

49 Willow Road – planning – fire safety summary

Project 49 Willow Road, London, NW3 1TS
Subject Planning submission
Topic Fire Safety Summary Statement
Date 8th March 2022
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

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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 protected 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:

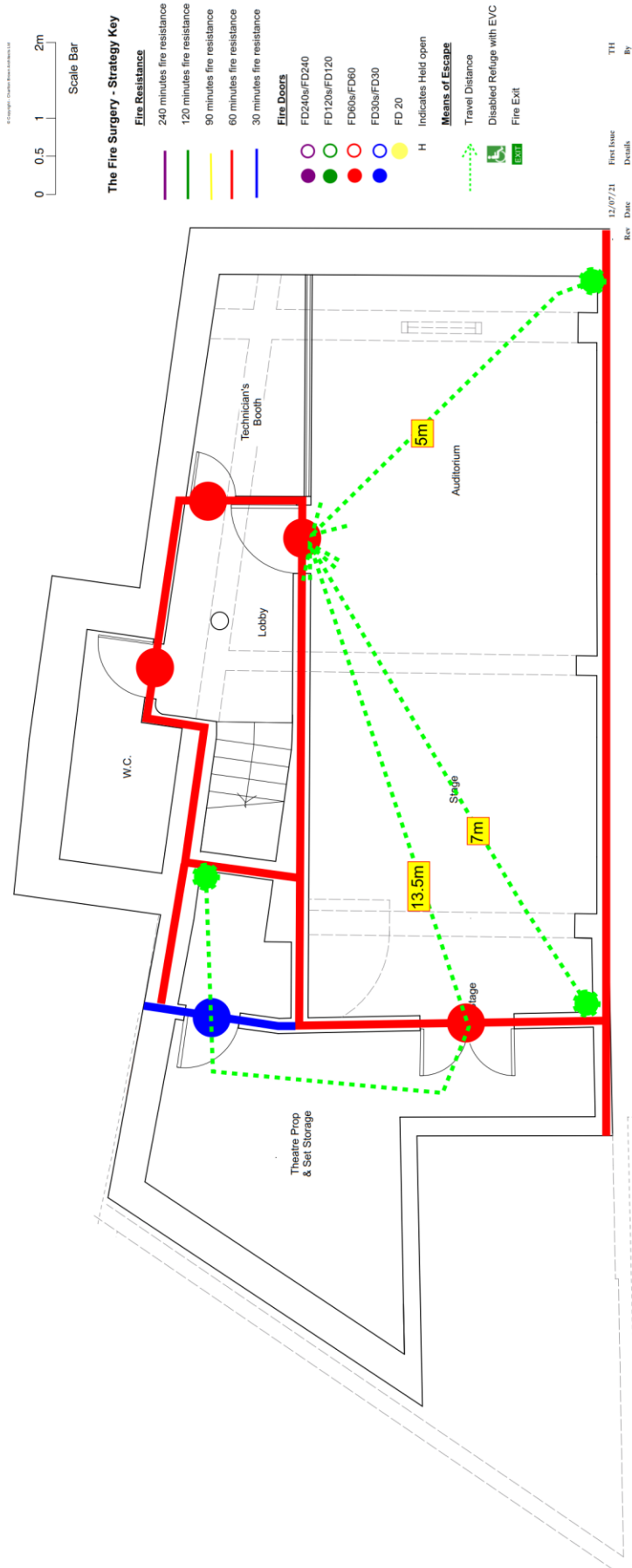
- The provision of an internal protected staircase, which leads to the main protected circulation space/ stair.
- Provision of a Grade A Category LD1 automatic fire detection and alarm system in line with BS5839: pt. 6.

