

PLANNING FIRE SAFETY STRATEGY

**CAMDEN TOWN BREWERY, WILKIN STREET MEWS, LONDON,
NW5 3NN.**

On behalf of PIONEER BREWING COMPANY LTD.

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1. INTRODUCTION

- 1.1. This Planning Fire Safety Strategy (PFSS) has been prepared by Pegasus Group on behalf of Pioneer Brewing Company Ltd ('the Applicant') to support the planning application for the proposed glazing to part of the frontage and rear extension of Camden Town Brewery at Arches 55–65 Wilkin Street Mews ('the application site').
- 1.2. Policy D12(A) of the London Plan (adopted March 2021) requires all development to achieve the highest standards of fire safety and prescribes six criteria for development to meet. Further guidance is provided Fire Safety London Plan Guidance (adopted February 2022).
- 1.3. The PFSS details and considers information relevant to London Plan Policy D12(A) criteria and prescribes how the 'Golden Thread'¹ can be achieved, where the fire safety information of the host building is updated and maintained through the whole life cycle of the development – in this case, relating to the proposed glazing to part of the frontage and rear extension of Camden Town Brewery.
- 1.4. Pegasus Group ('the author') is a leading development consultancy in the UK and this document has been collectively written by Chartered Town Planners. A site visit was undertaken on 13 July 2022 to assess the implications of the development proposal on fire safety.

¹ Paragraph 2.1.1 of the London Plan Guidance Fire Safety (2022)

2. PLANNING FIRE SAFETY STRATEGY

- 2.1. This section of the PFSS details the fire safety information and assesses whether it meets the relevant criteria of London Plan Policy D12(A).

Criteria 1: Unobstructed Outside Space for Fire Appliances and an Evacuation Assembly Point

- 2.2. The site fronts immediately onto Wilkin Street Mews, which is a private road with gated access at the south from Prince of Wales Road and from Wilkin Street to the north. Vehicular access to Wilkin Street Mews is achieved from Wilkin Street to the north. Wilkin Street Mews provides unobstructed space on the road for fire appliances to be positioned on.
- 2.3. Camden Town Brewery uses an appropriate external evacuation assembly point, located outside the café at the end of Wilkin Street Mews, as shown in **Figure 1** below. This will be used by occupants of the site during the construction phase and after the development has been fully implemented.

