



JENSEN HUGHES

Report

Project	Cambridge Road – Buildings B, C and E
Report Title	Gateway 1 Fire Statement
Our Ref	FL7552/R1 Issue 2

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1.0 INTRODUCTION

1.1 Background

The buildings are part of a proposed new development in Kingston-upon-Thames comprising of multiple plots of residential apartment buildings (Plots A-P) with most plots containing multiple buildings. Some buildings have commercial units, workspaces or a community centre etc. accessed from ground. This planning statement addresses Buildings B, C and E only.

1.2 Building B

Building B is a single residential building with apartments located on Ground – Fifth Floor. The upper floors are served by two stairs which are linked at each floor above ground by a common corridor. At Ground Floor there is also ancillary spaces such as cycle storage, refuse store, and plant rooms. These are all accessed direct from outside. There is external residents parking on the South and East sides of the building. The top floor of the building is 15.6m above ground level.



Figure 1: Block B Ground Floor and Second Floor Arrangement

1.3 Building C

Building C consists of three residential towers (C1-C3) with a community centre, retail, workspaces, ancillary uses and a UKPN Substation at ground, and a residents car park at basement level. Each tower block has a single stair. The apartments are accessed from a common corridor. The number of storeys above ground and approximate height of each block is as follows:

- Block C1 - 12 storeys (39.8m)
- Block C2 - 11 storeys (35.6m)
- Block C3 - 9 storeys (28.5m)