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).*

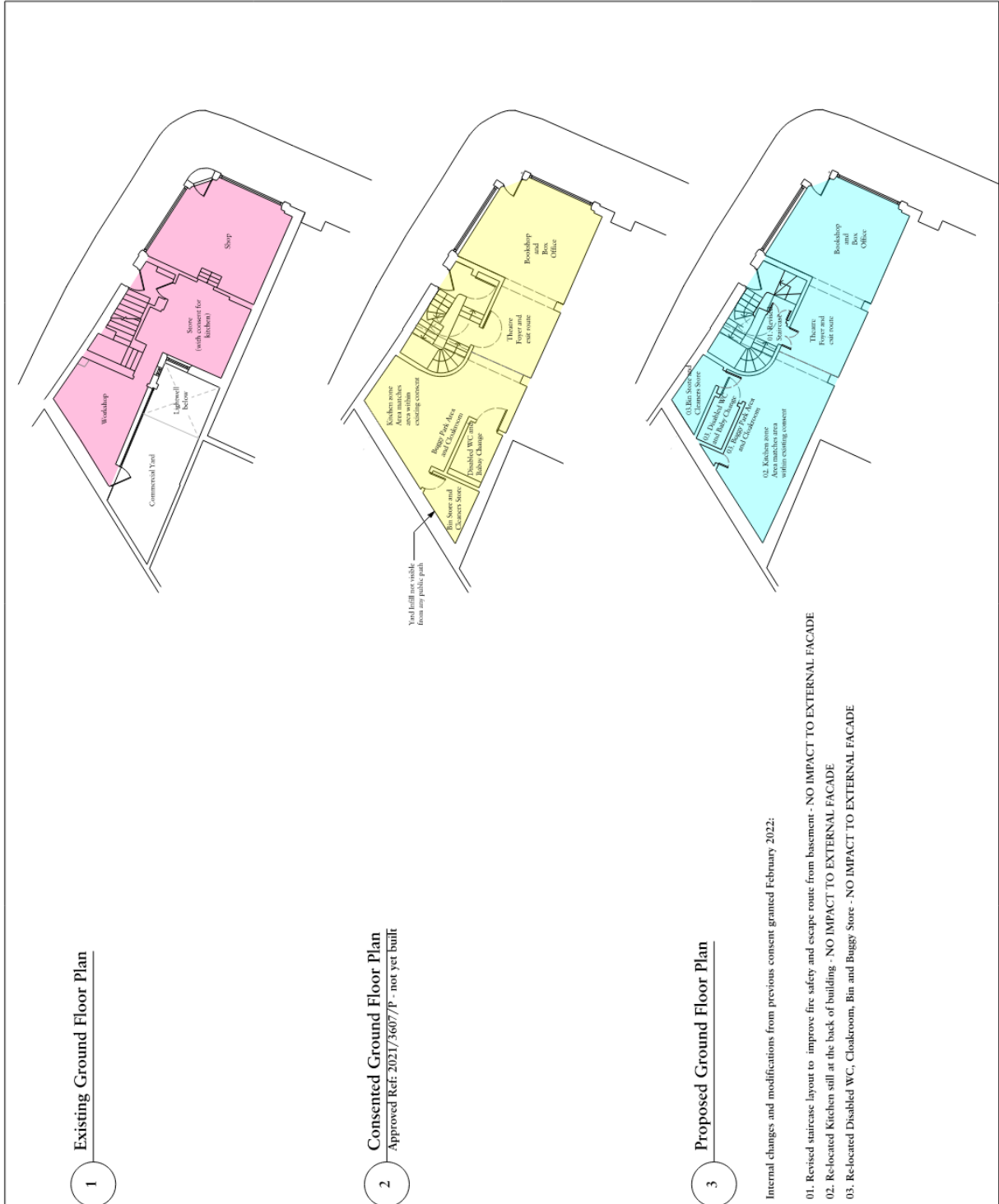
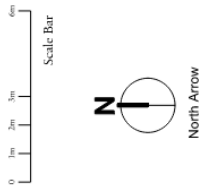
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Charlton Brown
Architecture & Interiors
 The Belvedere, 2 Back Lane, Hampstead, London, NW3 3HL
 Telephone: +44(0)20 7794 1234
 Email: office@charltonbrown.com
 Website: www.charltonbrown.com

Client: Dylan McKell and Zina Drouche
Project: 49 Willow Road
Drawing Title: Lower Ground Floor Fire Drawing
Date: 12/07/2021
Scale: 1:50
Issue Status: Planning
Project Number: 1822
Drawing Number: P4-PD-00-099
Revision: -

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Rev Date Details By

Charlton Brown
Architecture & Interiors

The Archway, 1 Back Lane, Hemstead, London, N9 5YE
 Telephone +44(0)20 7541 1234
 Email office@charltonbrown.com
 Website www.charltonbrown.com

