

## 49 Willow Road – planning – fire safety summary

**Project** 49 Willow Road, London, NW3 1TS  
**Subject** Planning submission  
**Topic** Fire Safety Summary Statement  
**Date** 14<sup>th</sup> July 2021  
**Author** Matthew Ryan, Associate Director  
**Project no.** P21-007



The Fire Surgery Ltd has been appointed by Dylan McNeil and Zina Drouche to provide fire safety consultancy input on the 49 Willow Road refurbishment scheme, that is being architecturally designed by Charlton Brown Architecture & Interiors. As part of this the Fire Surgery Ltd has developed a full fire safety strategy document for the project (to RIBA Stage 4), which is being used to demonstrate compliance with Part B of the Building Regulations 2010 (and for consultation purposes with building control and the London Fire Brigade).

The updated designs submitted in the latest application are considered to be an improvement on the consents already attained from a fire safety design perspective.

Much of the focus of the development of the fire strategy has been on ensuring that the new proposed re-arrangement of the basement and ground floor levels can be completed in a manner that can satisfy modern standards expectations, mindful that the project involves an existing, historic building. As part of this, the following key fire safety protection measures have been incorporated into the proposed design:

- Provision of comprehensive automatic fire detection and alarm systems.
- Provision of emergency lighting system.
- Internal means of escape routes (horizontal and vertical) and exits demonstrated to be adequate for the occupancy numbers expected to be present.
- Improved internal fire separation/ fire compartmentation.
- Restrictions with respect to the surfaces of wall and ceiling linings to minimise fire spread.
- Fire service access is primarily based upon the existing conditions and is considered to be adequate (with access available direct from external from the surrounding roadways, with there being existing fire hydrant coverage).

In addition, the fire strategy has also considered the proposed refurbishment of the above ground levels to ensure that the design of the residential dwelling use introduces an improved level of fire protection where reasonably practicable to do so, and that the fire safety design approach adopted in each of the commercial and residential uses forming the building is compatible with one another.

For the main circulation areas within the building, it is proposed that the basement level is served by a single protected staircase. The width of the staircase has been increased from its existing proposal. Similarly, landings and lobbies have been enlarged and improved over the proposals previously consented. The proposed stair will provide adequate capacity for the proposed use and limited occupancy expected to be present at basement level. The basement stair ascends up to ground floor level and there are two doors proposed to be provided; one leading into the ground floor commercial

## 49 Willow Road – planning – fire safety summary

use accommodation, and the other leading to a final exit on to Willow Road. The primary final exit route from the basement staircase is considered to be the route leading out to Willow Road via the shared entranceway.

As per the existing condition, the single residential dwelling occupies 1st to 3rd floor of the building and is accessed via an entranceway off of Willow Road. As existing the building is considered not to have a protected staircase, and the proposed modification of providing a full protected stair within the building is an improvement over the present condition. The internal means of escape within the single dwelling will be based around:

