

(PDH-04 )

## **Preliminary application 1 (P1) 5/11/2012**

# MEMORANDUM

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To: John Allen  
cc:

From: Dave Gammon  
Dated: 05/11/2012

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## **B1 - MEANS OF ESCAPE OBSERVATIONS**

PREMISES: Grenfell Tower  
APP No: Preliminary  
SUBMISSION No: Preliminary (P1)  
DRAWINGNo: MT13779R.Iss01-GrenfellTower-Fss, 1279\_RE110\_REV05,  
1279\_RE111\_REV04, 1279\_RE112\_REV04, 1279\_RE113\_REV04,  
1279\_RE114\_REV03.

Please also refer to marked up plan P1.

I make the following comments using Approved Document B and, where appropriate, BS 9991.

### **Ground Floor (Plan Number 1279- RE110 –Revision 05)**

1. The new lift located within the common stair enclosure should be designed as a fire fighting lift.
2. The common lobby that forms the enclosure to the lifts should be provided with smoke ventilation. Please submit details in respect to this requirement.
3. The common stair and lobby should be designed for fire fighting purposes, in respect to the fire resistance of the enclosing walls, ventilation, doors and fire fighting facilities.
4. The open counter to the concierge office should be provided with a two hour fire resisting shutter that closes on the detection of smoke within the office. The shutter should show compliance with PAS 121, having the necessary smoke seals etc.
5. The final exit door from the common stair should be at least the width of the stair.

### **Nursery**

6. The kitchen and store rooms should be enclosed in half hour fire resisting construction having FD30 fire resisting doors.

**Mezzanine Level (Plan Number 1279- RE110 –Revision 05)**

7. The travel distance from the entrance doors to the flats located between grid lines A-B and 1-5 exceed the maximum allowed in one direction of 7.5m, to the door allowing egress to the common stair.
8. A lobby is required between the common lobby and the refuse chute having 0.2m<sup>2</sup> of permanent ventilation.
9. Items 2 and 3 as given above also apply at this level.
10. Due to the configuration of the protected lobbies within the flats and the extended travel distances to the entrance doors, additional smoke detectors should be provided.

**Community Area**

11. The store rooms should be enclosed in half hour fire resisting construction having FD30s fire resisting doors.
12. The lobby to the community room should be constructed as a protected lobby. The lobby should be provided within the same amount of ventilation as that required for the common lobbies serving the flats.

**Walkway Level (Plan Number 1279- RE110 –Revision 05)**

13. The common stair serving the upper floor levels should connect directly to the common stair serving the lower floor levels that leads to the final exit at ground floor level. The common stair serving the upper floors as shown on the plan seems to show the stair being accessed from the common lobby which would not be appropriate.
14. Items 2 and 3 as given above also apply at this level.