Client Zina Drouche & Dylan McNeil

Project 49 Willow Road, N9 5 JTS

Drawing Title Ground Floor Comparison

Date 12/02/2022 Drawn Checked
 Scale SM DB
 1:75

Issue Status
Planning

Project Number 18 22 Drawing Number P5-PL-00-100 Revision

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Rev: Date: Details: By:

Charlton Brown
Architecture & Interiors
 The Redbury, 1 Bank Lane, Hampstead, London, NW3 1JH
 Telephone: +44(0)20 7794 1234
 Email: office@charltonbrown.com
 Website: www.charltonbrown.com

Client:	Zita Douche & Dylan McNeil
Project:	49 Willow Road, NW3 1J5
Drawing Title:	First Floor Comparison
Date:	12/02/2022
Scale:	1:75
Issue Status:	
Drawn:	SM
Checked:	DB
Planning	
Project Number:	18 2 2
Drawing Number:	P5-PL-00-101
Revision:	

1

Existing First Floor Plan

2

Consented First Floor Plan

Approved Ref: 2021/3607/P - not yet built

3

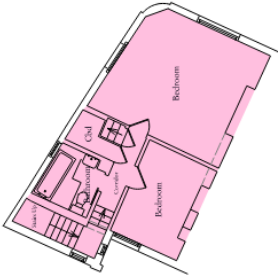
Proposed First Floor Plan

Internal changes and modifications from previous consent granted February 2022:

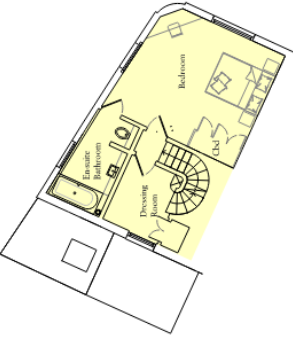
01. Relocate staircase to rationalise structure and plans - NO IMPACT TO EXTERNAL FACADE
02. Relocate WC and door to rationalise floor plans - NO IMPACT TO EXTERNAL FACADE
03. Relocate 2no. roof lights from flat roof - NOT VISIBLE FROM ANY PUBLIC FOOT PATH

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1 Existing Second Floor Plan




2 Consented Second Floor Plan
Approved Ref: 2021/3607/P - not yet built



3 Proposed Second Floor Plan

Internal changes and modifications from previous consent granted February 2022:

- 01. Relocate staircase to rationalise structure and plans - NO IMPACT TO EXTERNAL FACADE
- 02. Relocate bathroom - NO IMPACT TO EXTERNAL FACADE
- 03. A new single bedroom - NO IMPACT TO EXTERNAL FACADE
- 04. Omit 1st floor roof light - NO IMPACT TO EXTERNAL FACADE





Rev Date Details By

Charlton Brown
Architecture & Interiors

The Belvedere, 2 Bank Lane, Hampstead, London, NW3 1HL
Tel: 0207 440 0200 Fax: 0207 7594 1234
Email: office@charltonbrown.com
Website: www.charltonbrown.com

Client:	Zina Dronche & Dylan McNeil
Project:	49 Willow Road, NW3 1TS
Drawing Title:	Second Floor Comparison
Date:	12/02/2022
Scale:	1:75
Issue Status:	Drawn - Checked SM - DB
Planning	
Project Number:	1822
Drawing Number:	P5-PL-00-102
Revision:	

49 Willow Road – planning – fire safety summary



Rev Date Detail By

**Charlton Brown
Architecture & Interiors**

The Redden, 2 Red Lane, Hemstead, London, NW1 1HL
 Telephone: +44 (0)20 7794 1214
 Email: office@charltonbrown.com
 Website: www.charltonbrown.com

Client: Zina Drouche & Dylan McNeil

Project: 49 Willow Road, NW1 1TS

Drawing Title: Third Floor Comparison

Date	Drawn	Checked
12/02/2022	SJM	DB
Scale	1:75	

Issue Status
Planning
 Project Number: 18 2 2
 Drawing Number: P5-PL-00-103
 Revision

1 Existing Third Floor Plan

2 Consented Third Floor Plan
Approved Ref: 2021/3607/P - not yet built

3 Proposed Third Floor Plan

Internal changes and modifications from previous consent granted February 2022:

01. Relocate staircase to rationalise structure and plans - NO IMPACT TO EXTERNAL FACADE
02. Relocate bathroom - NO IMPACT TO EXTERNAL FACADE
03. Return window to original location