

Briefing Notes

Items 01 – Acton Gardens Plot 7.2, Remaining Area of Acton Gardens Master Plan (South Acton Estate) Acton, W3 8TQ - 211783REM

Amended Recommendation

N/a

Further Written Representations

None received

Notes

Officer comments: Annexes 4 and 5 are a subsequent addition to the planning application for Plot 7.2. Annex 4 includes a public health statement detailing the resilience of the building's design in the face of public health emergencies similar to the Covid-19 pandemic. Annex 5 provides an overview of the measures identified in the fire statement for Plot 7.2.

These submissions are provided for clarity and information purposes only.

Annex 4

Acton Gardens Phase 7.2 Public Health Statement, May 2021.

Due to the ongoing COVID-19 pandemic there has been thought into how developments could mitigate transmission of disease. In Phase 7.2 specifically thought has gone into how if required in the future the development could mitigate against the transmission of disease. Firstly, all estate common parts will be maintained by a Management Company (L&Q), who will undertake regular risk assessments and ensure that appropriate measures will be undertaken in accordance with government guidelines.

Additionally, other measures below could be included and would be subject to further consideration during detailed design and once the development is operational:

- Hand sanitizer stations in the lobbies of each core and in communal and courtyard areas.
- Markings on floors to make two-way walking routes.
- Relevant public health signage across the development reminding people of their role in preventing transmission of disease.
- Two door entrance into the private courtyard from Avenue Road so an entry and exit point.
- Within the Active Living accommodation communal area, double wide doors to ensure natural ventilation if there are a number of people in the same room.
- Within the Active Living accommodation entrances to the building could be fob accessed and automatically opening to provide contactless entry.

The measures noted above are not guaranteed to be taken forward but highlights some of the measures that could be taken in order to prevent the risk of disease transmission in the future.

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Annex 5

Fire Statement

The development must be carried out in accordance with the provisions of the Fire Statement prepared, checked and approved by the authors in this document dated 10th May 2021 unless otherwise approved in writing by the Local Planning Authority.

The Fire Statement defines the fire safety objectives and performance requirements of the development, and the methods by which these objectives will be provided/satisfied. It is intended to ensure that the development incorporates the necessary fire safety measures in accordance with the Mayor's London Plan Policy D12.

INFORMATION

Overview of Development

The Site is located at Acton Gardens, in the London Borough of Ealing.

The Site comprises four adjoining buildings:

- Block A comprises ground plus 8-storey residential block, situated on the corner of New Road and Avenue Road.
- Block B comprises ground plus 10-storey residential block overlooking Clandon Gardens to the North and New Road to the East.
- Block C comprises ground plus 8-storey residential block overlooking New Road to the East.
- Block D comprises ground plus 8-storey residential block, situated on the corner of New Road and Avenue Road.
- All Blocks are provided with a common basement level which will contain a car park, ancillary areas and the energy centre.

The proposed redevelopment of the Site includes the following:

- The site will comprise of a total of 185 units housing in a single courtyard block.
- 18 units including 8 in the Active Living tenure will be designed as wheelchair access units.
- Car parking will be available with a total number of 32 spaces located at the basement floor.
- Provision of secure cycle parking in line with emerging London Plan standards. The private store will contain 333 residential spaces.
- The premises will also contain associated private and semi-private amenity space; refuse/recycling and bicycle storage; plant rooms; as well as an energy centre up to 373sqm in size.
- The topmost occupied storey of each block ranges between approximately 24m-36m from ground level.

ACTIVE FIRE SAFETY SYSTEMS

Sprinklers

The building will be provided with a sprinkler system design and install in accordance with BS 9251 and BS EN 12845.

Automatic Fire Detection

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Domestic fire detection and alarm system will be provided within the apartments in accordance with BS 5839-6.

The remaining areas of the building will be provided with automatic fire detection and alarm system in accordance with BS 5839-1.

Smoke Control

Dedicated smoke control systems will be provided in the following areas in accordance with the guidance:

- The common lobby in Blocks A, B, C and D.
- At the top of all stairs serving the accommodation.
- Basement car park

Evacuation Alert System (EAS)

An EAS designed to BS 8629 will be provided to the building.

Emergency Lighting

Emergency lighting will be provided in accordance with BS 9999, BS9991 and BS 5266-1:2016.

