

Natalie Davies
Gerald Eve LLP
72 Welbeck Street
London
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09 May 2022

Dear Natalie,

Re: TAVIS HOUSE FIRE STRATEGY PRINCIPLES

Although a fire statement is not required to accompany the planning application for this development, the following outlines how the proposed development achieves the highest standards of fire safety.

Fire tender access is proposed at the rear of the site, via Tavistock Place (single direction reversing distance is limited to less than 20m (14.4m)), to provide a suitable fire tender position within 18m of the dry riser inlet (10m). There is sufficient space outside of the building for a fire assembly point to be agreed and included in the fire safety management plan for the building.

The building will be provided with a category L1 automatic fire alarm and detection system, which is above the minimum requirements for this building, but is recognised to have significant life safety benefits by providing occupants with an early warning. The building is an existing unsprinklered building, and on the basis that no additional storeys are being added as part of the works, (top occupied storey 26.2m) the building will not be provided with sprinkler protection.

The elements of structure for the building will achieve 90 minutes and additional compartmentation will be provided throughout the building, with fire resisting walls and fire door requirements in line with the requirements of BS 9999: 2017. Smoke ventilation will be provided to the basement levels to prevent the build-up of smoke and heat to assist Fire Service access. To limit the spread of fire within the buildings, all wall and ceiling linings will satisfy the appropriate classification stated within BS 9999: 2017 and suitable provisions will be made to prevent the unseen spread of fire and smoke through cavities or concealed spaces using cavity barriers in accordance with the guidance.

A protected escape stair and a firefighting stair are provided, allowing occupants an alternative means of escape, within maximum acceptable travel distances. A disabled refuge will be provided at each storey exit where there is no level access, located within a protected lobby or protected stair enclosure. Although not a Building Regulation requirement, an evacuation lift (combined with the firefighting lift) will be provided, an enhancement upon the existing condition.

The building management will be responsible for implementing the evacuation procedure (simultaneous building evacuation) as set out within the fire strategy. Appropriate signage will be located throughout the building, and occupants should be familiar with the procedure in the event of an emergency.

The development will be provided with a single firefighting shaft as the top occupied storey exceeds 18m and has a floor area less than 900m². The firefighting shaft will be constructed as fire resisting (120 minute) and provided with a firefighting lift, smoke ventilated firefighting lobby and a dry rising main. There is sufficient fire tender access to within 18m of the dry riser inlet location.

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