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**3-5 Bedford Row**

**Planning Fire Safety Strategy**

Client Details:

FREP 4 (Bedford Row) Limited  
11-15 Wigmore Street  
London  
W1U 1PF

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**4 October 2022**

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**Revision 01**

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## **1 Introduction**

This Planning Fire Safety Strategy (PFSS) has been produced in support of the planning application for the proposed redevelopment of 3-5 Bedford Row, in the borough of Camden, London.

This PFSS is intended to demonstrate compliance with Section D12(A) of the London Plan (1). The proposals do not represent a 'major development' and therefore Section D12(B) of the London Plan does not apply.

A new lift is to be installed within each part of the building and therefore this PFSS also includes relevant information regarding design of the lift as an evacuation lift, in accordance with Section D5(B) of the London Plan. Note that additional information regarding the specific design and capacity of the evacuation lift may be found in documents produced by a specialist lift engineer.

The PFSS follows the 'Form 2' template provided in Appendix 3, Section A3.2 of the 'London Plan Guidance: Fire Safety, February 2022,' published by the Greater London Authority.

Reference should also be made to indicative drawings supporting the PFSS, provided by Hut Architects. Indicative fire strategy drawings supporting the application are provided in Appendix A.

### **1.1 Legislative Requirements**

The fire safety design for the building must achieve the minimum standard required by Part B of Schedule 1 to the Building Regulations 2010 (hereafter referred to as Part B) (2)

Although the measures outlined in this document may exceed contemporary fire safety guidance to Part B, this document is not intended to be considered as, or relied upon as, the fire strategy necessary to demonstrate compliance with Part B of the Building Regulations or as a specification document for design.

Where relevant, reference is made to measures necessary to assist in discharge of duties under the Regulatory Reform (Fire Safety) Order (FSO) (3) and the Fire Safety Act (4) information, which is expected to form part of the information pack handed over to the defined responsible person(s) under Regulation 38 of the Building Regulations, prior to completion of the building works.

### **1.2 Basis of Design**

Approved Document B, Volume 2, 2019 (ADB) (5) (and associated British and European Standards) has been used as the minimum basis of assessment for compliance with Part B for the building.

Relevant information in relation to the design of the evacuation lift is based on the recommendations provided in BS 9999, 2017 (6).

## 2 Form 2 – Planning Fire Safety Strategy (Policy D12A)

<b>Site Address</b>	3-5 Bedford Row Holborn, Borough of Camden, London WC1R 4BU	
<b>Description of Development</b>	Internal refurbishment of 3-5 Bedford Row and 3-5 Jockey’s Fields for continuing commercial use of the building (Class E).  External alterations to all elevations, and the erection of roof extensions at fourth, third and second floor levels, roof terraces at levels four and three and basement courtyard garden, green roofs, cycle parking, waste/recycling storage, plant and other associated works.	
<b>Name</b>	Craig Howard	
<b>Qualifications</b>	BEng (2003), CEng (2011). Registration numbers located at end of this document. Certificates available on request.	
<b>Professional Memberships</b>	MIFireE MSFPE Registration numbers located at end of this document. Certificates available on request.	
<b>Experience</b>	19 years experience in producing fire safety design consultancy throughout the RIBA plan of work stages and production of fire strategy information relevant to all sectors of varying scale for design team input, Building Regulations compliance, construction stage monitoring and building handover.  I confirm that the expertise and competency of the author is commensurate with size, scope and complexity of the scheme and the basis of design outlined in this document.	
<b>Gateway One Submitted</b>	No – not a relevant building.	
<b>Policy Considerations</b>		
<b>1a</b>	<b>identify suitably positioned unobstructed outside space for fire appliances to be positioned on</b>	
	<p>The building is located on Bedford Row, which is an existing two-way public road. The building extends to Jockeys Fields, which is a one-way road accessed from Bedford row, but also accessible from Theobalds Road if needed.</p> <p>It is not intended to alter the existing access roads to the building. Fire Service appliances can park on the road directly outside the front door of the building, within 6m of the building access points on either Jockeys Fields or Bedford Row.</p> <p>Reference should be made to the site plan produced by Hut Architects.</p>	ADB, v2

<b>1b</b>	<b>identify suitably positioned unobstructed outside space for use as an evacuation assembly point</b>	
	<p>Occupants evacuate to Bedford Row directly from the front exit from the building. Occupants are able to move down the road, where ample room is provided on pavements or in enlarged road/parking areas.</p> <p>Occupants escaping from Jockeys Fields exit can evacuate to Jockeys Fields and move down the road toward the larger parking area of Bedford Row or across the road to Grays Inn Gardens.</p> <p>Reference should be made to the site plan produced by Hut Architects.</p>	-
<b>2</b>	<b>Are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures</b>	
	<p>A new addressable Class L1 detection and alarm system will be installed throughout the building and linking each floor. Smoke detectors are to be located on all floors, exit enclosures and rooms leading to exits. Additional detectors located in new stores and plant rooms. Manual call points provided at storey exits. Sounders are provided throughout. Beacons provided in toilets. A fire alarm panel will be sited at the building entrance on Bedford Row, with a repeater panel on Jockeys Fields entrance.</p>	BS 5839-1 (6)
	<p>Existing structural frame is reinforced concrete, with pre-cast concrete or clay hollow pot floor. All existing elements will be made good or upgraded to provide a 60minute period of fire resistance.</p> <p>New construction will be steel frame with concrete or CLT panels. All new construction will be boarded or otherwise protected to provide a 60minute period of fire resistance. It is proposed that all floors are considered as compartment floors (with penetrations fire-stopped to match performance).</p> <p>Staircase walls will be constructed as 60 minute fire resisting walls via blockwork or steel frame and partition wall infill. Walls enclosing other escape routes will be constructed as 30 minute fire resisting walls via partition wall.</p> <p>All fire doors will be replaced with appropriately tested and installed fire door sets. FD30S fire doors will be provided as part of walls that form escape routes. FD60S fire doors will be provided as part of walls that separate tenancies.</p>	<p>ADB,v2 BS EN 1363-1 (7)</p> <p>BS EN 13501-2 (9)</p>
	<p>Fire stopping will be provided where penetrations exist in fire resisting walls. Fire stopping will be via proprietary products with fire resisting performance equal to that of the fire resisting wall.</p> <p>Cavity barriers will be provided in all new voids with dimension &gt;20m and at junction of fire resisting walls, floors and around openings in new external walls.</p>	ADB, v2