Signage

Signage will be provided throughout the buildings and in accordance with the recommendations of BS 9999, BS 9991 and BS ISO 3864-1:2011.

EVACUATION STRATEGY

The accommodation will operate on a “defend in place” evacuation strategy; where only the unit on fire will evacuate initially and subsequent evacuation may occur through the fire service notification if necessary or if the residents are concerned or fire or smoke affects their units.

For fire detection in the plant rooms, refuse stores, cycle store, amenity areas and energy centre the alarm will sound in those rooms only.

The car park will be designed as an individual evacuation zone. 3

MEANS OF ESCAPE

Apartments

The apartments will be designed with an open plan arrangement. To accommodate this, the following will be met in accordance with BS 9991:

- The flats will be provided with sprinklers and a Category LD1 automatic fire detection and alarm system.
- Travel distances within the flats will be limited to within 20m,
- The cooking hobs/kitchens will be adequately separated from the apartment entrance doors and escape routes.

The apartments in which contain a protected hallway will contain travel distances within entrance hallways will be limited to 9m from the door to the furthest habitable room to the apartment entrance.

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Common Corridor

Each apartment at each upper level will be separated from the stair with a smoke vented corridor or an open balcony. The travel distances will be provided in accordance with the limits recommended in BS 9991 guidance.

Other Areas

Exits will be provided from the car park to limit travel distances to be within 18m in a single direction and 45m where more than one direction of escape is available. Escape routes will be via protected routes to outside or direct to outside.

Travel distances within the energy centre will be limited to 9 m for a single direction of escape, and 18 m where there is more than one means of escape.

Escape Route from the Stair

The final escape from the stair in all Blocks will be via a protected route to outside.
Connection to Car Park

To protect the single escape route, each stair that serves the apartments on the upper levels will be separated from the car park by a double lobby, one of which being smoke vented.

Disabled Evacuation

The building operator will develop a Personal Emergency Evacuation Plans (PEEPs) to assist any mobility impaired occupants to evacuate.

Evacuation Lifts

An evacuation lift will be provided within the building to meet Policy D5 of the London Plan guidance. 4

FIRE FIGHTING

Fire Fighting Facilities

The main stair cores in all blocks serving the accommodation will be constructed as a firefighting shaft that includes the following firefighting features:

- A 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.
- 1m² automatically opening vent at the head of the stair

Hose cover will be within recommended limits of 60m for a sprinklered building to the furthest point of accommodation from fire main outlets and fire vehicle parking positions in all blocks.

Firefighting access into the car park will be provided either via the stair cores or car park entrance.

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Fire Hydrant Provision

The site is well covered by the existing street hydrants.

Fire Vehicle Access

Fire vehicle access will be sufficient to serve the site from the surrounding roads.

Fire vehicle access will be provided to within 18m and in sight of the dry fire main inlet.

STRUCTURE AND COMPARTMENTATION

Based on the building height, each block will be provided with the suitable structural fire resistance in accordance with the guidance.

All floors will be designed as compartment floors.

All service risers will be constructed as protected shafts and achieve the same fire resistance as the compartment floors that they penetrate.

The following will be constructed as compartment walls:

- Walls between flats
- Walls between flats and common areas
- Walls between flats and other uses

The car park structure will achieve 120 minutes fire resistance.

Car park and other non-residential areas will be separated from the residential areas by compartment construction achieving 120 minutes.

The stair of duplex apartments will be enclosed in 30 minutes fire-resisting construction and exit directly to outside at ground floor or into the protected common corridor.

EXTERNAL FIRE SPREAD

Fire Spread to Adjacent Buildings

The extent of unprotected openings within external walls have been determined based on the methodology within BR 187.

External Wall Construction

The external wall construction for the building will be non-combustible i.e. European Class A1 or A2-s1, d0. This includes any thermal insulation materials within external wall cavities and specified attachments such as balcony. Sealants, gaskets, doors and windows (including frames) are exempted; (see regulation 7(3) for the full list of exemptions). Membranes within the external wall will achieve a minimum Class B-s3, d0.

Cavity barriers will also be provided within the external wall construction in accordance with the guidance.

Roofs

Based on the separation distances between the building and the boundaries (less than 6m), the roof coverings including the terrace will require a Broof European classification.

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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.