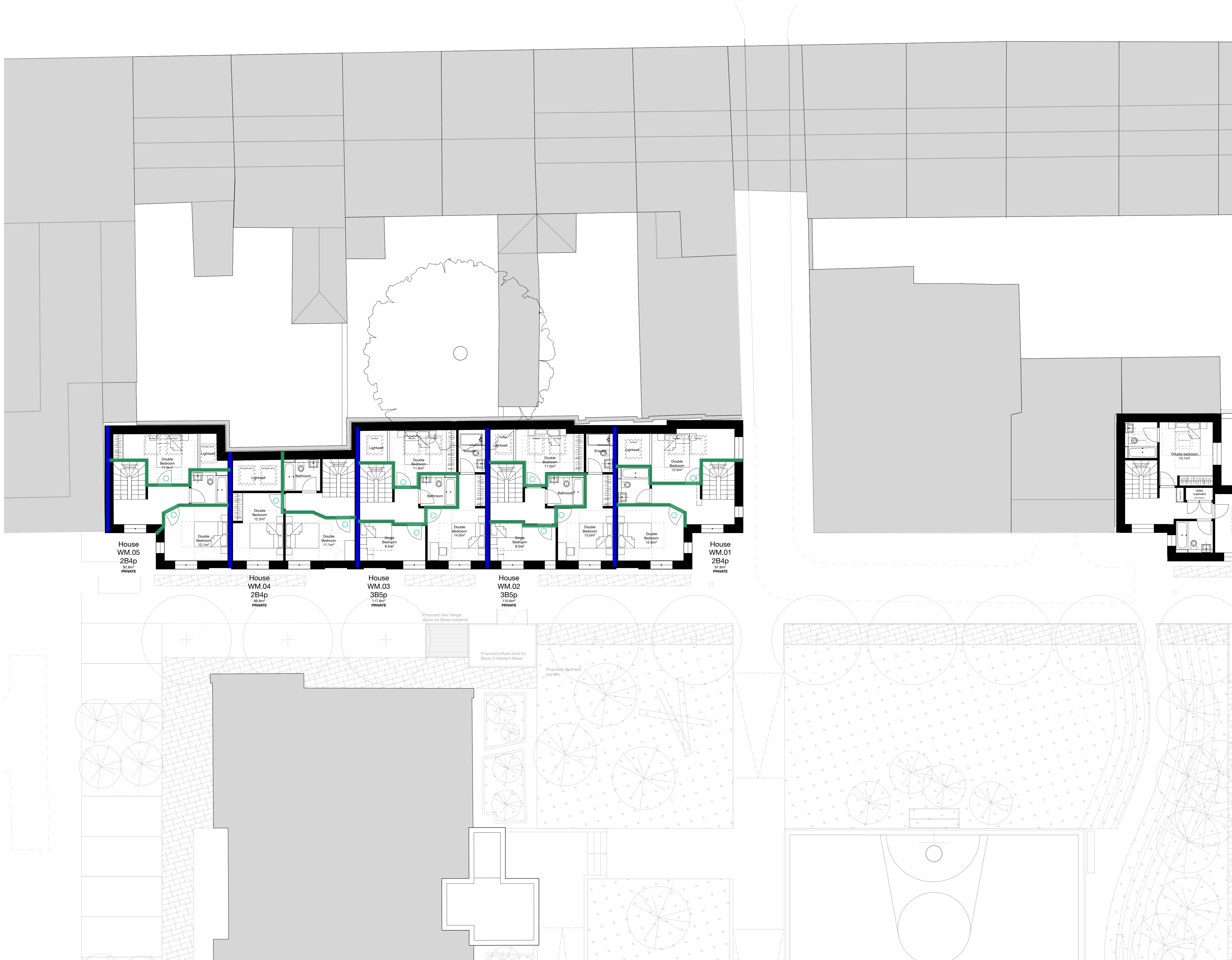
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 1b The Hangar
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Original Sheet Size **A1**

Date: Mar-21	Scale: 1:100 @ A1	Drawn by: GP
Project: TYBALDS ESTATE CAMDEN		
Drawing title: WESTERN MEWS, PROPOSED GROUND FLOOR		
Reference: TE	Draw. No: WM-100	Rev: B