3	Are constructed in an appropriate way to minimise the risk of (external) fire spread
	<p>Existing wall construction type and window openings to the Bedford Row and Jockeys Fields elevations are to be retained (some enlarged openings will be provided on Jockeys Fields Ground Floor). Existing walls are of traditional masonry construction. Existing windows to be replaced with double-glazed units.</p> <p>Noting provision of compartment floors and retention of existing structure, the Jockeys Fields elevation is not likely to present an additional risk to external fire spread compared to existing, despite being extended vertically by one floor.</p> <p>The new 4<sup>th</sup> Floor construction on Bedford Row will be metal clad and glazed and will be set back approx. 4m from the line of the building below due to the external terrace. Noting provision of compartment floors and set back of the facade, the Bedford Row elevation is not likely to present an additional risk to external fire spread compared to existing.</p> <p>The link building faces adjacent plots on each side and existing windows will be replaced with full height curtain wall glazing. The link building is approx. 3m to each adjacent plot boundary. A specific external fire spread assessment will be conducted for all elevations, to determine any additional fire protection requirements compared to existing.</p>
	<p>The new 3<sup>rd</sup> Floor roof on Jockeys Fields side and 4<sup>th</sup> Floor roof on Bedford Row side are each to be constructed with steel or timber frame and mineral wool insulation with composite roof deck.</p> <p>All areas of the roof (new or existing) within 6m of the boundary will be constructed or replaced to achieve B<sub>ROOF</sub>(t4) or as per EC Decision.</p>
4	Provide suitable and convenient means of escape, and associated evacuation strategy for all building users
	<p>Means of escape is arranged as shown in the drawings provided in Appendix A. It is proposed to adopt a simultaneous evacuation of all floors upon detection anywhere in the building.</p> <p>Step-free escape is available to the stairs from all floors. Travel distance is less than 18m (in a single direction) and 45m (in two directions), on all floors.</p> <p>The stair width accommodates full simultaneous building evacuation from upper floors and basement level. The offices are let as a whole floor (Bedford Row through to Jockeys Fields), with exception to 3<sup>rd</sup> and 4<sup>th</sup> Floor.</p> <p>The top floor (3<sup>rd</sup> Floor) of Jockeys Fields is less than 11m and affords a single stair, leading to Jockeys Fields. The top floor (4<sup>th</sup> Floor) of Bedford Row is greater than 11m in height and therefore affords one stair to Bedford Row, and a second stair leading to the 3<sup>rd</sup> Floor link building roof and onward toward the Jockeys Fields Stair. The Basement, Ground, 1<sup>st</sup> and 2<sup>nd</sup> Floors is provided with suitable escape routes to Bedford Row and Jockeys Fields via all available stairs and storey exits.</p> <p>Due to the single-stair element of the 3<sup>rd</sup> Floor / 4<sup>th</sup> Floor offices, each stair will be accessed via a protected lobby. In addition, one of the stairs (Jockeys Fields stair) does not extend to the basement. The existing condition in Bedford Row, with stair extending to the basement, is retained.</p>

<b>4</b>	<b>Provide suitable and convenient means of escape, and associated evacuation strategy for all building users (continued)</b>	
	<p>Each stair will have a minimum clear width of 1000mm. The capacity of the stairs and exits allows for an occupant load of up to 60 persons on each floor. However, realistically the accommodation areas on each floor will limit the occupant load to approximately 20-40 persons per floor; when considering an occupant load density of 8m<sup>2</sup>/person (consistent with the MEP strategy for the building)</p> <p>An evacuation lift is to be provided in the lobby to each stair core, in accordance with BS9999. However, building management is also to be adopted to enable assisted means of escape, via protected refuges, should it be required.</p>	ADB, v2.
<b>5</b>	<b>Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in</b>	
	<p>Upon detection anywhere within the building it is proposed that alarm sounds throughout all floors so that all occupants are able to evacuate immediately.</p> <p>Building management will undertake to ensure that all floors are evacuated, including any guests and visitors and register taken.</p> <p>It is expected that building management communicate the evacuation strategy to all tenants with requirement for those tenants to support overall evacuation policy and that regular drills are conducted. Building management will be located in reception throughout operating hours and will be responsible for ensuring evacuation during these hours.</p> <p>It is intended that the maintenance of the evacuation strategy is reviewed annually and upon any new tenancy.</p> <p>Responsibility for the general management of fire safety to be divided over several different individuals (likely one per floor or tenancy). Staffing level will be specific to the building and will include sufficient trained personnel to ensure all less able-bodied occupants are assisted out of the building effectively in an emergency. Contingency for sickness or holiday is to be considered.</p> <p>All common areas and toilets are to be provided with sounders and beacons to assist self-evacuation.</p> <p>In addition to the evacuation lift, each stair lobby is provided with a protected refuge of 1400mm x 900mm, in conjunction with adjacent two-way communications point to the alarm panel in support of assisted evacuation. It is recommended that this is centralised to the main reception panel on Bedford Row.</p> <p>It is recommended that a record of mobility impaired persons is kept, with any specific requirements clearly identified. It is recommended that information regarding fire safety actions and PEEPs is specific to those persons.</p> <p>Each tenant will be responsible for ensuring appropriate staffing levels to assist in the evacuation of occupants in their tenancy that require assistance.</p> <p>It is recommended that the contact details for the building reception and/or responsible person(s) remain visible and available to all.</p>	ADB, v2 BS9999