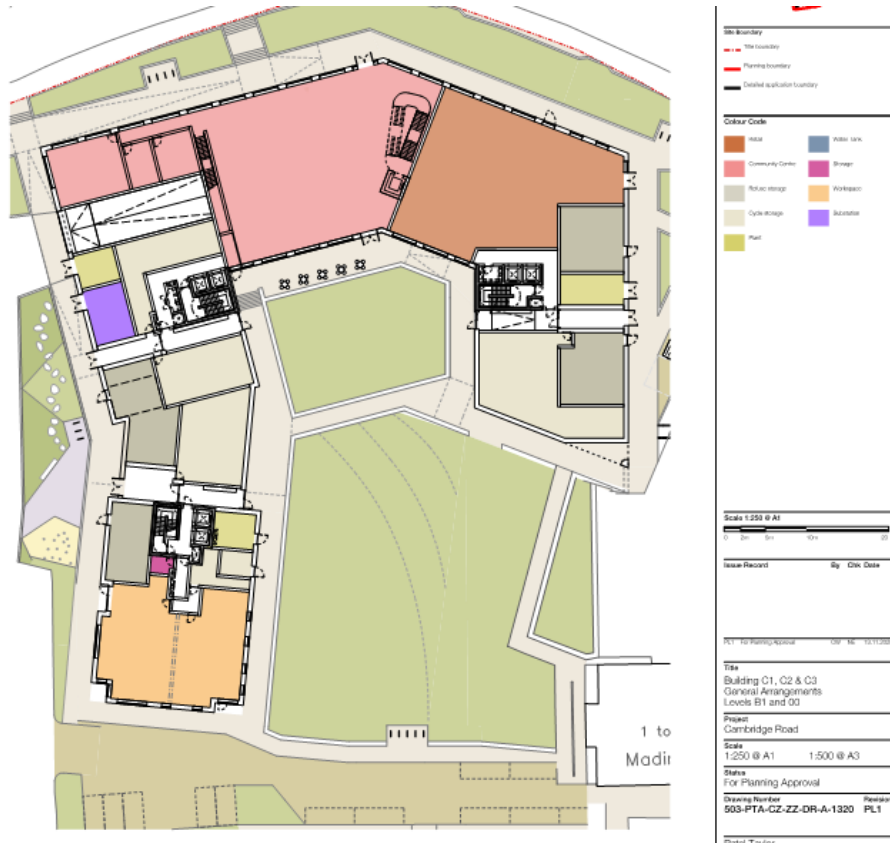


Figure 2: Building C Level 00 Arrangement

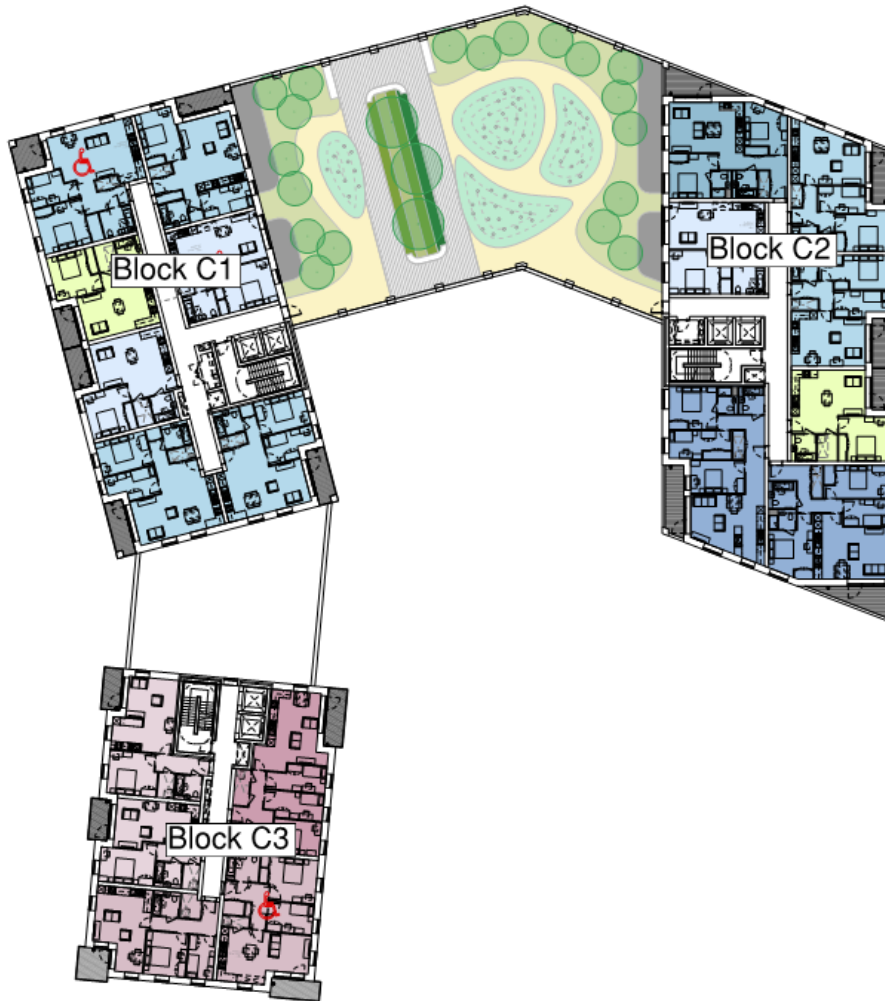


Figure 3: Building C Level 02 Arrangement

1.4 Building E

Building E consists of four residential towers (E1-E4) and two smaller blocks (E-5-E6) of four storey town homes accessed direct from ground level. At Ground floor there is also ancillary uses such as cycle stores, refuse stores and plantrooms. The building also has a UKPN Substation and CHP room at ground. In the centre of the building there is a covered car park below a shared podium deck. Each tower block has a single stair. The apartments are accessed from a common corridor. The number of storeys above ground and approximate height of each block is as follows:

- Block E1 - 11 storeys (34.8m)
- Block E2 - 11 storeys (35.1m)
- Block E3 - 10 storeys (31.7m)
- Block E4 - 7 storeys (22.8m)
- Block E5 - 3 storeys (10.5m)
- Block E6 - 3 storeys (10.4m)

