



Newcombe House and Kensington Church Street
Fire Safety Strategy

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1. Introduction

This addendum to the Fire Safety Strategy has been prepared in support of amendments made to planning application PP/17/05782 (GLA ref: 3109a) for the mixed use redevelopment of the Newcombe House Site in the Royal Borough of Kensington and Chelsea. This report should be read in conjunction with the Fire Safety Report dated September 2017.

The proposed amendments do not alter the description of development, which remains as follows:

'Demolition of the existing buildings and redevelopment to provide office, residential, and retail uses, and a flexible surgery/office use, across six buildings (ranging from ground plus two storeys to ground plus 17 storeys), together with landscaping to provide a new public square, ancillary parking and associated works.'

The proposed amendments do not alter the description of development, which remains as follows:

- an increase in the number of homes (to a total of 55) and alterations to the housing mix;
- an increase in the proportion of affordable homes (to 35% by hab room and 41.8% by unit);
- an increase in office floorspace of 414 sqm GEA (to a total of 5,306 sqm);
- the addition of one storey to Kensington Church Street Building 1 in C3 residential use (from four storeys to five);
- the addition of two storeys to West Perimeter Building 3 in B1 office use (from five storeys to seven);
- alterations to the layouts of Kensington Church Street Buildings 1 and 2, and West Perimeter Buildings 1 and 3, with associated changes to the facades;
- minor alterations to the façade of the Corner Building on levels 4, 5 and 6 to respond to the revised massing of West Perimeter Building 3; and
- minor alterations to the services strategy for West Perimeter Building 2.

Further details of the Proposed Amendments are set out within the Design and Access Statement Addendum and Planning Statement Addendum.

The purpose of this addendum is to set out fire safety considerations relevant to the Proposed Amendments and, where relevant, update the Fire Safety Strategy, dated September 2017, (the "September 2017 Report"), to incorporate further improvements now proposed within the development.

This addendum supplements the September 2017 Report. It does not unnecessarily repeat information previously provided where it remains relevant, unless it assists the commentary within the report.

2.0 Fire Safety Strategy

The Fire Safety Strategy for the proposed development has been designed in accordance with the functional requirements of the Building Regulations 2010. To comply with these functional requirements the standard guidance in Approved Document B (2006) [incorporating 2010 and 2013 amendments], BS 9999:2017 and BS 9991:2015 has been used. The fire safety elements do not only consider life safety but also property protection and business continuity.

As with the September 2017 application, the Proposed Amendments to the development have benefitted from the involvement of fully qualified (Chartered) fire engineers during the development of the design and would, therefore, achieve the same high standards as the development proposed in September 2017.

The Fire Safety Strategy developed for the September 2017 application is still applicable in light of the Proposed Amendments. As a brief recap, examples of measures which were proposed previously and have been maintained are:

- the development would be fully sprinklered;
- a firefighting lift would be provided in the Corner Building; and
- all residential and non-residential areas would have enhanced automatic fire and alarm detection.

As a result of the revised layouts within the Proposed Amendments there have been further improvements made to the fire safety strategy which include:

- the inclusion of additional evacuation lifts, resulting in evacuation lifts in all buildings; and
- the inclusion of a fire fighting shaft, including firefighting lift, in WPB3.

The inclusion of the measures proposed in the September 2017 report and the further measures described above means the development will continue to meet, and in many areas exceed the requirements of the standard guidance.

It is proposed that during the detailed design stage, as is best practice, details of the fire strategy will be developed further and discussions with London Fire Brigade (LFB) will take place. It is proposed to allow for the early involvement of the LFB during the detailed design and construction stage and furthermore prior to handover. It is intended through direct consultation, that the LFB become familiar with the new development prior to occupation.

It is proposed by the Applicant and design team to have the fire engineering team involved during all design and construction phases i.e. from early concept up to completion and hand-over to ensure a constant and regular communication of the fire strategy principles to all stakeholders during all design and construction stages.

The Applicant intends to hold a fire safety meeting with all relevant stakeholders prior to completion of the buildings to fully brief the management agency about the fire strategy concept and how it has been implemented during the construction phase.

3.0 Conclusion

The Fire Safety Strategy for the proposed development has been designed in accordance with the functional requirements of the Building Regulations 2010. In addition enhancements have been implemented to not only meet but exceed the standard requirements. The fire safety elements do not only consider life safety but also property protection and business continuity. The fire strategy has been developed by Chartered fire engineers in close working relationship with MLM Approved Inspectors.