6	Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development
	<p>External access for the Fire Service is provided to the entrance at Bedford Row and the entrance at Jockeys Fields. Note that the main building entrance and reception desk is Bedford Row.</p> <p>The building is less than 18m in height, with a basement less than 9m in depth. Therefore, formal internal firefighting measures are not required. Access to each floor is provided via internal protected stairs. Due to the top floor height in excess of 11m, a dry rising main will be provided to each of the Bedford Row and Jockeys Fields stairs. Inlet will be located on the external wall in sight of the associated access road, outlets provided at full landing level on each floor of the stair. In excess of the minimum recommendations, outlets will also be provided in the basement lobbies.</p> <p>The basement has a gross area in excess of 200m<sup>2</sup>. Therefore, dedicated smoke ventilation is to be provided. It is proposed to sub-divide the office and plant portions of the basement, with each being provided with direct access to external air via automatic opening vents. The remaining areas (other than plant and office) are not more than 200m<sup>2</sup> in area and would not be provided with dedicated smoke ventilation but can be ventilated via doors to the rooms connected to external.</p> <p>Existing external hydrants are located along Bedford Row and the surrounding area. The closest hydrant is directly outside the Bedford Row entrance, with additional hydrant located on the junction of Bedford Row and Jockeys Fields.</p>
	<p>ADB, v2</p> <p>BS 9990 (12)</p> <p>ADB, v2</p> <p>BS 9990</p>
7	Where a lift core is provided, at least one lift is an evacuation lift.
	<p>The lifts installed in the building will be designed as evacuation lifts.</p> <p>Refer to Section 3 (Form 3).</p>
	<p>BS9999.</p>



### 3 Form 3 – Provision of Evacuation Lift (Policy D5(B5))

<b>Site Address</b>	3-5 Bedford Row Holborn, Borough of Camden, London WC1R 4BU	
<b>Description of Development</b>	Internal refurbishment of 3-5 Bedford Row and 3-5 Jockey’s Fields for continuing commercial use of the building (Class E).  External alterations to all elevations, and the erection of roof extensions at fourth, third and second floor levels, roof terraces at levels four and three and basement courtyard garden, green roofs, cycle parking, waste/recycling storage, plant and other associated works.	
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<b>Qualifications</b>	BEng (2003), CEng (2011). Registration numbers located at end of this document. Certificates available on request.	
<b>Professional Memberships</b>	MIFireE MSFPE Registration numbers located at end of this document. Certificates available on request.	
<b>Experience</b>	19 Years experience in producing fire safety design consultancy throughout the RIBA plan of work stages and production of fire strategy information relevant to all sectors of varying scale for design team input, Building Regulations compliance, construction stage monitoring and building handover.  The author is competent only to consider the implementation of the evacuation lift in respect of compliance with BS 9999 and the intended use of the building.  Specific lift design details and capacity assessment is beyond the competency of the author and reference should be made to documentation and design information provided by a specialist lift engineer.	
<b>Details of the evacuation lift and shaft</b>		
Evacuation lifts will be provided in the lobbies associated with each of the Bedford Row and Jockeys Fields stairs. The evacuation lifts will be designed in accordance with contemporary guidance and will be accessed via the protected lobby on all floors. Each lift discharges into a protected lobby on Ground Floor, with onward step-free evacuation into the stairs.  It is proposed that the new lifts will be provided within new lift shafts that will be constructed of reinforced concrete to achieve 60 minutes fire resisting construction to the adjacent spaces.		BS 9999 BS EN 81-20 (13)  BS EN 81-70 (14)

<b>Capacity Assessment</b>	
<p>The maximum capacity of the building is proposed to be no more than 270 persons per stair (up to 60 persons per floor), who are predominately permanent members of staff and thus aware of the evacuation strategy and personal escape plans. Most mobility impaired persons are likely to be partially mobile (injury/pregnancy etc.) or require wheelchair access only.</p> <p>Specific lift capacity is beyond the competency of the author and is to be conducted by others. However, it is proposed that each lift car should provide capacity for at least 1 person per trip per floor, commensurate with refuge provision.</p>	BS 9999
<b>Evacuation Strategy</b>	
<p>The evacuation strategy is identified in Section 2 (Form 2). Upon activation of the alarm, all mobility impaired persons on all floors are to travel to the evacuation lift or to the protected refuge and await assistance and/or further instruction if necessary. It is proposed that maintenance of the lift is undertaken outside of opening hours. If under maintenance or upon power failure, the protected refuges and use of PEEPs will form the primary means of evacuation, supported by building management.</p>	BS 9999
<b>Management Plan</b>	
<p>The evacuation lift will be a standard passenger lift at all normal operating times. It is proposed that upon alarm, the lift remains usable and controllable within the lift car for mobility impaired persons, prioritising higher floors first.</p> <p>Communication and induction into the use of the lift will be undertaken by building and tenant management to relevant staff, tenants and guests on arrival.</p> <p>Testing of the lift will be in accordance with prescriptive guidance and undertaken by the building management. Maintenance to be undertaken outside of building opening hours and recorded with O&amp;M manuals held at reception.</p> <p>Upon failure, this will be communicated to all tenants immediately and instruction provided to use protected refuges for escape.</p>	BS 9999
<b>Declaration of Compliance by a Competent Person</b>	
<p>This PFSS has been produced by Craig Howard of Bespoke Fire Safety Design Ltd. It is proposed that the evacuation lift is installed in the available protected stair and will comply with BS 9999, and relevant parts of BS EN 81-20 and BS EN 81-70.</p> <p>It is critical to note that the author is not specialist lift engineer and therefore not competent to provide detailed design information.</p>	