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Fire Resistance			
Rating (Minutes)	Walls	Doors	
		With Smoke Seals	Without Smoke Seals
20	N/A	Light Blue	Light Blue
30	Green	Green	Green
60	Blue	Blue	Blue
90	Yellow	Yellow	Yellow
120	Red	Red	Red

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Date: Mar-21 Scale: 1:100 @ A1 Drawn by: GP

Project: TYBALDS ESTATE CAMDEN

Drawing title: WESTERN MEWS_PROPOSED FIRST FLOOR

Reference: TE Dwg. No: WM-101 Rev: B



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Rating (Minutes)	Fire Resistance		
	Walls	Doors With Smoke Seals	Doors Without Smoke Seals
20	N/A	Light Blue	Light Blue
30	Green	Dark Green	Dark Green
60	Blue	Blue	Blue
90	Orange	Yellow	Yellow
120	Red	Red	Red

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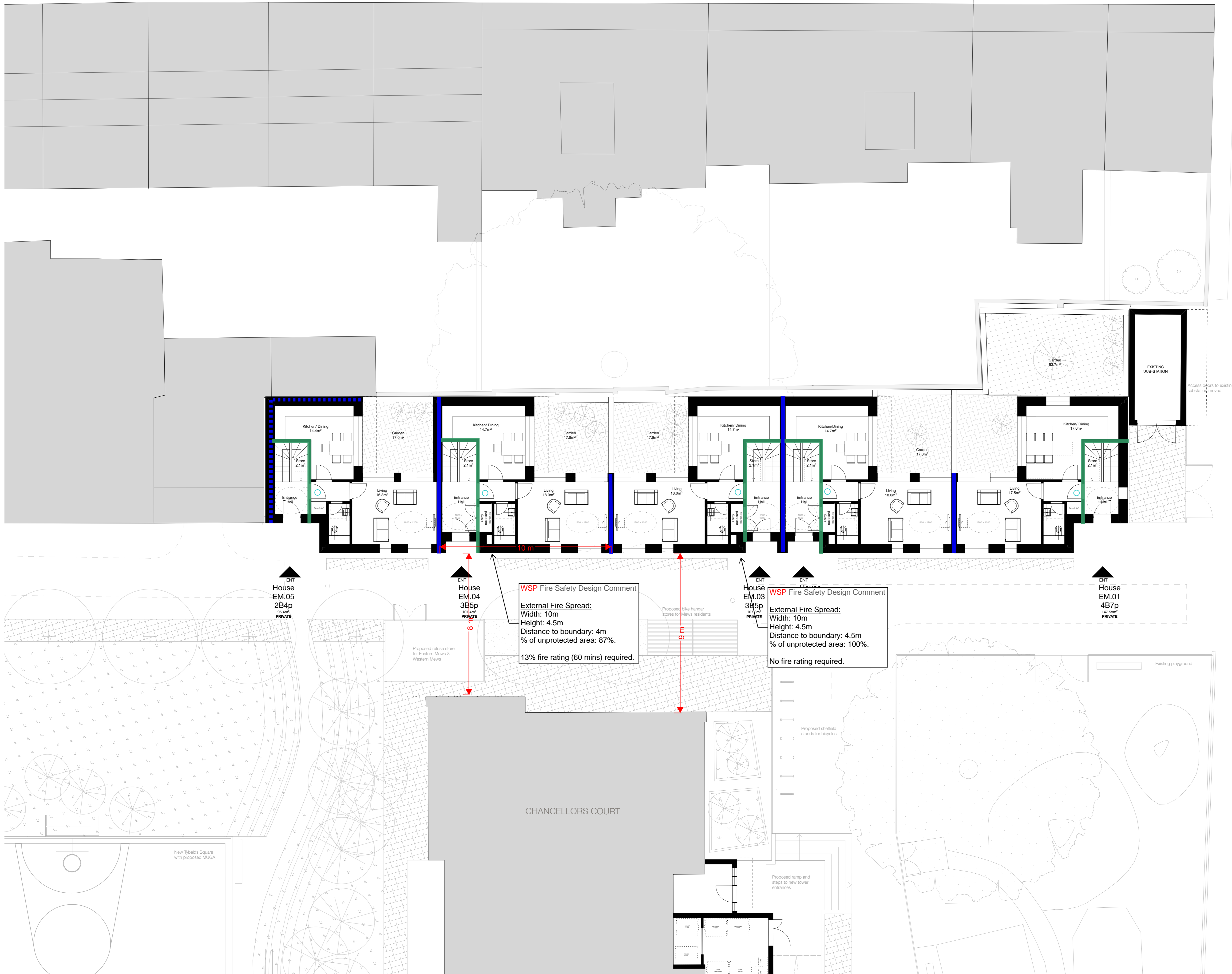