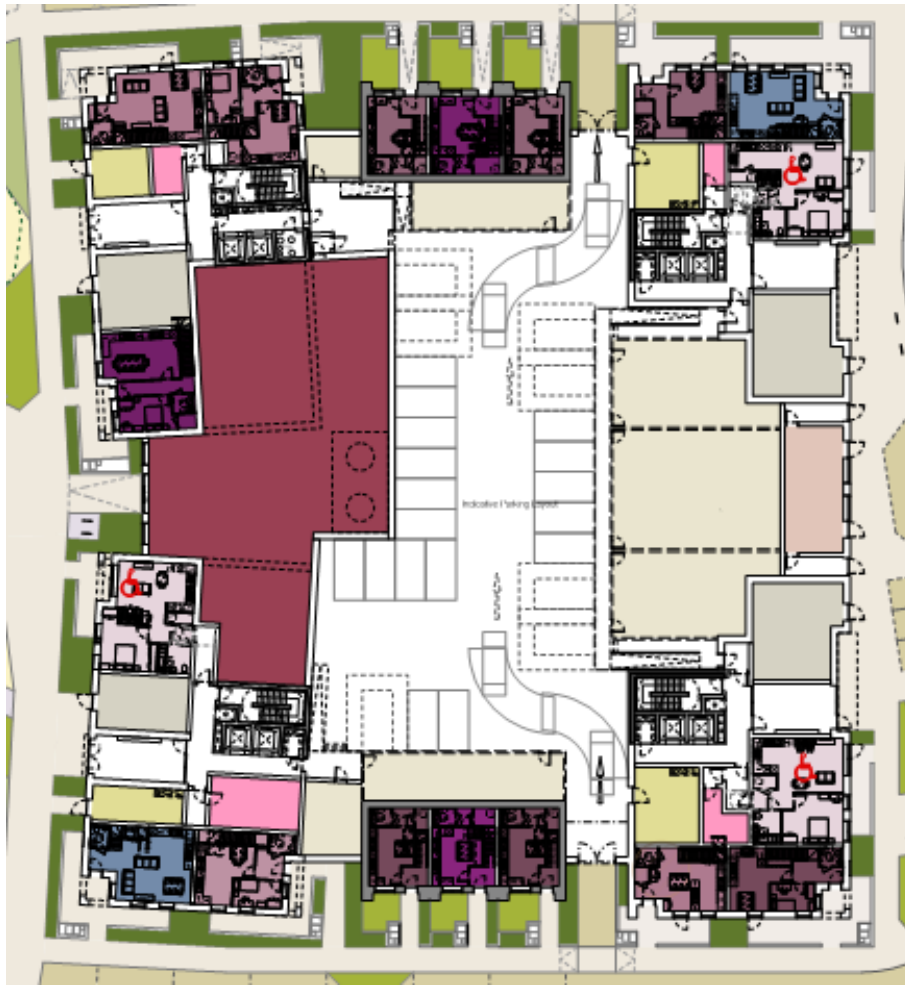


Figure 4: Building E Ground Floor Arrangement

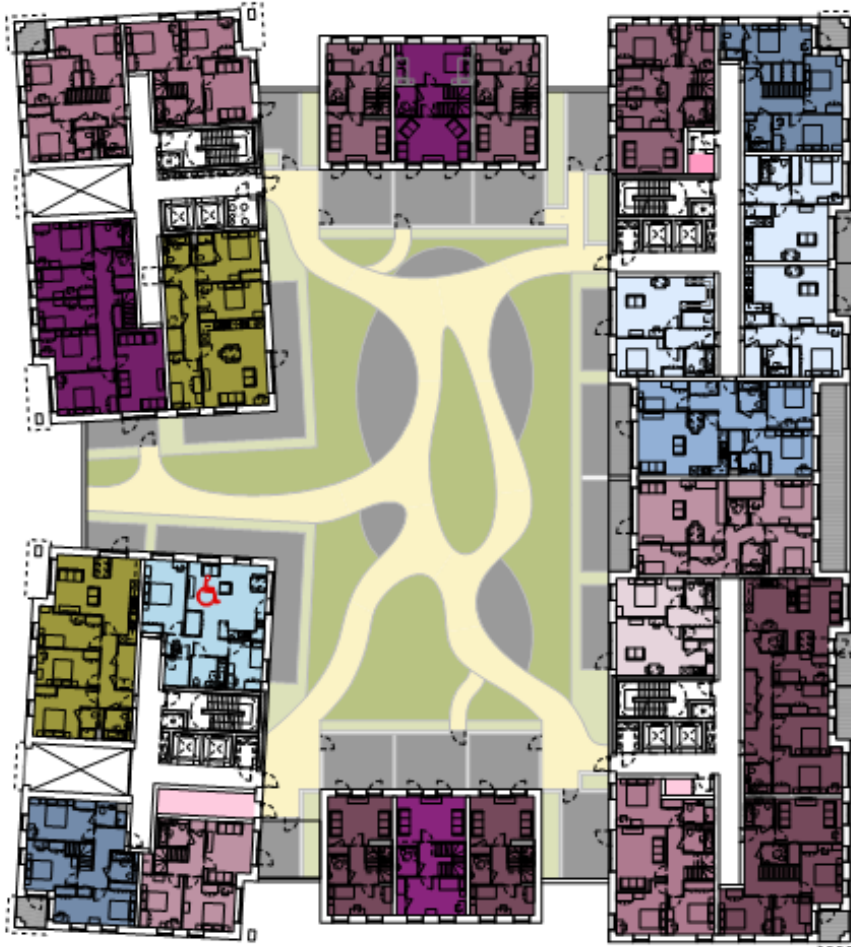


Figure 5: Building First Floor Arrangement

1.5 Aim of Report

This report describes the key fire strategy principles for the building and is intended to identify the main fire safety features, fire fighter access facilities and fire strategy principles in accordance with Policy D12(B) of the London Plan and is intended to accompany the Planning Application for the building.

This statement has been produced by Jensen Hughes as an independent third party.

The fire strategy for the residential areas has been developed following guidance given in BS 9991: 2015 *Fire safety in the design, management and use of residential buildings – Code of practice* and draws from guidance in the BS 9999: 2017 - *Code of practice for fire safety in the design, management and use of buildings* for the commercial units.

The design, specification and construction of each fire safety measure will be in accordance with the relevant British Standards and other applicable design codes of practice.

This report addresses life safety, not property protection.

1.6 Declaration

Provided that the design complies with the fire safety strategy and provisions mentioned in this statement, the fire safety of the proposed development and the fire safety information should satisfy the requirements of London Plan Policy D5 & D12A and the functional requirements of the Building Regulations.

Report by Luke Roscoe Meng AIFireE

Checked by Nick Harvey BEng (Hons), CEng, MIFireE

2.0 LEGISLATION AND GUIDANCE NOTES

2.1 London Plan

Policy D12 of the London Plan requires that all development proposals must achieve the highest standards of fire safety and all major development shall be supported by a Fire Statement as per the excerpt below.

Policy D12 Fire safety

- A In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:
- 1) identify suitably positioned unobstructed outside space:
 - a) for fire appliances to be positioned on
 - b) appropriate for use as an evacuation assembly point
 - 2) 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
 - 3) are constructed in an appropriate way to minimise the risk of fire spread
 - 4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users
 - 5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in
 - 6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.
- B All major development proposals should be submitted with a Fire Statement, which is an independent fire strategy, produced by a third party, suitably qualified assessor.
- The statement should detail how the development proposal will function in terms of:
- 1) the building's construction: methods, products and materials used, including manufacturers' details
 - 2) the means of escape for all building users: suitably designed stair cores, escape for building users who are disabled or require level access, and associated evacuation strategy approach
 - 3) features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans
 - 4) access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these
 - 5) how provision will be made within the curtilage of the site to enable fire appliances to gain access to the building
 - 6) ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures.