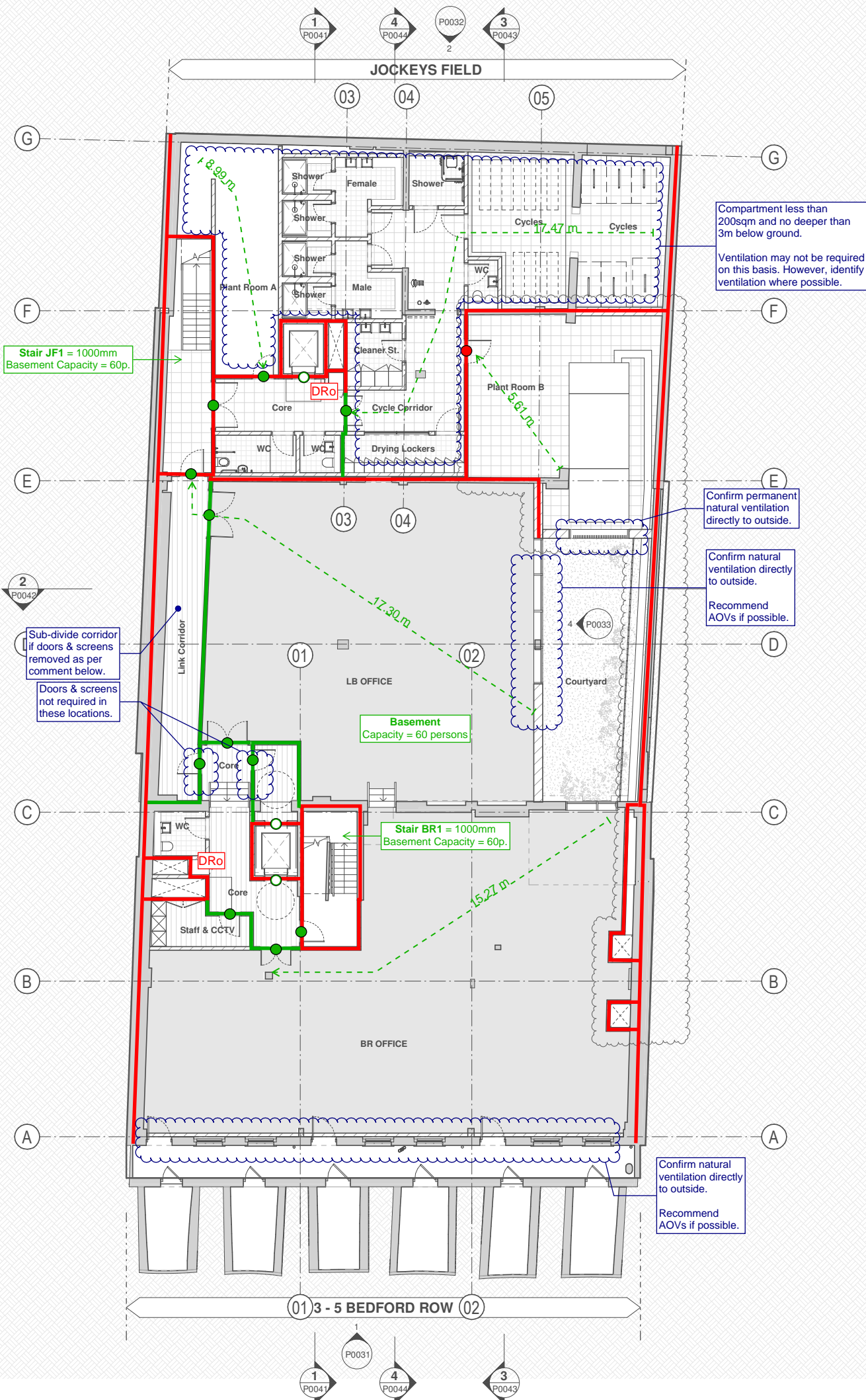
## 4 Future Development and 'Golden Thread' of Information

The following measures and general approach will be adopted in order to maintain the principles of the golden thread concept (21):

- It is recommended that Bespoke Fire Safety Design Ltd are appointed throughout RIBA Stage 2 to RIBA Stage 6 and therefore remain a custodian of the fire strategy and fire safety design of the building throughout the design and construction programme.
- Where building works are provided in the areas under control of the building owner, the fire strategy will require review and update as necessary in accordance with the Building Regulations (2)
- The fire strategy will identify the requirements of 'responsible persons' and 'competent persons' in discharging their responsibilities under the Regulatory Reform (Fire Safety) Order (3) and the Fire Safety Act (4) and communicate this to the client.
- Where Bespoke Fire Safety Design Ltd are not appointed for the future stages of the scheme, it has been communicated to the client that a comprehensive handover is undertaken prior to agreed ending of the current appointment.
- Though not a 'relevant building' consideration will be given to adoption of the principles of Gateway 2 and Gateway 3 of the Building Safety Act, 2022.

## Appendix A – Indicative Fire Strategy Drawings

The following drawings provide indicative fire strategy information commensurate with the design at the time of writing. These drawings are subject to amended further to design coordination.



**PLANNING NOTES**

Architectural Information - the level of detail shown on the drawings is relative to the submission of a PLANNING APPLICATION.

The drawings should therefore not be used for any other purpose without both the prior agreement of the architect, and subsequent checking / development by others.

Dimensions and setting out - Do not scale from this drawing. All dimensions to be checked on site by the contractor and to be his responsibility.

Structure & Construction - these drawings, unless expressly noted otherwise, have not been fully coordinated with a Structural Engineer's input and show indicative construction build-up only.

Building Control - the client / the contractor will liaise directly with Local Authority to ensure the project is completed in accordance with the Building Regulations.

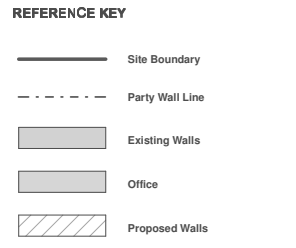
Planning - the client/ the contractor will ensure that the project is completed in accordance with the approved Planning drawings and take responsibility for the discharge of any planning conditions.

Party Walls & Rights to Light - the client/ the contractor will ensure that any notices and consents required are obtained before work commences.

Freshholder / Leaseholder / Restricted covenants / Easement approvals - the client will ensure that any notices and consents required are obtained before work commences.

Archaeological & Ecological - the client/ the contractor will ensure that any notices and consents required are obtained before work commences.

Areas - the areas provided on drawings are rounded to the nearest whole unit. Measurements are based upon received survey information and as such a reasonable allowance should be made for discrepancies or deviations that may occur during construction.



Rev	Date	Description	Author	Checker
0	19.07.2022	Working GA Issue to Design Team	GJ	RD
A	18.08.2022	Second Draft GA Issue	GJ	RD
B	31.08.2022	Frozen Drawings for Planning	GJ	RD

**PROPOSED**

Project Number: H571  
 Project Name: 3-5 Bedford Row

**Proposed Basement**

Scale at A1 / A3: 1:100 / 1:200  
 Drawing Number: H571 - HUT - ZZ - 09 - DR - A - P0009 - B

HUT Architecture  
 Studio 314  
 Mare Street Studios  
 London E8 3JS  
 020 7399 8680  
 info@hutararchitecture.com

**Fire Strategy Key**

**Compartmentation**

- 60 minutes (EI) \*
- 30 minutes (EI) \*

(R = Load-bearing capacity, E = Integrity, I = Insulation)

Notes:  
 \* Also (R) where the wall is an element of structure.