**Office Level (Plan Number 1279- RE110 –Revision 05)**

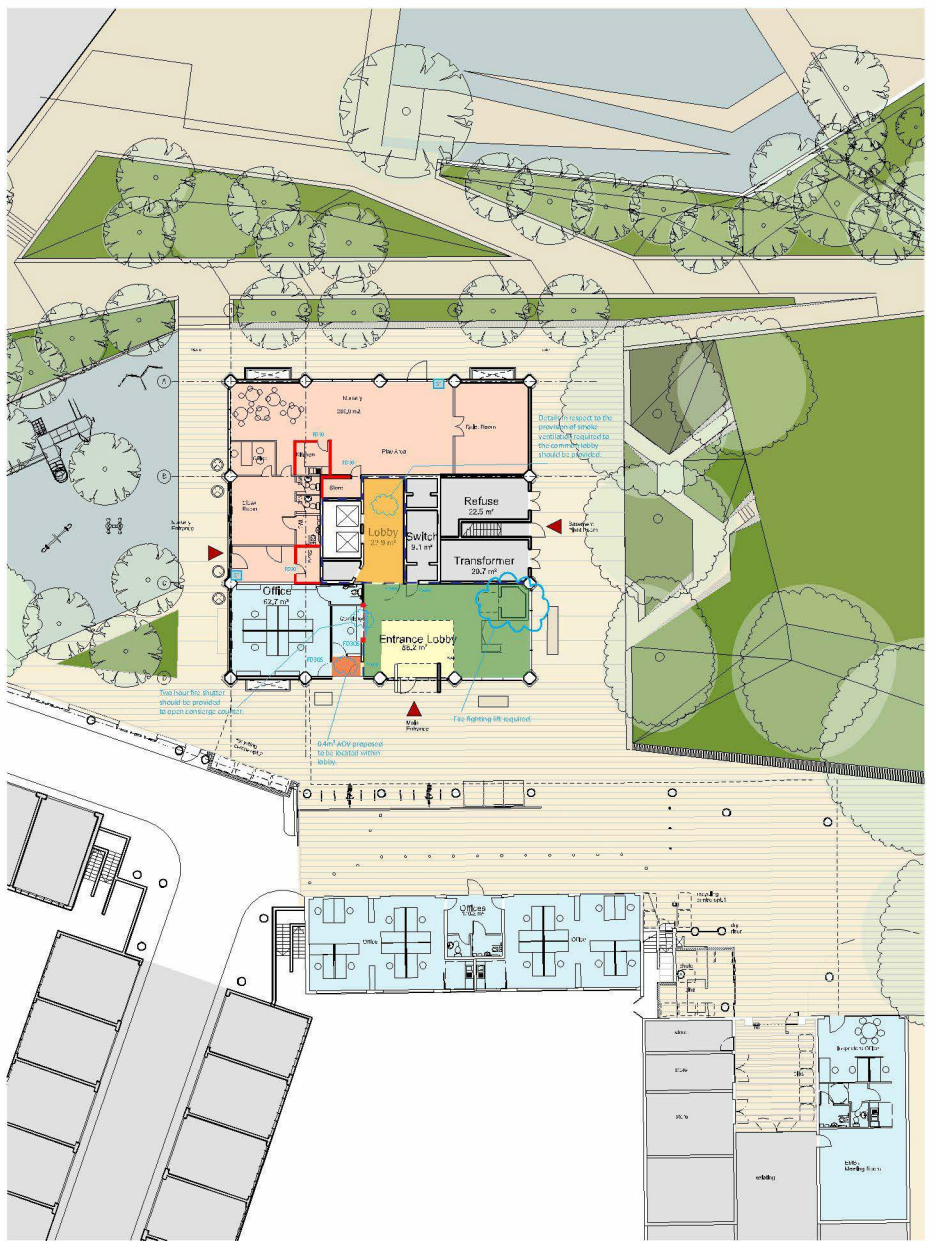
15. Items 2, 3, 8 and 10 as given above also apply at this level.

**General Conditions****Details in respect to the following should be submitted: -**

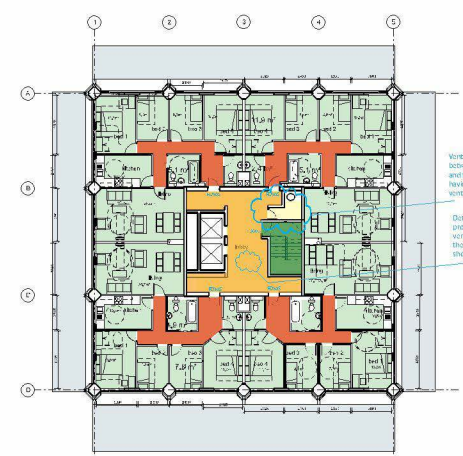
- 1) Escape lighting showing compliance with BS 5266 Part 1.
- 2) Fire alarm system showing compliance with BS 5839 Part 1 to the common parts of the building and the nursery, office, boxing club and community areas.
- 3) Fire alarm system showing compliance with BS 5839 Part 6 to the flats.
- 4) Any mechanical ventilation showing compliance with BS 9991.
- 5) Fire signage-showing compliance with BS5499 Part 1.

- 6) The smoke ventilation to the common lobbies and stair.
- 7) Plans and details showing the fire brigades access to the site together with the locations of dry/wet riser inlet valves and hydrants.
- 8) Door schedule.

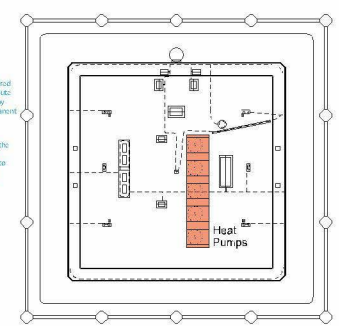
**Please note that I have not consulted the LFCDA.**