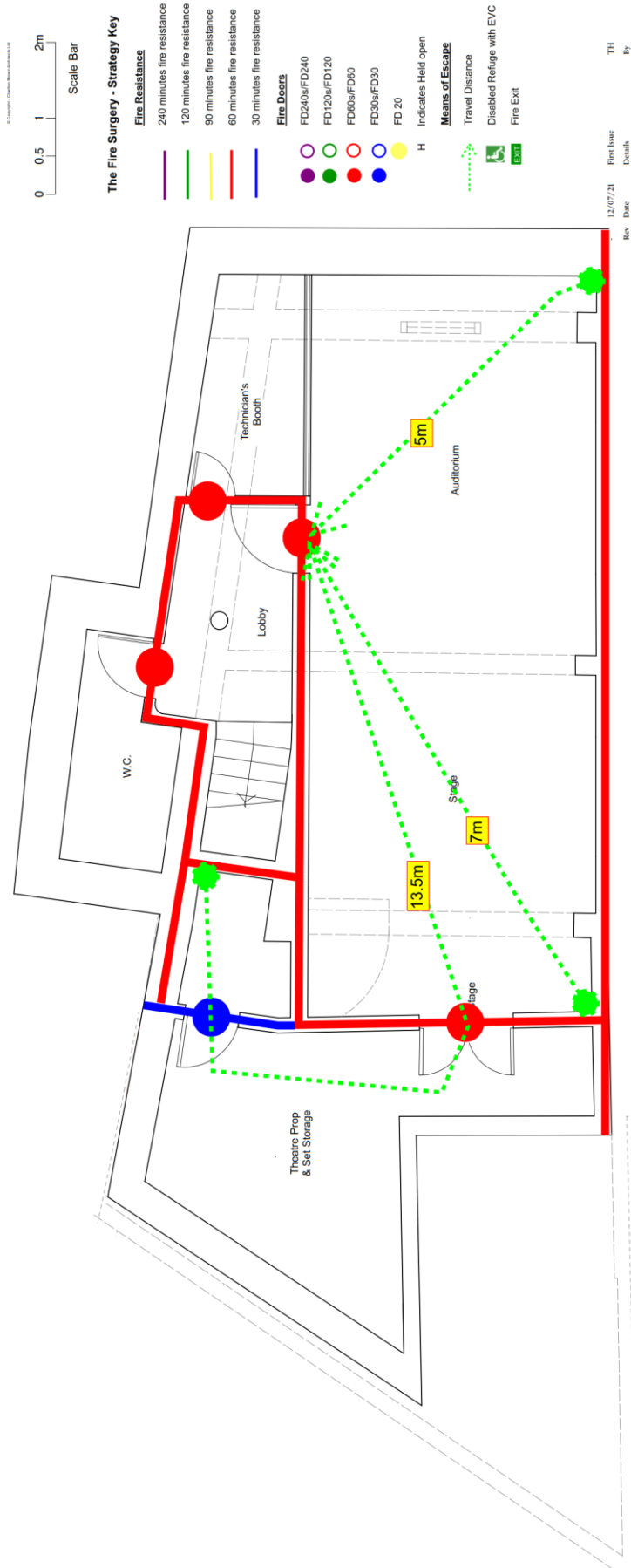
- The provision of an internal protected staircase, that leads to the main protected circulation space/ stair.
- Provision of a Grade A Category LD1 automatic fire detection and alarm system in line with BS5839: pt. 6.

The fire safety strategy is being developed in close consultation with the project and client teams to ensure that practical and manageable fire safety design solutions can be implemented.

Overall, the proposed scheme is an improvement on the existing consented proposals, and we are confident that 49 Willow Road will be developed to meet the relevant functional requirements of Part B of the Building Regulations 2010 from a fire safety perspective.

*(Background note for information relating to the development of the fire strategy: Approved Document B (2019 editions, inc. 2020 Amendments) has primarily been used as the fire safety design guidance benchmark applicable to the scheme, along with supplementary reference to the *Technical Standards for Places of Entertainment* (Yellow Guide) produced by the ABTT. Where deviations from guidance have been proposed, these have been identified, considered, and justified using fire engineering).*

# 49 Willow Road – planning – fire safety summary



**Charlton Brown**  
**Architecture & Interiors**  
 The Belvedere, 2 Back Lane, Hampstead, London, NW3 3HL  
 Telephone: +44(0)20 7794 1234  
 Email: office@charltonbrown.com  
 Website: www.charltonbrown.com