**Fire Doors**

- FD60S / FD60
- FD30S / FD30

(S = Smoke control to resist leakage at ambient temperature)

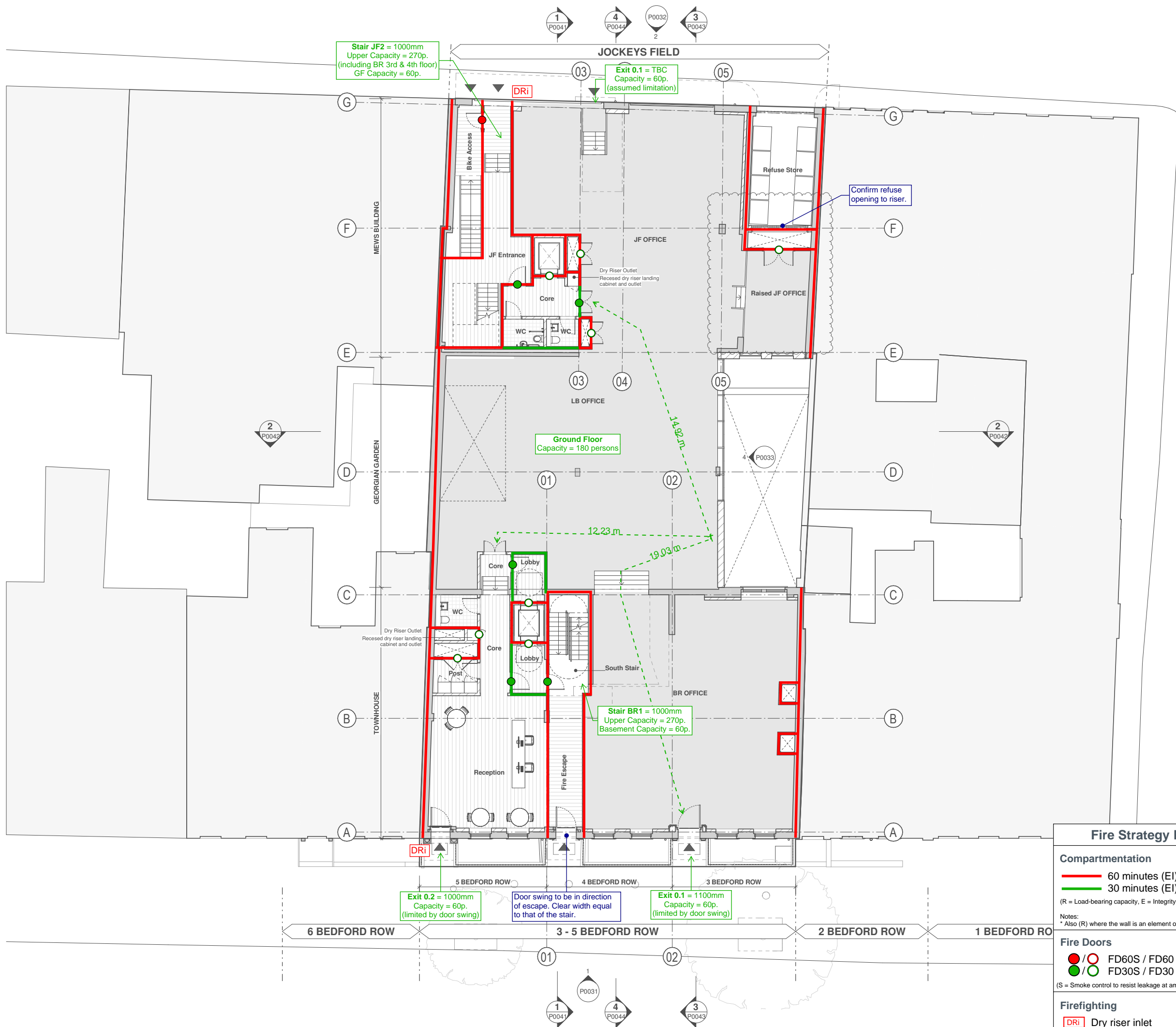
**Firefighting**

- Dry riser inlet
- Dry riser outlet

**bespoke**  
 FIRE SAFETY DESIGN

Project No: 0079  
 Project Name: Bedford Row  
 Sketch No: SK002.0  
 Sketch Title: RIBA Stage 2 Fire Strategy  
 Date: 12 September 2022  
 Author: Craig Howard

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P0010 - B - Proposed Ground Floor

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**REFERENCE KEY**

	Site Boundary
	Party Wall Line
	Existing Walls
	Office
	Proposed Walls



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**bespoke**  
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Project No:  
0079

Project Name:  
Bedford Row

Sketch No:  
SK002.0

Sketch Title:  
RIBA Stage 2 Fire Strategy

Date:  
12 September 2022

Author:  
Craig Howard

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**PROPOSED**

Project Number: H571    Project Name: 3-5 Bedford Row

Drawing Name: **Proposed Ground Floor**

Scale at A1 / A3: 1:100 / 1:200

Drawing Number: H571 - HUT - ZZ - 10 - DR - A - P0010    Revision: - B

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Mare Street Studios  
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info@hutararchitecture.com

**HUT**



P0011 - B - Proposed First Floor

**PLANNING NOTES**

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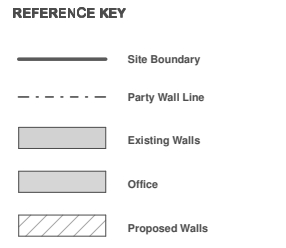
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**PROPOSED**

Project Number: H571  
 Project Name: 3-5 Bedford Row

**Proposed First Floor**

Scale at A1 / A3: 1:100 / 1:200  
 Drawing Number: H571 - HUT - ZZ - 11 - DR - A - P0011 - B

HUT Architecture  
 Studio 314  
 Mare Street Studios  
 London E8 3JS  
 020 7399 8680  
 info@hutararchitecture.com

**Fire Strategy Key**

**Compartmentation**

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- 30 minutes (EI) \*

(R = Load-bearing capacity, E = Integrity, I = Insulation)

Notes:  
 \* Also (R) where the wall is an element of structure.