Date: Mar-21 Scale: 1:100 @ A1 Drawn by: GP

Project: TYBALDS ESTATE CAMDEN

Drawing title: WESTERN MEWS_PROPOSED SECOND FLOOR

Reference: TE Dwg. No: WM-102 Rev: B



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Rating (Minutes)	Fire Resistance	
	Walls	Doors
20	N/A	With Smoke Seals: ● Without Smoke Seals: ○
30	—	With Smoke Seals: ● Without Smoke Seals: ○
60	—	With Smoke Seals: ● Without Smoke Seals: ○
90	—	With Smoke Seals: ● Without Smoke Seals: ○
120	—	With Smoke Seals: ● Without Smoke Seals: ○

ORDE HALL STREET

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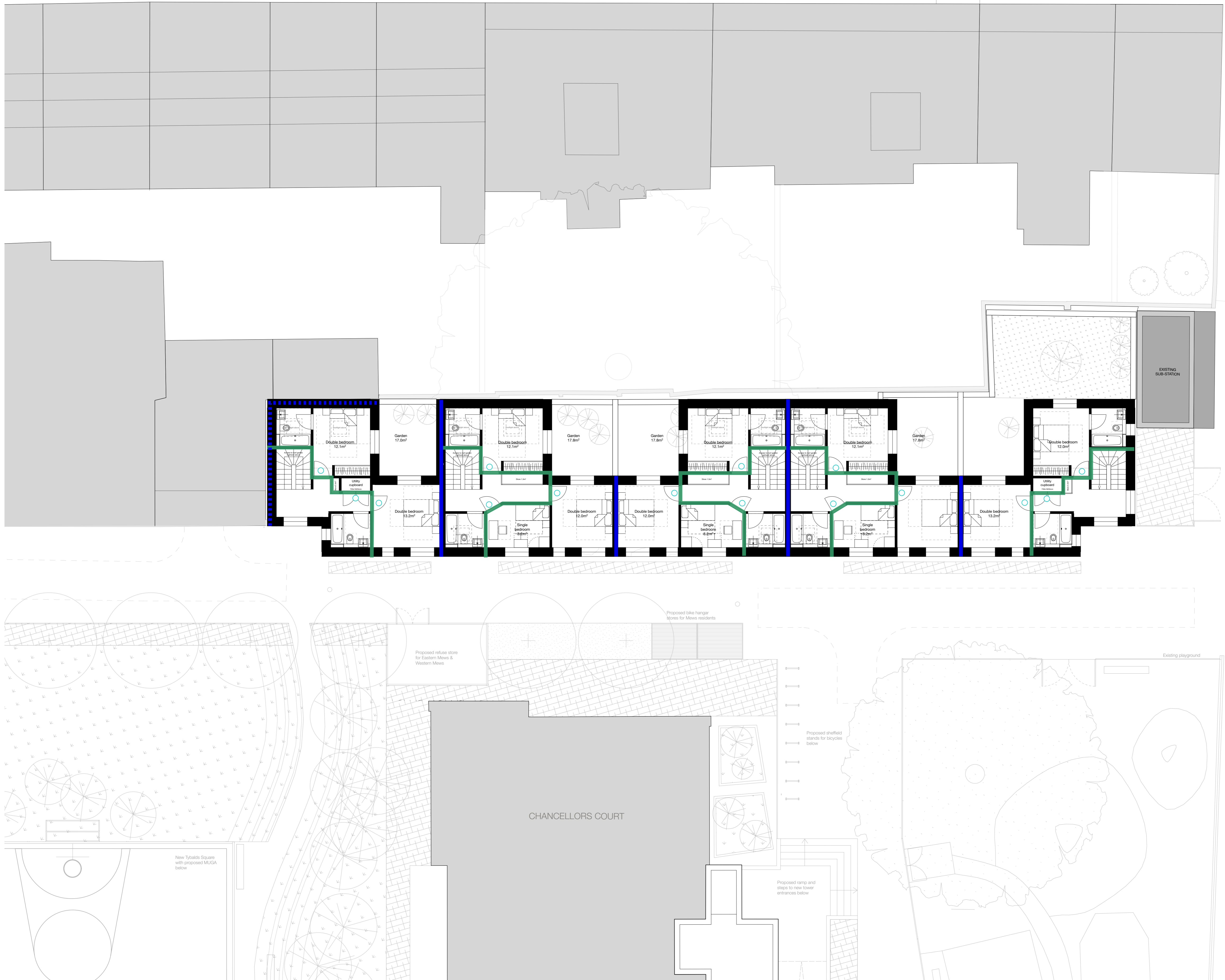