Figure 6: Extract from London Plan (publication Dec 2020) Excerpt Policy D12 Fire safety

2.2 Building Regulations

In order to comply with the requirements of Policy D12 and the functional requirements of the Building Regulations 2010 (incorporating the building (Amendment) Regulations 2018), the design has primarily followed the guidance available within BS 9991: 2015 and BS 9999:2017 for the commercial premises.

Buildings C and E are classified as a “relevant building” and so the additional prescriptive requirements of Regulation 7(2) will apply. The top floor of Building B is less than 18m above ground level but will also be designed as if it were a “relevant building”. Therefore, the building design and this fire statement also considers the relevant guidance in Approved Document B Volume 1: 2019 (incorporating the 2020 updates) to reflect recent changes to Building Regulations guidance in relation to external walls.

2.3 Aim of Fire Statement

This document describes how the proposed design of Buildings B, C and E will meet with the requirements detailed above. The Fire Statement was based on the drawings and information provided to Jensen Hughes to date by Patel Taylor Architects.

In accordance with the London Plan, the statement has been prepared and reviewed by fire engineers who are suitably qualified and competent professionals with the demonstrable experience to address the complexity of the design being proposed.

This report describes the key fire strategy principles for the building and is intended to identify the main fire safety features, fire fighter access facilities and fire strategy principles in accordance with Policy D12(A) and D12(B) of the London Plan and is intended to accompany the Planning Application for the building.

3.0 CONSTRUCTION, PRODUCTS AND MATERIAL

3.1 Construction

The construction materials, products and method of the development have not been specified yet.

The Building Regulations (Regulation 7) require that building work must be carried out in a workmanlike manner using adequate and proper materials.

Any materials, products or systems are to be appropriate for the circumstances in which they are used using tested and certified products that are installed in accordance with the manufacturers design details and instructions.

Building materials will be required to achieve the minimum standard for fire resistance as outlined in Section 5.0. All internal lining, external wall materials and roof coverings will achieve the minimum requirements of Building Regulation guidance documents

3.2 External Walls

Buildings C and E exceed 18m in height. The materials used in the external wall construction of all blocks will achieve Class A1 or A2-s1,d0 with the exception of the materials listed in Regulation 7(3). Building B has a top floor height less than 18m.

The extent of unprotected area to the elevations will be determined through calculations taking into consideration the provision of sprinklers and the building's proximity to the site boundary / surrounding roads.

Given the large separation to the site boundary, no limitations on the amount of glazing are anticipated for the residential apartments.

The community centre and commercial spaces will also likely have no limitations on the permitted glazing area. This will be confirmed following further analysis as the scheme develops.

4.0 MEANS OF ESCAPE FOR ALL BUILDING USERS

4.1 Evacuation Strategy

The residential floors in each building will follow a 'defend in place' evacuation strategy. Residents that are not directly affected by the fire will therefore remain in their apartments during a fire event; only the residents of the fire-affected flat will evacuate their flat in the first instance.

Ancillary accommodation, the community centre and commercial spaces will be evacuated immediately in the event of an alarm signal from these spaces.

A fire alarm in the community centre or commercial spaces will not result in a full evacuation of the rest of the building and vice versa. However, the management of each residential building will be notified of a fire alarm activation in any of these areas of the relevant building.

An evacuation alert system will be provided in Buildings C and E in accordance with BS 8629:2019 given the height of these buildings. Evacuation alert systems are a facility that will enable the fire brigade to initiate a full building evacuation at their discretion. The option of an evacuation alert system in Block B will be reviewed in more detail as the scheme progresses.

4.2 Apartments Layouts

The developments comprise a mixture of conventional protected entrance hallway arrangements, open-plan apartments, and multi-storey town homes with protected stairs. All layouts will comply with the BS 9991 recommendations.

4.3 Travel Distances

The travel distances will generally be within the limits of BS 9999 & BS 9991 in both non-residential areas and residential areas. All blocks will be within the recommended limits

4.4 Horizontal Exits

The horizontal exit widths and the number of storey exits will be within the limits of BS 9999 & BS 9991 in both non-residential areas and residential areas.

4.5 Stairs

All common residential stairs except for the external stair will be firefighting stairs with a clear width of 1.2m. The stairs will be designed in accordance with BS 9991 and BS 9999 where referred in BS 9991.

The Block C1 and C2 stairs also serve the residential car park at basement level. To support this layout, an enhanced standard of protection will be provided to the stair, including a minimum of three lobbies between the stair and car park, one of which is smoke vented.

4.6 Final Exits

All proposed protected stairs serving the residential floors have protected corridors leading to outside.

Landlord service risers will be accessed from a smoke vented lobby, separated from the final exit corridor from the stair.

Post boxes will be located inside the final exit corridors from the stairs. The post boxes will achieve 30 minutes fire resistance.

4.7 Fire Safety Provisions for Disabled Occupants

Provision will be made for the means of escape of disabled occupants by the inclusion of a lift suitable for evacuation within the building in accordance with London Plan Policy D5 (B5). A management procedure will be developed as the projects progresses.