**Fire Doors**

- / ○ FD60S / FD60
- / ○ FD30S / FD30

(S = Smoke control to resist leakage at ambient temperature)

**Firefighting**

- DRi Dry riser inlet
- DRo Dry riser outlet

**bespoke**  
 FIRE SAFETY DESIGN

Project No: 0079  
 Project Name: Bedford Row  
 Sketch No: SK002.0  
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 Date: 12 September 2022  
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P0012 - B - Proposed Second Floor

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**REFERENCE KEY**

	Site Boundary
	Party Wall Line
	Existing Walls
	Office
	Proposed Walls



Rev	Date	Description	Author	Checker
0	19.07.2022	Working GA Issue to Design Team	GJ	RD
A	18.08.2022	Second Draft GA Issue	GJ	RD
B	31.08.2022	Frozen Drawings for Planning	GJ	RD

**PROPOSED**

Project Number	Project Name
H571	3-5 Bedford Row
Drawing Name	
	<b>Proposed Second Floor</b>
Scale at A1 / A3	
	1:100 / 1:200
Drawing Number	
	H571 - HUT - ZZ - 12 - DR - A - P0012 - B

**Fire Strategy Key**

**Compartmentation**

- 60 minutes (EI) \*
- 30 minutes (EI) \*

(R = Load-bearing capacity, E = Integrity, I = Insulation)

Notes:  
\* Also (R) where the wall is an element of structure.

**Fire Doors**

- FD60S / FD60
- FD30S / FD30

(S = Smoke control to resist leakage at ambient temperature)

**Firefighting**

- Dry riser inlet
- Dry riser outlet

**bespoke**  
FIRE SAFETY DESIGN

Project No:  
0079

Project Name:  
Bedford Row

Sketch No:  
SK002.0

Sketch Title:  
RIBA Stage 2 Fire Strategy

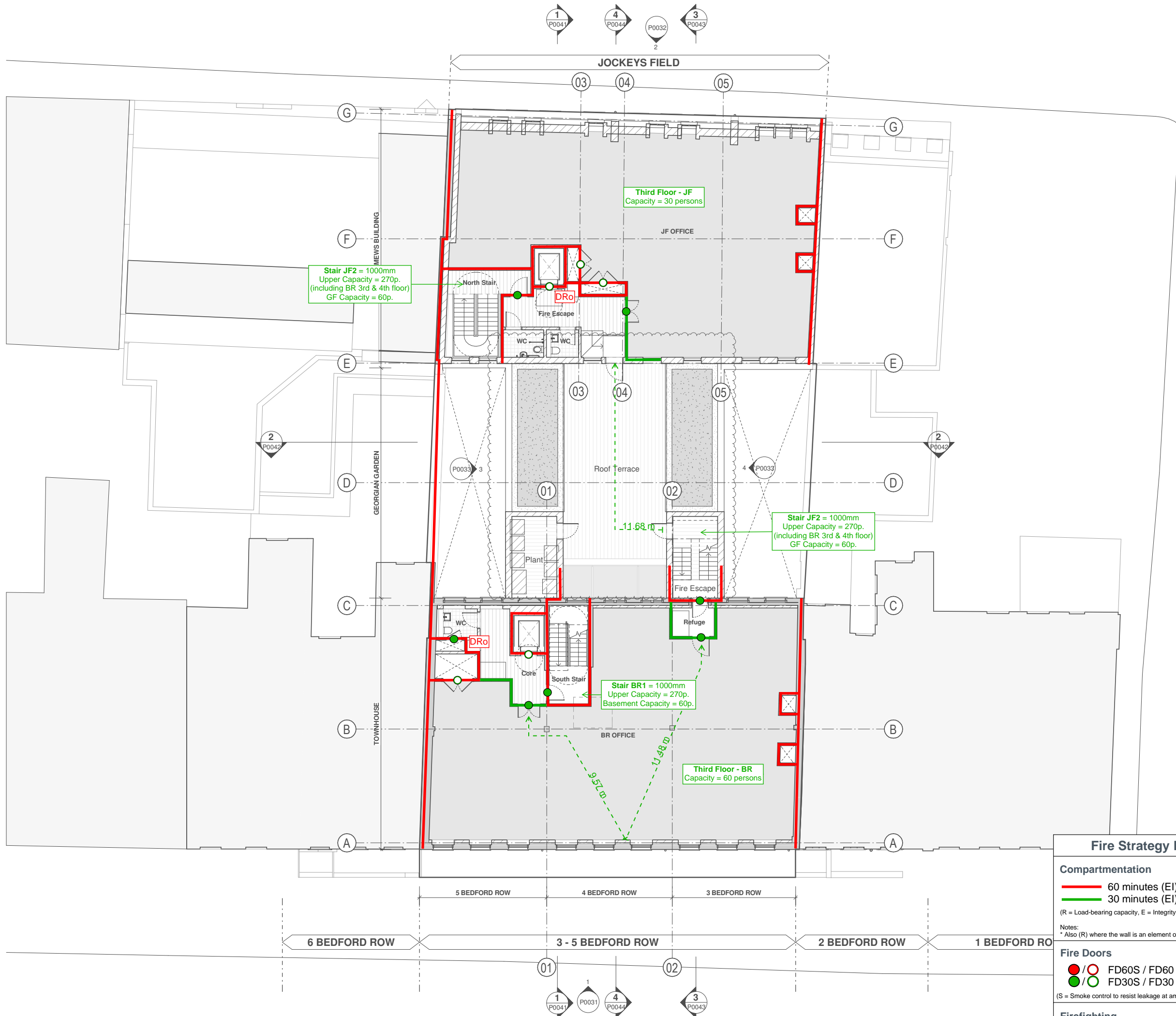
Date:  
12 September 2022

Author:  
Craig Howard

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P0013 - B - Proposed Third Floor

**PLANNING NOTES**

Architectural Information - the level of detail shown on the drawings is relative to the submission of a PLANNING APPLICATION.