**Client**  
 Dylan McNeil and Zina Drouche

**Project**  
 49 Willow Road

**Drawing Title**  
 Lower Ground Floor Fire Drawing

**Date**      Drawn      Checked  
 12/07/2021      TH      TH

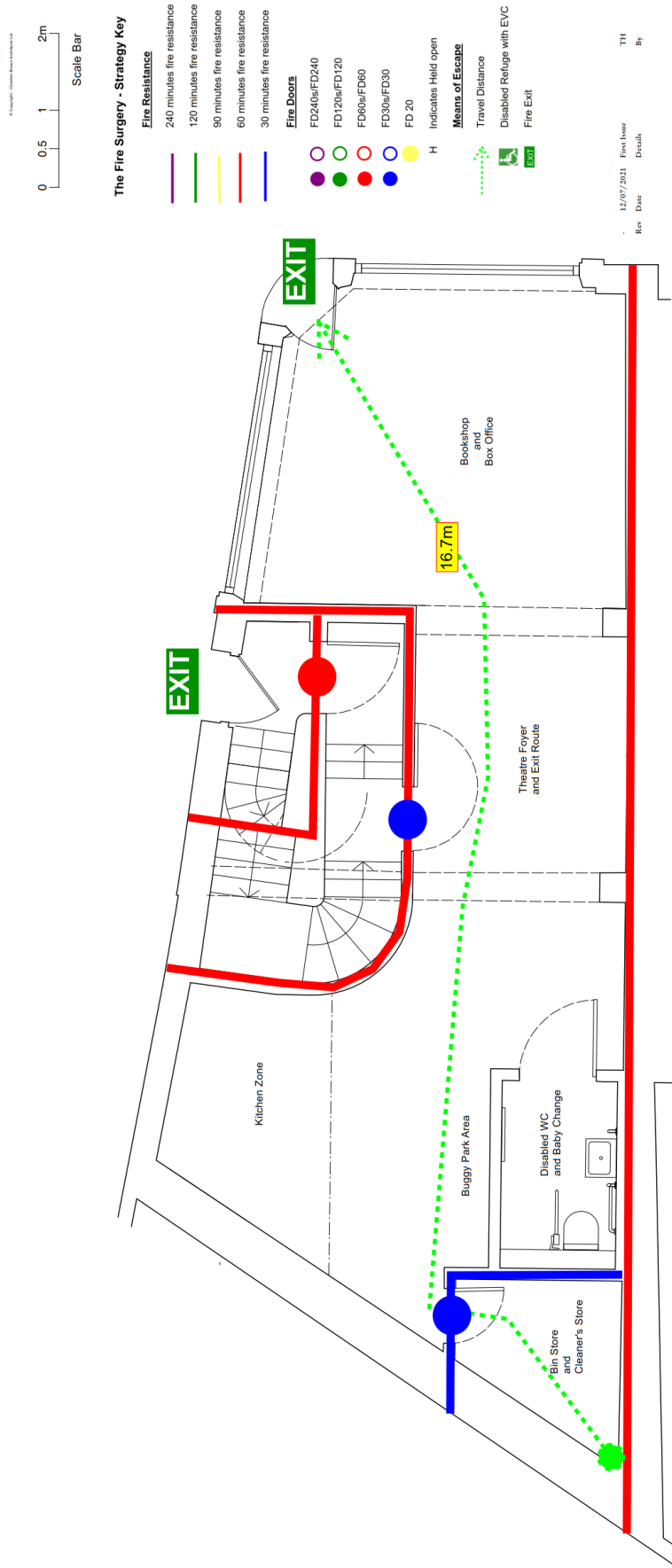
**Scale**  
 1:50

**Issue Status**

**Planning**

**Project Number**      Drawing Number      Revision  
 1822      P4-PD-00-099      -

# 49 Willow Road – planning – fire safety summary



12/07/2021 Fire Issue TH  
 Rev Date Detail By

**Charlton Brown**  
 Architecture & Interiors  
 The Bellhouse, 2 Back Lane, Hampstead, London, NW3 1HL  
 Telephone +44(0)20 7764 1234  
 Email office@charltonbrown.com  
 Website www.charltonbrown.com

Client  
 Dylan McKel and Zina Drouche  
 Project  
 49 Willow Road  
 Drawing Title  
 Ground Floor Fire Drawing  
 Date 12/07/2021 Drawn TH Checked TH  
 Scale 1:50  
 Issue Status  
**Planning**  
 Project Number 1822 Drawing Number P4-FD-00-100 Revision 1