Date: Mar-21 Scale: 1:100 @ A1 Drawn by: GP

Project: TYBALDS ESTATE CAMDEN

Drawing title: MEWS_PROPOSED GROUND FLOOR

Reference: TE Dwg. No: EM-100 Rev: B



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Rating (Minutes)	Fire Resistance		
	Walls	Doors With Smoke Seals	Doors Without Smoke Seals
20	N/A	Blue circle	White circle
30	Green line	Green circle	Green circle
60	Blue line	Blue circle	Blue circle
90	Yellow line	Yellow circle	Yellow circle
120	Red line	Red circle	Red circle

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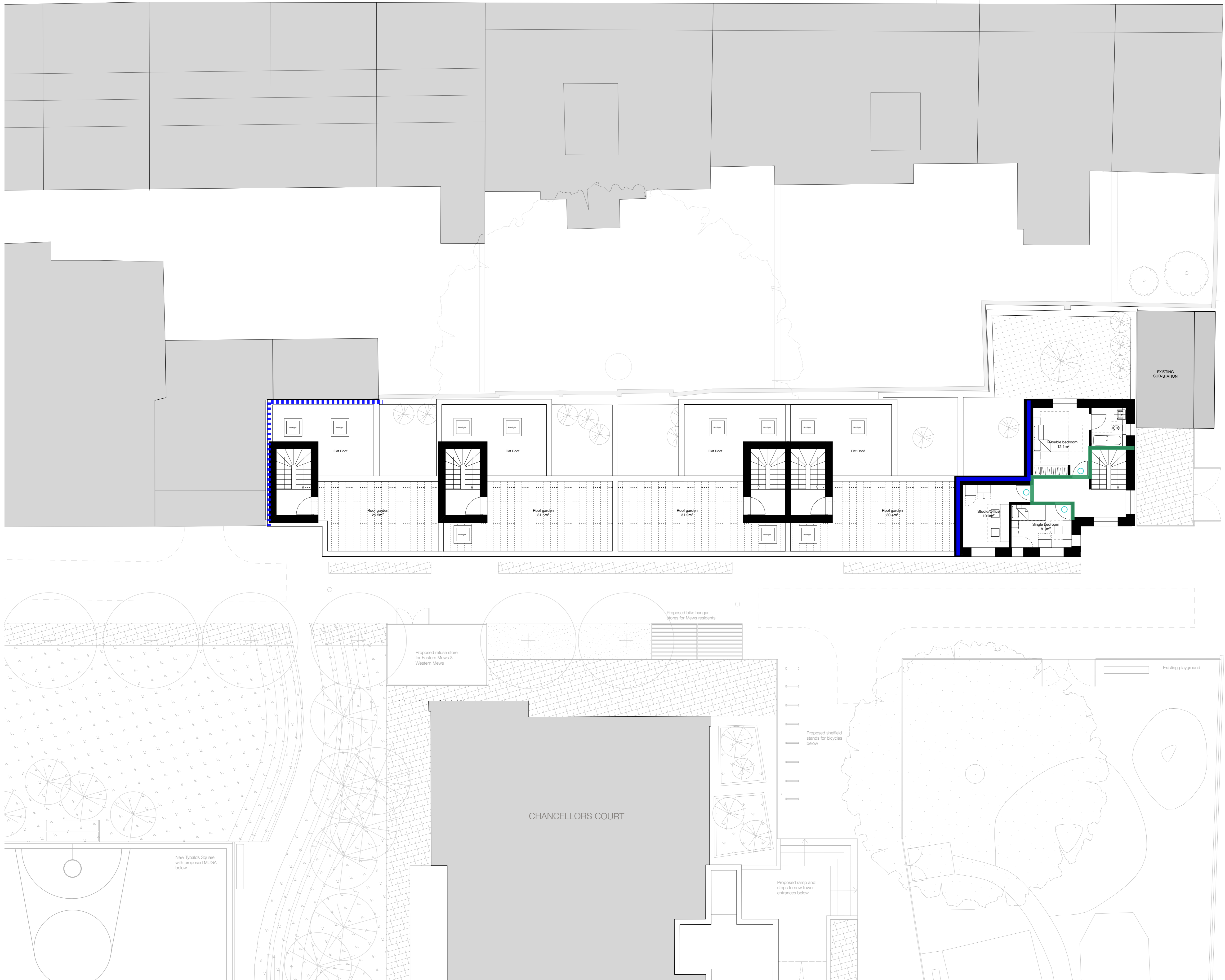
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Project: TYBALDS ESTATE CAMDEN		
Drawing title: MEWS_PROPOSED FIRST FLOOR		
Reference: TE	Dwg. No: EM-101	Rev: B