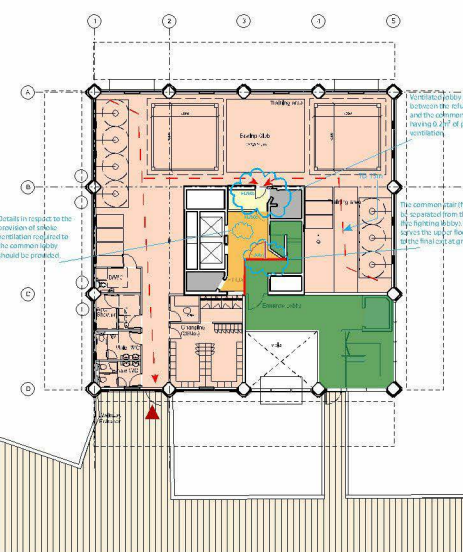
GROUND FLOOR



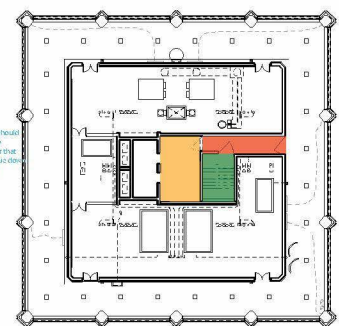
OFFICE LEVEL



ROOF PLAN



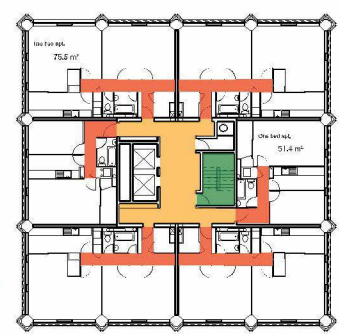
WALKWAY LEVEL



PLANT ROOM



MEZZANINE LEVEL



TYPICAL RESIDENTIAL FLOOR

**NOTES**

1. THE DRAWING IS COPYRIGHT STUDIO E LLP.
2. THE CONTRACTOR MUST NOT SCALE FROM THE DRAWING. ALL DIMENSIONS SHALL BE TAKEN FROM THE DIMENSIONS GIVEN IN THE DRAWING.
3. WHERE ANY DISCREPANCIES EXIST BETWEEN THE DIMENSIONS GIVEN IN THE DRAWING AND THE DIMENSIONS GIVEN IN THE SPECIFICATION, THE DIMENSIONS GIVEN IN THE SPECIFICATION SHALL PREVAIL.
4. WHERE ANY DISCREPANCIES EXIST BETWEEN THE DIMENSIONS GIVEN IN THE DRAWING AND THE DIMENSIONS GIVEN IN THE SPECIFICATION, THE DIMENSIONS GIVEN IN THE SPECIFICATION SHALL PREVAIL.

**Key**

- Yellow: Circulation
- Orange: Community Use
- Green: New Residential
- Blue: Community Use Office Space

**RBKC MOE - P1**

**Protected Stairway**  
The protected stairway shall be provided with a fire door at the top and bottom of the stairway. The stairway shall be provided with a fire door at the top and bottom of the stairway. The stairway shall be provided with a fire door at the top and bottom of the stairway.

**Stairway Lobby**  
The stairway lobby shall be provided with a fire door at the top and bottom of the stairway. The stairway lobby shall be provided with a fire door at the top and bottom of the stairway. The stairway lobby shall be provided with a fire door at the top and bottom of the stairway.

**Inner Hall**  
The inner hall shall be provided with a fire door at the top and bottom of the inner hall. The inner hall shall be provided with a fire door at the top and bottom of the inner hall. The inner hall shall be provided with a fire door at the top and bottom of the inner hall.

**Simple Fastening**  
The simple fastening shall be provided with a fire door at the top and bottom of the simple fastening. The simple fastening shall be provided with a fire door at the top and bottom of the simple fastening. The simple fastening shall be provided with a fire door at the top and bottom of the simple fastening.

**Active Fire curtain barrier**  
The active fire curtain barrier shall be provided with a fire door at the top and bottom of the active fire curtain barrier. The active fire curtain barrier shall be provided with a fire door at the top and bottom of the active fire curtain barrier. The active fire curtain barrier shall be provided with a fire door at the top and bottom of the active fire curtain barrier.

NO.	DATE	FOR INFORMATION
05	15/10/12	FOR INFORMATION
04	12/10/12	FOR INFORMATION
03	08/10/12	FOR INFORMATION
02	08/09/12	FOR INFORMATION
01	25/09/12	FOR INFORMATION

**FOR INFORMATION**

**STUDIO E LLP**  
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**GREENFELL TOWER REGENERATION PROJECT**

**PROPOSED FLOOR PLANS**

1:200 @ A1 15/08/12  
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1/25 RE 110 05

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