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	Party Wall Line
	Existing Walls
	Office
	Proposed Walls



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**PROPOSED**

Project Number	Project Name
H571	3-5 Bedford Row
Drawing Name	
	<b>Proposed Third Floor</b>
Scale at A1 / A3	
	1:100 / 1:200
Drawing Number	
	H571 - HUT - ZZ - 13 - DR - A - P0013 - B

HÛT Architecture  
Studio 314  
Mare Street Studios  
London E8 3JS  
020 7399 8680  
info@hutararchitecture.com

**Fire Strategy Key**

**Compartmentation**

- 60 minutes (EI) \*
- 30 minutes (EI) \*

(R = Load-bearing capacity, E = Integrity, I = Insulation)

Notes:  
\* Also (R) where the wall is an element of structure.

**Fire Doors**

- FD60S / FD60
- FD30S / FD30

(S = Smoke control to resist leakage at ambient temperature)

**Firefighting**

- Dry riser inlet
- Dry riser outlet

**bespoke**  
FIRE SAFETY DESIGN

Project No:  
0079

Project Name:  
Bedford Row

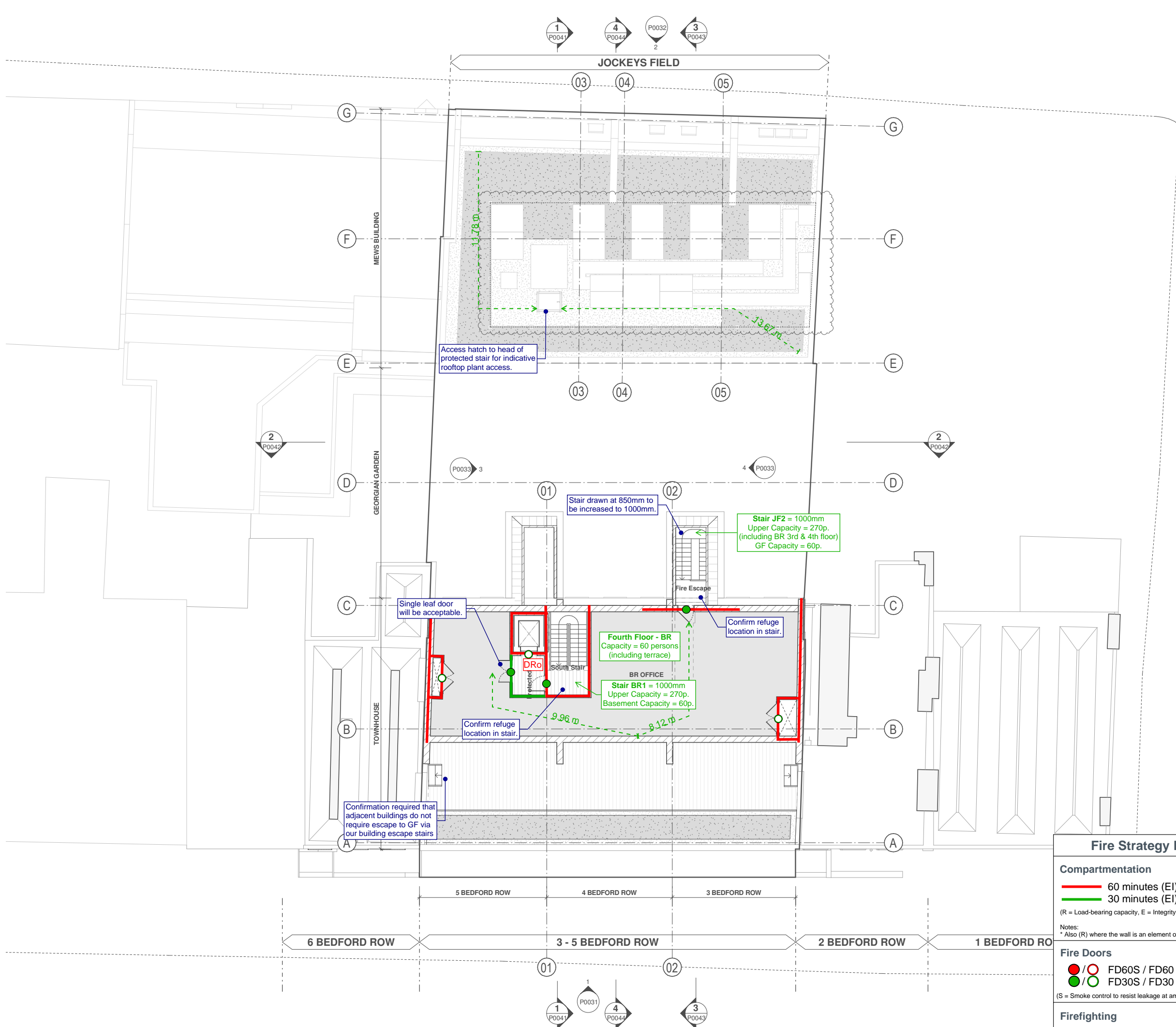
Sketch No:  
SK002.0

Sketch Title:  
RIBA Stage 2 Fire Strategy

Date:  
12 September 2022

Author:  
Craig Howard

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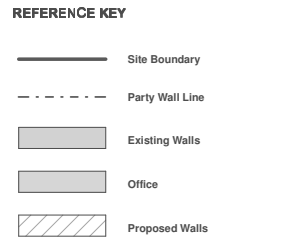
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B	31.08.2022	Frozen Drawings for Planning	GJ	RD

**PROPOSED**

Project Number: H571  
Project Name: 3-5 Bedford Row

**Proposed Fourth Floor**

Scale at A1 / A3: 1:100 / 1:200  
Drawing Number: H571 - HUT - ZZ - 14 - DR - A - P0014  
Revision: - B

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**Fire Strategy Key**

**Compartmentation**

- 60 minutes (EI) \*
- 30 minutes (EI) \*

(R = Load-bearing capacity, E = Integrity, I = Insulation)

Notes:  
\* Also (R) where the wall is an element of structure.