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Rating (Minutes)	Fire Resistance		
	Walls	Doors With Smoke Seals	Doors Without Smoke Seals
20	N/A	●	○
30	—	●	○
60	—	●	○
90	—	●	○
120	—	●	○

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Drawing title: MEWS_PROPOSED SECOND FLOOR

Reference: TE Dwg. No: EM-102 Rev: B

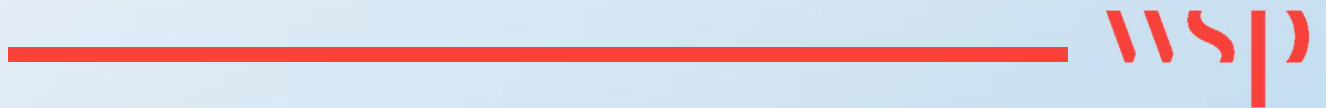


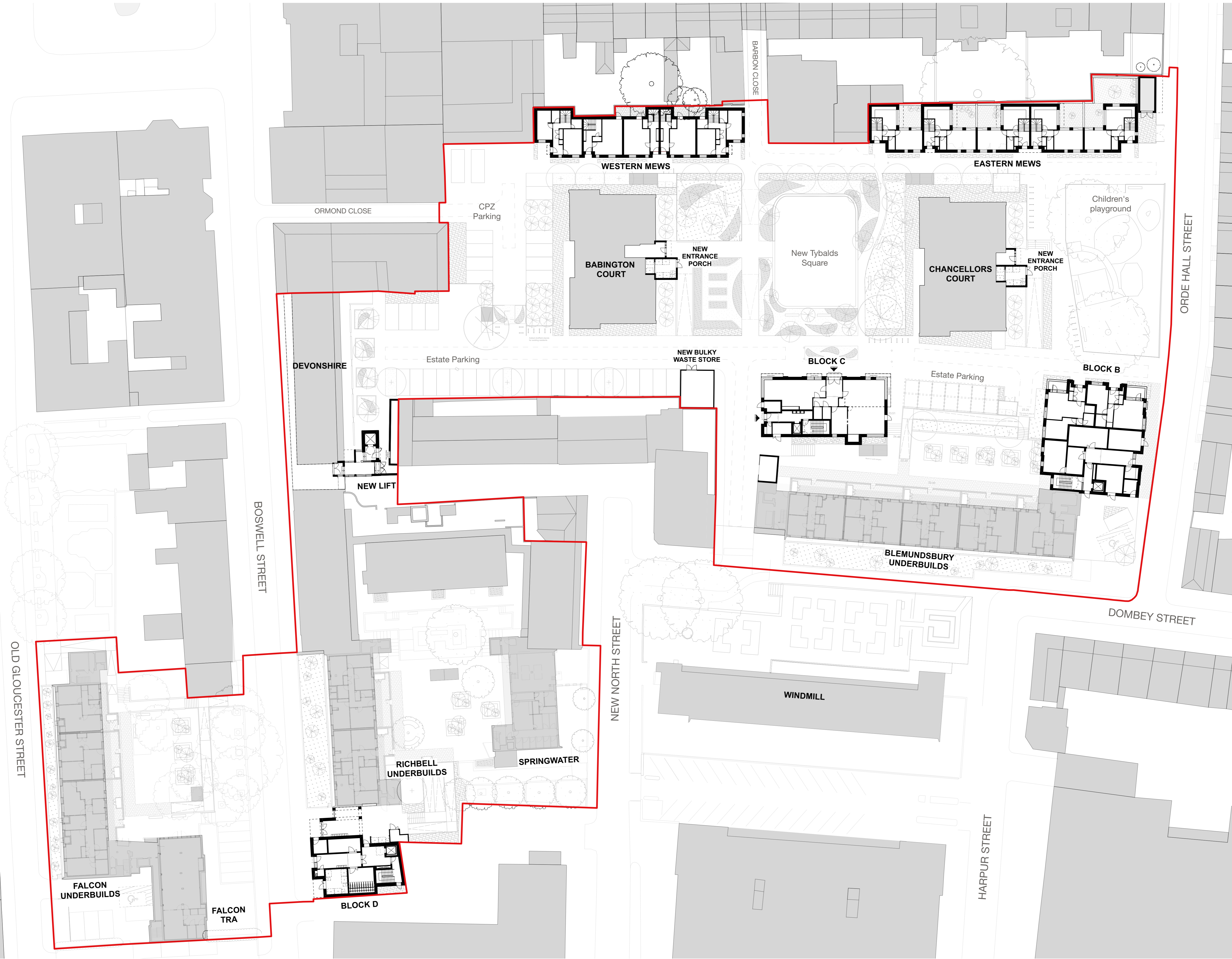
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Appendix B

TYBALDS ESTATE PROPOSED
SITE PLAN





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PROPOSED MASTERPLAN:

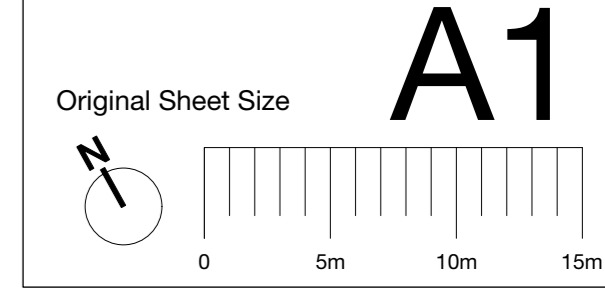
BLOCK B:	18 Private Tenure units
BLOCK C:	TRA Hall and 6 Social Tenure units
BLOCK D:	12 Mixed Tenure units
EASTERN MEWS:	5 Private Tenure units
WESTERN MEWS:	5 Private Tenure units
UNDERBUILDS BLEMUNDSBURY:	5 Social Tenure units
UNDERBUILDS FALCON:	TRA Hall and 3 Social Tenure units
UNDERBUILDS RICHBELL:	2 Social Tenure units
UNDERBUILDS SPRINGWATER:	New caretaker's office
DEVONSHIRE COURT:	New Lift
NEW BULKY WASTE STORE	
BABINGTON COURT:	New entrance porch
CHANCELLORS COURT:	New entrance porch
BLEMUNDSBURY, RICHBELL, FALCON:	New PVs on roofs
PUBLIC REALM UPDATES	

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Jun-21	1:300 @ A1	ASp	GP
Project: TYBALDS ESTATE CAMDEN			
Drawing title: PROPOSED MASTERPLAN			
Reference:	Dep. No:	Rev:	
TE	X-100	-	