An evacuation lifts will be provided in each core, in addition to Building Regulations requirements for firefighting lifts.

5.0 PASSIVE FIRE SAFETY MEASURES

5.1 Structural Fire Resistance

All the loadbearing elements of the structure will achieve the following:

- Building B – 1 hour fire resistance
- Building C – 2 hours fire resistance
- Building E – 2 hours fire resistance, with 1 hour to the podium as it will be structurally independent.

Any elements that only support the roof do not require fire protection.

5.2 Fire Compartments

All floors will be constructed as compartment floors to achieve the same fire resistance as the structure identified above.

Any non-firefighting lift shafts or stairs, and service risers will be constructed as protected shafts and achieve the same fire resistance period as the building structure.

Walls between residential areas and non-residential areas and between different non-residential areas e.g., walls enclosing community centre, car park, commercial units etc. will be designed as compartment walls achieving the same fire resistance period as the structure.

The following will be constructed as 1 hour compartment walls in all blocks:

- Walls between apartments
- Walls between apartments and common areas

The firefighting stairs and lifts will be enclosed in 2 hours fire rated construction with self-closing FD60S fire doors.

Protected hallways or stairs within the apartments will be enclosed in construction achieving 30 minutes fire resistance with FD30 doors.

Life safety plant rooms will be enclosed in 2-hour fire resisting construction.

The refuge stores will be enclosed within a minimum 1-hour fire resisting construction.

Cycle stores will be enclosed in a minimum 30-minute fire resisting construction.

5.3 Cavity Barriers

Cavity barriers will be provided in concealed ceiling voids, floor voids and external walls in accordance with the recommendations of BS 9991 & BS 9999.

5.4 Fire Stopping

Fire stopping will be provided to maintain the integrity of the fire separating elements in accordance with the recommendations of BS 9991 & BS 9999.

5.5 Internal linings

Wall and ceiling linings will achieve the following surface spread of flame classifications according to BS EN 13501-1, in line with standard guidance:

- Within circulation spaces: B-s3, d2
- Rooms smaller than 30 m²: D-s3, d2
- Rooms larger than 30 m²: C-s3, d2

6.0 ACTIVE FIRE SAFETY SYSTEMS

6.1 Fire Detection and Alarm System

The level of detection that will be provided to each part of the site is described in the following table.

Area	Category	Guidance to be in accordance with
Open Plan Apartments	LD1	BS 5839-6
Protected Entrance Hallway Apartments	LD2	BS 5839-6
Townhouses / Duplexes	LD2	BS 5839-6
Common areas including corridors	L5	BS 5839-1
Community centre, commercial units	L2	BS 5839-1
Ancillary areas, e.g. refuse store, cycle stores, plant rooms etc.	L2	BS 5839-1

Table 1: Automatic Fire Detection Provisions

6.2 Evacuation Alert System

An evacuation alert system will be provided in Buildings C and E in accordance with BS 8629:2019 given the height of these buildings. Evacuation alert systems are a facility that will enable the fire brigade to initiate a full building evacuation at their discretion. The option of an evacuation alert system in Block B will be reviewed in more detail as the scheme progresses.

6.3 Fire Sprinkler System

As the height of each building from the access level to the uppermost storey is more than 11m, an automatic fire sprinkler system will be provided within the buildings.

Given the presence of the non-residential uses at Ground Floor and the covered car parks in Buildings C and E, the system will be designed in accordance with BS EN 12845:2015 + A1:2019. Sprinkler coverage within the apartments can be in accordance with BS 9251:2021.

Building B does not have any large ancillary spaces or commercial uses. It will be served by a BS 9251:2021 system only.

6.4 Emergency Lighting

Emergency lighting will be provided in accordance with BS 5266-1: 2016 (*Emergency lighting – Part 1: Code of practice for the emergency lighting of premises*).

6.5 Escape Signage

Escape signage will be provided in accordance with BS ISO 3864-1:2011 (*Graphical symbols. Safety colours and safety signs Design principles for safety signs and safety markings*)-and BS 5499-4: 2013 (*Code of practice for escape route signing*).

6.6 Emergency Power Supply

Emergency power supply will be provided to all life safety systems (sprinkler pumps, fighting lifts, evacuation lifts, fire detection and alarm, etc). For some systems, this will require a generator or second feed from an independent substation.

6.7 Smoke Ventilation and Control System

The common corridors within the residential floors will be provided with mechanical smoke shafts. This will be as follows:

- Building B – One shaft next to each stair core.
- Building C – All will have a single mechanical shaft.
- Building E – One shaft next to the stair core.
- The basement car park of Building C and covered car park of Building E will be provided with mechanical smoke venting. The systems will be designed to achieve 10 air changes per hour for the volume of the car park.

6.8 Routine Inspection and Maintenance of Fire Safety Installations

Fire safety installations shall be maintained in accordance with the relevant British or European standards. An Inspection, maintenance and repair manual shall be part of the fire safety manual and incorporated in the building management plan.