**Fire Doors**

- FD60S / FD60
- FD30S / FD30

(S = Smoke control to resist leakage at ambient temperature)

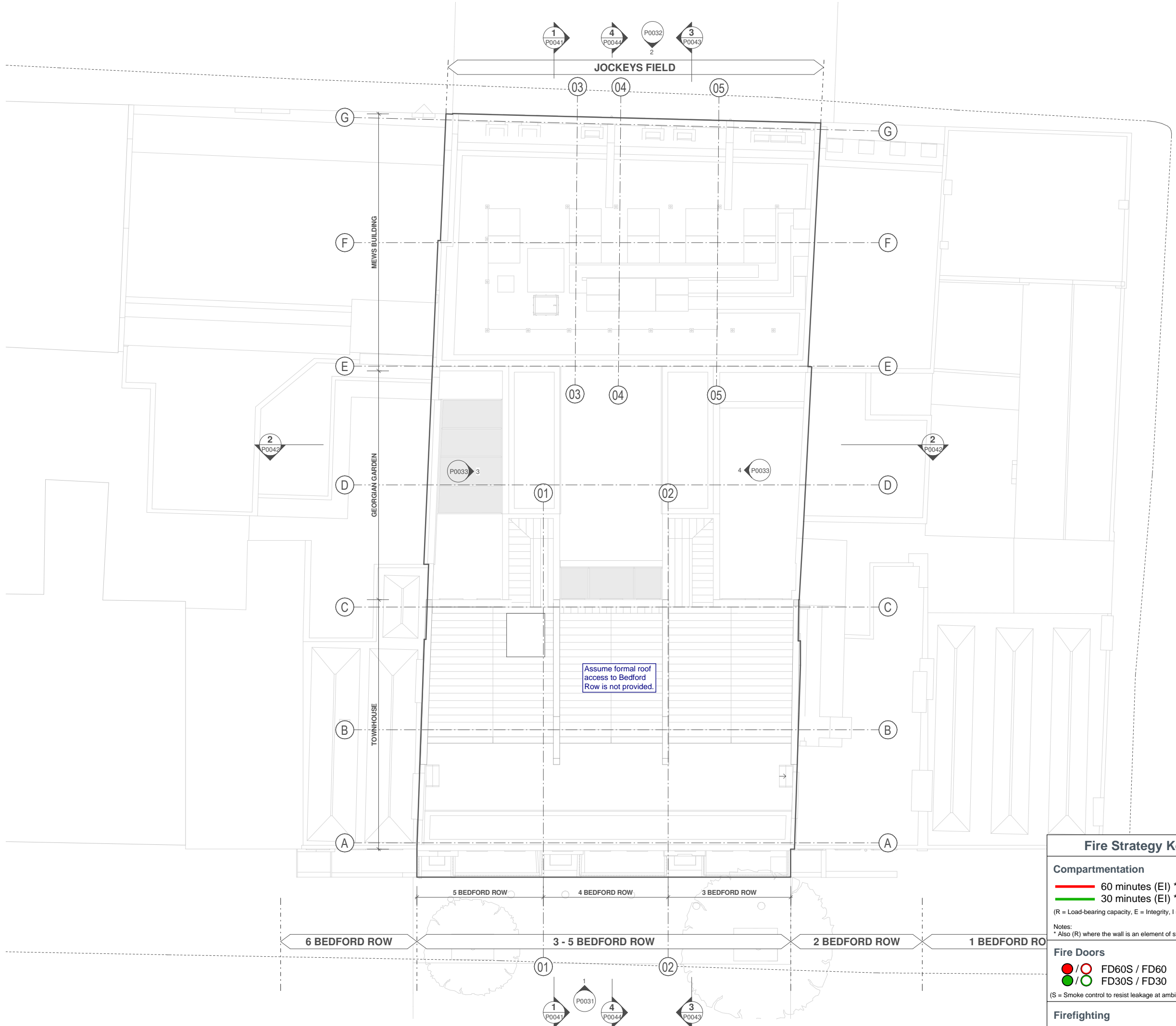
**Firefighting**

- Dry riser inlet
- Dry riser outlet

**bespoke**  
FIRE SAFETY DESIGN

Project No: 0079  
Project Name: Bedford Row  
Sketch No: SK002.0  
Sketch Title: RIBA Stage 2 Fire Strategy  
Date: 12 September 2022  
Author: Craig Howard

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P0015 - B - Proposed Roof

**PLANNING NOTES**

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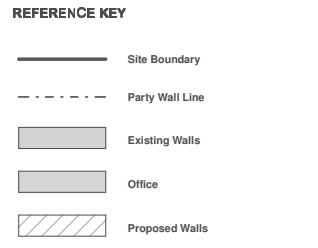
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**PROPOSED**

Project Number: H571  
 Project Name: 3-5 Bedford Row

**Proposed Roof**

Scale at A1 / A3: 1:100 / 1:200  
 Drawing Number: H571 - HUT - ZZ - 14 - DR - A - P0015 - B

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 London E8 3JS  
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 info@hutararchitecture.com

**Fire Strategy Key**

**Compartmentation**

- 60 minutes (EI) \*
- 30 minutes (EI) \*

(R = Load-bearing capacity, E = Integrity, I = Insulation)

Notes:  
 \* Also (R) where the wall is an element of structure.

**Fire Doors**

- FD60S / FD60
- FD30S / FD30

(S = Smoke control to resist leakage at ambient temperature)

**Firefighting**

- Dry riser inlet
- Dry riser outlet

**bespoke**  
 FIRE SAFETY DESIGN

Project No: 0079  
 Project Name: Bedford Row  
 Sketch No: SK002.0  
 Sketch Title: RIBA Stage 2 Fire Strategy  
 Date: 12 September 2022  
 Author: Craig Howard  
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## References

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3. Statutory Instruments, '2005 No. 1541 Regulatory Reform, England and Wales, The Regulatory Reform (Fire Safety) Order', 2005.
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14. BS EN 81-70, 'Safety rules for the construction and installation of lifts. Particular applications for passenger and goods lifts. Accessibility to lifts for persons including persons with disability,' 2003.
15. Dame Judith Hackitt, 'Building a safer future: Independent review of building regulations and fire safety: Final Report', May 2018.



### Quality Assurance

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Revision	Date	Issue
00	22 Sept 2022	Draft issue for review
01	04 Oct 2022	Amended following architect and planning consultant review

Produced on behalf of Bespoke Fire Safety Design by:

A handwritten signature in black ink, appearing to read "C. Howard", is positioned above the contact information.

**Craig Howard** / Director  
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