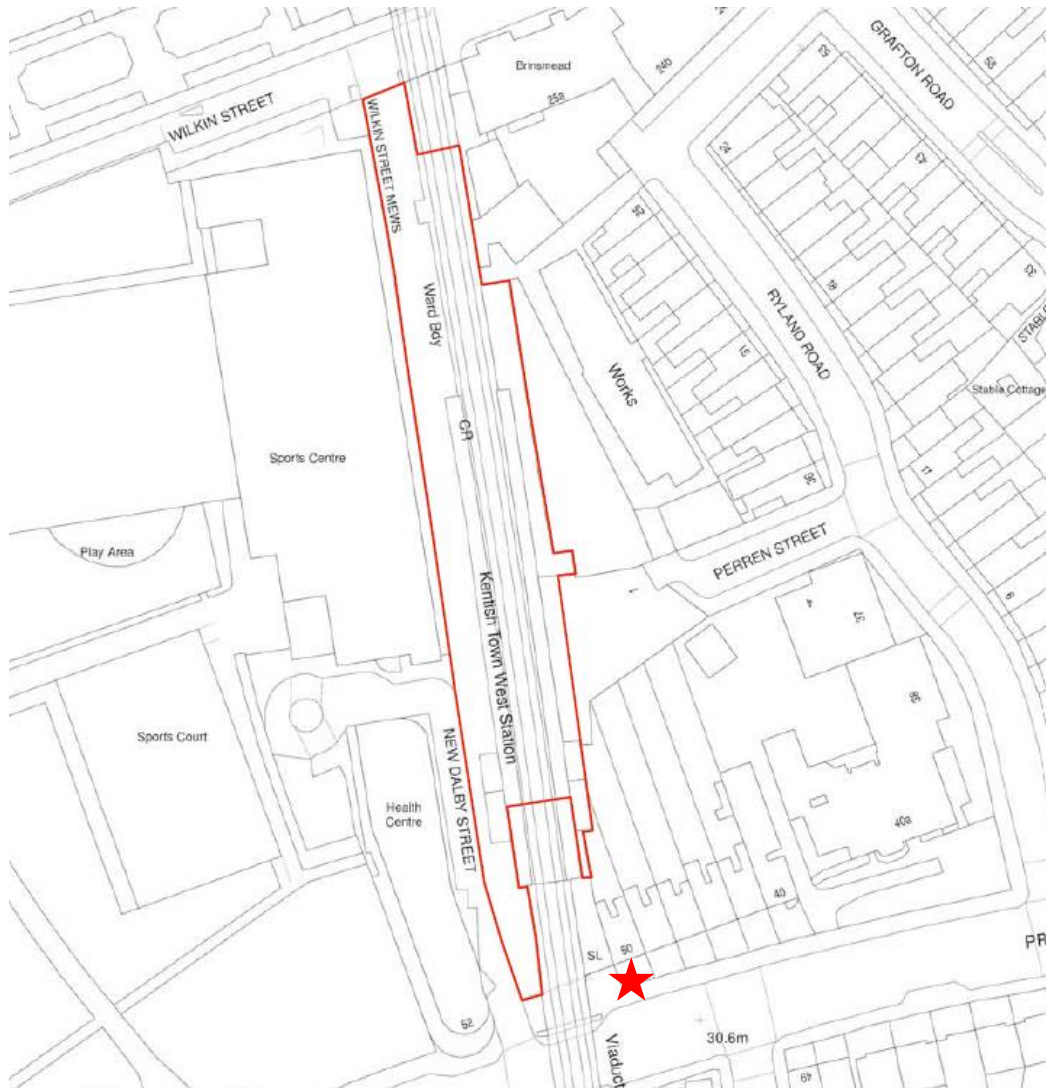


Figure 1: Camden Town Brewery – Evacuation Assembly Point identified with red star

Criteria 2: Passive & Active Fire Safety Measures

- 2.4. The site will benefit from a range of active fire safety measures, including: fire alarms with appropriate smoke and heat detectors, together with fire extinguishers. The proposed external alterations to the site frontage will not affect the operation of any of these. These active fire safety measures will continue to serve the brewery, including the proposed rear extension.
- 2.5. In respect of passive measures to limit the spread of any potential fire, it is expected that each arch and its rear extension will be fire separated from the neighbouring arches. The rear extension will have no openings (windows or doors) and will be constructed to contain fire. All materials to be used in both the glazed frontage and rear extension will meet current building regulations.

Criteria 3: Mitigating Fire Risk through Construction

- 2.6. Careful and consideration construction will help mitigate fire risk, including through avoiding stockpiling combustible materials and ensuring active fire-safety measures are available for staff use. In addition, building safety information will be available to all staff.

Criteria 4 & 5: Suitable and Convenient Means of Escape & Evacuation Strategy

- 2.7. As identified within the floor plan in **Figure 2** below, the brewery will utilise the numerous means of escape through doors fronting from each arch onto Wilkin Street Mews. Whilst the proposal seeks to installed glazed frontages to a small number of the arches, these will continue to provide a doorway to each arch which will provide means of escape. The proposed rear extension to Arches 59 – 63 will incorporate access into each arch.
- 2.8. The site does not incorporate a lift, nor is one proposed, as the site is wholly contained within railway arches and the majority of the proposed rear extension is single storey with only a very small element is two storey.
- 2.9. The proposed development will not significantly alter the evacuation strategy from the existing situation. The means of escape for all staff and visitors will remain via doors to Wilkin Street Mews. From here, staff and visitors will be guided to the south onto Prince of Wales Road.
- 2.10. Once all staff and visitors have evacuated the site, they will then convene at the Evacuation Assembly Point as outlined in **Figure 1** above.

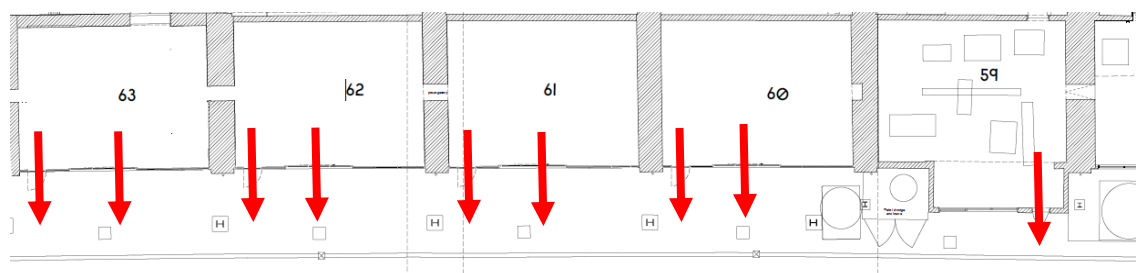


Figure 2: Camden Town Brewery – Locations of Means of Escape onto Wilkin Street Mews

Criteria 6: Access and Equipment for Firefighting

- 2.11. The nature of the development is relatively minor and relates solely to a rear extension and minor external alterations to the front elevation of the brewery, comprising installation of glazing to a small number of the arches. As such, there are no alterations to the existing fire service access arrangements and the access route and fire appliances will remain unimpeded. Staff will make sure internal routes remain clear.

3. CONCLUSIONS

- 3.1. Overall, it has been demonstrated that the development meets the relevant criteria within London Plan Policy D12(A), and achieves a high standard of fire safety not just during construction, but for the lifetime of the development in accordance with the 'Golden Thread'.
- 3.2. The proposed development will continue to incorporate the same number of entrances along Wilkin Street Mews that will serve as a means of escape in the event of fire. The proposed rear extension and external alterations will not impede the fire strategy in any way. The measures in the Strategy will be kept under review to respond to any changes in circumstances.

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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