7.0 ACCESS AND FACILITIES FOR THE FIRE SERVICE

7.1 Site Access and Curtilage of the Site

Fire vehicle access is available to the buildings as shown in Figure 8. The arrows show the routes from a fire vehicle parking position to the entrance to the stair core. All entrances are within 18m and insight of a fire vehicle parking position.

The roads to Building B and Blocks C1 and C3 are dead ends and the parking positions are more than 20m from a junction. Therefore, adequate space for a fire vehicle to turn will be provided, as indicatively shown by the red ovals. Tracking analyses will be carried out to demonstrate there is sufficient space for a pump appliance to turn around.

The access road will be suitable for a fire service pump appliance with a 3.7m clear width and 3.7m vertical clearance height. The load-bearing capacity to the access roads is a minimum of 14 tonnes.

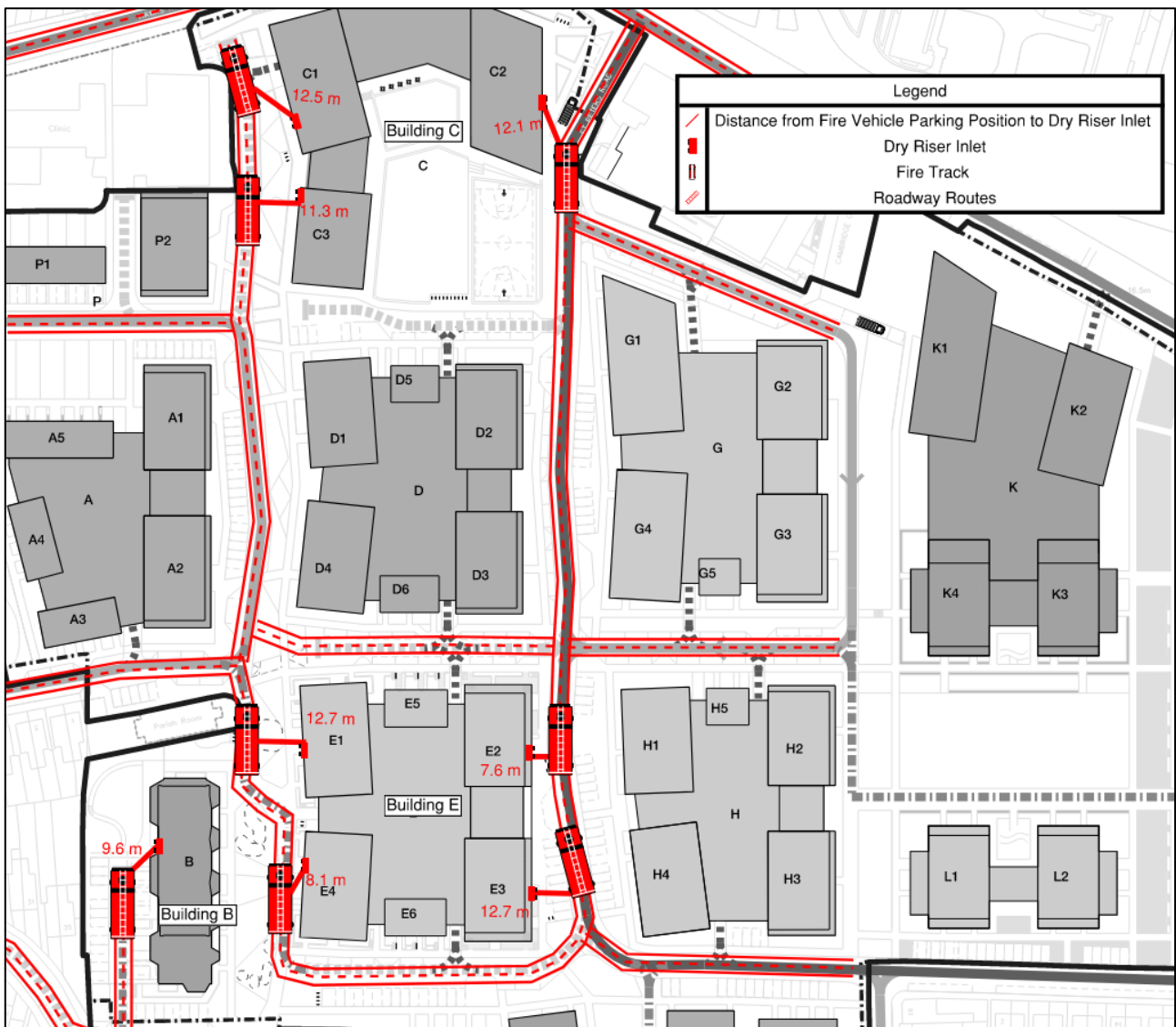


Figure 7: Fire and Rescue Service Access to Buildings B, C and E

7.2 Firefighting Facilities

Blocks C1, C2, C3 and E1, E2, E3 and E4 will be provided with firefighting shafts.

Firefighting shafts will include the following:

- Firefighting lift including backup power supply located within 7.5m of the door to the stair on all floors;
- 1.1m wide firefighting stair;
- 2 hours fire resisting enclosure around the stair and the firefighting lift;
- Dry fire main with an outlet located within the stair enclosure on all floors and the inlet located externally at Ground Floor will be located within 18m and visible from where a fire appliance vehicle can park;
- 1m² automatically opening vent at the head of the stairs;

Each floor will be provided with a maximum hose coverage of 60m from the dry riser inlet provided at each floor level.

