

RE: 2038 - Z : Torriano Mews - BC Notes

From: ICWBC Brian Mondesir <[REDACTED]>

To: Gabriela Di Castro Calderon <[REDACTED]>

Cc: 2038@nortonmayfield.co.uk <[REDACTED]>

Date: 07/05/2021 4:10 PM

Good afternoon Gabriela.

With reference to your queries in respect to the above-named project, I respond as follows:

1. I am to confirm that your proposed strategy in compliance with M4(2) appears satisfactory.
2. I refer you the attached tract taken from BS:9991 as a means of achieving compliance with B5;
fire and rescue service at the concept stage.

50.1.2 Buildings not fitted with fire mains

Houses not fitted with fire mains should allow access for a fire appliance to within 45 m of all points within the house, measured on a route suitable for laying hose.

Blocks of flats not fitted with fire mains should have vehicle access for a fire appliance not more than 45 m from all points within each dwelling, measured on a route suitable for laying hose.

NOTE If the internal layout of partitions, fittings, etc. is not known when plans are deposited, direct distances may be used for assessment. The direct distance is taken as two thirds of the travel hose laying distance.

Where sprinklers in accordance with BS 9251:2014 or BS EN 12845 (see 11.2, Table 2) are fitted throughout a house or block of flats:

- a) the distance between the fire appliance and any point within the house (in houses having no floor more than 4.5 m above ground level) may be up to 90 m;
- b) the distance between the fire and rescue service pumping appliance and any point within the house or flat may be up to 75 m (in houses or flats having one floor more than 4.5 m above ground level).

50.1.3 Buildings fitted with fire mains

Fire mains enable fire-fighters within a building to connect their hoses to a water supply. In buildings fitted with fire mains, pumping appliances should have access to the perimeter at points near the mains, so that fire-fighters can enter the building to make a hose connection from the fire appliance to pump water into the main. Fire mains should be provided in accordance with 51.1.

Buildings fitted with dry fire mains should have access for a fire appliance to within 18 m of each fire main inlet connection point, typically on the face of the building close to the entrance point leading to the fire-fighting shaft, with the inlet visible from the fire appliance.

Multi-storey buildings fitted with wet fire mains should have fire appliance access:

- a) within 18 m of, and within sight of, a suitable entrance giving access to the wet fire main; and;
- b) within sight of the inlet for the emergency replenishment of the suction tank for the wet fire main.

I hope this is satisfactory for your needs. Please do not hesitate to contact me should you require any further information or assistance.

Kind regards

Brian Mondesir

MCABE

Senior Building Control Surveyor - ICW Building Control

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From: Gabriela Di Castro Calderon [REDACTED]
Sent: 27 April 2021 11:36
To: ICWBC Brian Mondesir [REDACTED]
Cc: [REDACTED]
Subject: Re: 2038 - Z : Torriano Mews - BC Notes

Good morning Brian,

I was wondering if you'd had a chance to review my emails below regarding our M4(2)strategy and the access for the fire brigade?

Should you have any further questions or comments, please don't hesitate to contact me.

Kind regards,

Gaby Di Castro Calderón

Part I Architectural Assistant

IN LINE WITH UK GOVERNMENT GUIDANCE OUR WHOLE TEAM ARE NOW WORKING

FROM HOME. WE FORESEE MINIMUM DISRUPTION IN OUR ABILITY TO DELIVER OUR WORKLOAD. FOR MEETINGS WE WILL MAKE ALTERNATIVE ARRANGEMENTS TO MAXIMISE THE OPPORTUNITIES TO PUSH PROJECTS FORWARD. PLEASE DO NOT HESITATE TO CONTACT US IF YOU HAVE ANY CONCERNS ABOUT PROGRESS ON YOUR PROJECT.

Norton Mayfield Architects

Unit 7, Harland Works, 70 John Street, Sheffield, S2 4QU

Tel: [REDACTED]

Registered Company N° 08962849

From: Gabriela Di Castro Calderon <[REDACTED]>
To: <[REDACTED]>
Cc: <[REDACTED]>
Sent: 19/04/2021 12:18 PM
Subject: Re: 2038 - Z : Torriano Mews - BC Notes

Good afternoon Brian,

Further to my previous email, I was wondering if you could provide us with your opinion on the strategies we proposed to make the GF units M4(2) compliant? We'd also appreciate your thoughts on the fire brigade access issue, since we are unsure of how to proceed in this instance.

It is also possible that we'll do some alterations to the thermal elements in the scheme, I'll send the updated construction types in due course should that happen.

Should you have any further questions or comments, please don't hesitate to contact me.

Kind regards,

Gaby Di Castro Calderón

Part I Architectural Assistant

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Registered Company N° 08962849

From: Gabriela Di Castro Calderon [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Sent: 22/03/2021 5:31 PM
Subject: 2038 - Z : Torriano Mews - BC Notes

Good afternoon Brian,

Here's an updated set of drawings for the works on Torriano Mews. You can access all the PDFs through the following link:

[https://www.dropbox.com/\[REDACTED\]](https://www.dropbox.com/[REDACTED])

I know you had previously spoken with Ben about our strategy to meet M4(2) regulations for the GF units, please see drawing no. 2038-NMC-00-00-DR-A-10107-Ground Floor Accessibility Measures for a more in-depth analysis. While it is not possible to meet all standards within an existing building, we believe we've met the principles of the regulation in providing accessible circulation routes internally and externally, access to all the principal living spaces, and at least one bathroom in each of the units. As I know you and Ben discussed, it is not clear whether M4(2) should apply as this is an existing building, but you're aware the Council is looking for us to make our best attempt. I'd be grateful if you could confirm this strategy and our proposed layouts seem appropriate to you.

In addition, we'd also appreciate your thoughts on how to manage issues of access for the fire brigade, as the entrances to the mews do not meet the minimum recommendations for the fire engine. However since we are not making any additions to the volume of the building, the situation remains the same as existing. How would you suggest we proceed on this matter?

Should you have any further questions or comments, please don't hesitate to contact me.

Kind regards,

Gaby Di Castro Calderón

Part I Architectural Assistant

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