Building B has a top floor of less than 18m. Therefore, it does not need a firefighting shaft. However, a dry fire main will be provided in the stair to give 45m hose coverage to all apartments.

Blocks E5 and E6 are town homes that can be accessed directly at ground level. Hose cover from a pump appliance parking position to the top floor will be within 45m.

7.3 External Water Supply

A water supply will be provided either from a public fire hydrant system or from a private fire hydrant ring main system designed to meet BS 9990:2015 (*Non automatic fire-fighting systems in buildings. Code of practice*).

Fire hydrants will be within 90m of each dry riser inlet, providing a minimum flow rate of 1500 litres/minute.

A maintenance regime for all active fire safety measures will be developed in due course.

8.0 FIRE SAFETY MANAGEMENT

It is a fundamental assumption that features described in this Fire Statement will require management and maintenance throughout the life of the building. This is to ensure any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures.

Managing fire safety is the whole process throughout the life of a building, starting with the initial design, which is intended both to minimize the incidence of fire and to ensure that, when a fire does occur, appropriate fire safety systems (including active, passive and procedural systems) are in place and are fully functional.

The building management is expected to comply with Level 1 management from BS 9999.

9.0 FUTURE PROOFING – GOLDEN THREAD OF INFORMATION

In line with the recommendations for providing a 'golden thread' of information, digital records of the fire safety components during the design and construction phases will be recorded. Records will be initiated by the relevant duty holders during the design and construction phase. On completion of work the records will be handed over to the building owners to maintain for the life of the building.

A Fire and Emergency File (FEF) will be established for this development to record prevalent information throughout the design, construction and life of the building. The FEF will include this fire statement and subsequent fire strategies as outlines of the key fire safety design provisions of the building, including assumptions of fire loads, occupant characteristics, evacuation strategies, passive fire safety measures, active fire safety systems, fire safety equipment, key fire properties of building materials, access for fire and rescue services. As the design develops relevant documents shall be recorded including technical specifications and product datasheets, detailing specific information on the building materials, safety systems and equipment. On completion of construction the commissioning documents and the operation and maintenance manuals shall be recorded. Throughout the life of the building regular inspections and maintenance are required to ensure the fire strategy is upheld and fire safety systems are operational. Records of inspections, fire risk assessments and maintenance work shall be recorded.

The details of the information retention systems will be determined by the client.

Modification of the following elements of the building may adversely affect the original fire safety strategy:

- Fire detection and alarm systems
- Fire suppression systems
- Smoke clearance and control systems
- Increasing population
- Changing the use of the areas
- Escape routes
- Number and dimension of escape stairs
- Refuge areas
- Wall and ceiling linings
- Fire protection of the building structures
- Changing fire and smoke doors
- Changing, penetrating fire compartments, cavity barriers
- Increasing fire load in certain areas
- Creating, changing openings on the external envelope
- Changes in the external envelope of the building
- Changes in the environment of the building related to the fire service access points and parking.

10.0 INFORMATION, LIMITATIONS AND ASSUMPTIONS

The information limitations and assumptions used in the preparation of this report are noted below: -

10.1 Drawings

This report is based on drawings issued to us. Dimensions have been taken from these drawings. The following drawings were used:

Building B - Drawing Numbers
503-PTA-BZ-ZZ-DR-A-1300_Plot B GA Plan Ground and First Floor_Planning_PL2
503-PTA-BZ-ZZ-DR-A-1301_Plot B GA Plan Second to Fourth Floor_Planning_PL1
503-PTA-BZ-ZZ-DR-A-1302_Plot B GA Plan Fifth Floor to Roof_Planning_PL1
503-PTA-BZ-ZZ-DR-A-1900_Building B GA Elevations_Planning_PL1
503-PTA-BZ-ZZ-DR-A-1901_Plot B GA Sections_Planning_PL1

Table 2: Building B - Drawings Reviewed

Building C - Drawing Number
503-PTA-CZ-ZZ-DR-A-1320_Building C1, C2 and C3 General Arrangements Levels B1 and 00_Planning_PL1
503-PTA-CZ-ZZ-DR-A-1321_Building C1, C2 and C3 General Arrangements Levels 1 and 2_Planning_PL2
503-PTA-CZ-ZZ-DR-A-1322_Building C1, C2 and C3 General Arrangements Levels 3 to 9_Planning_PL1
503-PTA-CZ-ZZ-DR-A-1323_Building C1, C2 and C3 General Arrangements Levels 10 to 12_Planning_PL1
503-PTA-CZ-ZZ-DR-A-1910_Building C Elevation A-A, B-B_Planning_PL2
503-PTA-CZ-ZZ-DR-A-1911_Building C Elevation C-C, D-D_Planning_PL2
503-PTA-CZ-ZZ-DR-A-1912_Building C Elevation E-E, F-F_Planning_PL2
503-PTA-CZ-ZZ-DR-A-1913_Building C Elevation G-G_Planning_PL1
503-PTA-CZ-ZZ-DR-A-1914_Building C Section A-A, B-B_Planning_PL1
503-PTA-CZ-ZZ-DR-A-1915_Building C Section C-C, D-D_Planning_PL1
503-PTA-CZ-ZZ-DR-A-1916_Building C Section E-E, F-F_Planning_PL1
503-PTA-CZ-ZZ-DR-A-1917_Building C Section G-G, H-H_Planning_PL1
503-PTA-CZ-ZZ-DR-A-1918_Building C Section I-I_Planning_PL1

Table 3: Building C - Drawings Reviewed

Building E - Drawing Number
503-PTA-EZ-ZZ-DR-A-1355_Building E General Arrangement Ground and First Floor Plan_Planning_PL1
503-PTA-EZ-ZZ-DR-A-1356_Building E General Arrangement Second and Third Floor Plan_Planning_PL1
503-PTA-EZ-ZZ-DR-A-1357_Building E General Arrangement Fourth and Fifth Floor Plan_Planning_PL1
503-PTA-EZ-ZZ-DR-A-1358_Building E General Arrangement Sixth and Seventh Floor Plan_Planning_PL1
503-PTA-EZ-ZZ-DR-A-1359_Building E General Arrangement Eighth and Ninth Floor Plan_Planning_PL1
503-PTA-EZ-ZZ-DR-A-1360_Building E General Arrangement Tenth and Eleventh Floor Plan_Planning_PL2
503-PTA-EZ-ZZ-DR-A-1361_Building E General Arrangement Roof Plan_Planning_PL2
503-PTA-EZ-ZZ-DR-A-1920_Building E Elevations A-A, B-B, C-C, D-D_Planning_PL3
503-PTA-EZ-ZZ-DR-A-1921_Building E Elevations E-E, F-F_Planning_PL1
503-PTA-EZ-ZZ-DR-A-1922_Building E Elevations G-G, H-H_Planning_PL1
503-PTA-EZ-ZZ-DR-A-1930_Building E Sections A-A, B-B_Planning_PL2
503-PTA-EZ-ZZ-DR-A-1931_Building E Sections C-C, D-D_Planning_PL1
503-PTA-EZ-ZZ-DR-A-1932_Building E Sections E-E, F-F_Planning_PL1

Table 4: Building E - Drawings Reviewed

Masterplan - Drawing Number
503-PTA-MP-00-DR-A-1225_Proposed Masterplan Servicing Routes – General Vehicular Routes_For Information_P04_0
503-PTA-MP-00-DR-A-1226_Proposed Masterplan Servicing Routes – Emergency Routes_For Information_P04_0

Table 5: Building E - Drawings Reviewed

10.2 Building Regulations

This report considers building regulations, which deal with life safety. Property protection and insurance issues are not addressed in this report. Guidance on property protection and insurance requirements can be found in the document *Approved Document B: Fire Safety (Volume 2) – Buildings other than dwellinghouses Incorporating Insurers' Requirements for Property Protection*, RIBA Publishing 2015.

10.3 Other Limitations

Complying with the recommendations of this report will not guarantee that a fire will not occur.

Unless otherwise described in this report, the fire strategy assumes that the building design, the mechanical and electrical systems, construction methods and materials specifications will comply with current Building Regulations guidance, and relevant British Standards and Codes of Practice. The design of mechanical and electrical systems such as fire alarm and sprinklers is a specialist area. Fire Strategy recommendations are given in this report, however, the design and specifications need to be developed at the appropriate stage in consultation with the specialist designers of these systems.

This report has been prepared for the sole benefit, use and information of Countryside Properties and the liability of Jeremy Gardner Associates Limited, its directors and employees in respect of the information contained in the report will not extend to any third party.

OFFICES AND CONTACT INFORMATION

Should you have any queries with this report please contact our London Office.

London Office:

209-215 Blackfriars Road
London
SE1 8NL
Tel: +44 (0)20 7202 8484
london-jga@jensenhughes.com

OTHER JGA OFFICES AT:

Manchester Office:

2nd Floor
Swan Buildings
20 Swan Street
Manchester
M4 5JW
Tel: +44 (0)1612366527
manchester-jga@jensenhughes.com

Birmingham Office:

Suite 205, Cheltenham House
16 Temple Street
Birmingham
B2 5BG
Tel: +44 (0) 121 281 4513
birmingham-jga@jensenhughes.com

Edinburgh Office:

22 Hanover Street
Edinburgh
EH2 2EP
Tel: +44 (0)131 226 1661
edinburgh-jga@jensenhughes.com

Glasgow Office:

30 Gordon Street
Glasgow
G1 3PU
Tel: +44 (0)141 847 0446
glasgow-jga@jensenhughes.com

Dublin Office:

9 Upper Baggot Street
Dublin 4
D04 A6W7
Tel: +353 (0)1 661 4925
dublin-jga@jensenhughes.com

Belfast Office:

Victoria Place
Wellwood Street
Belfast
BT12 5GE
Tel: +44 (0)2890 230 300
belfast-jga@jensenhughes.com

Galway Office:

Office 3, Monterey Court
Salthill, Galway
Ireland
Tel: +353 (0)91 528 342
galway-jga@jensenhughes.com

