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Preliminary Fire Safety and Access & Use Strategy

For

The Proposed Construction of a Residential Development to be known as Anglesea Terrace Apartments

At

Anglesea Terrace, Old Station Road, Cork

CLIENT : Land Development Agency (LDA) on behalf of Cork City Council
PROJECT TITLE : Anglesea Terrace Apartments
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1.0 INTRODUCTION

1.1 SCOPE OF REPORT

This Report is submitted in support of a planning application for the proposed construction of a residential development at Anglesea Terrace, Old Station Road, Cork

The Fire Safety and Access & Use Strategy is being submitted with the Planning Application to demonstrate that the proposed design is in substantial compliance with Part B (Fire Safety) & Part M (Access & Use) of the Building Regulations and that it will be possible in due course to obtain a Fire Safety and Disability Access Certificate without giving rise to changes that would require planning permission.

1.2 OUTLINE DESCRIPTION OF THE PROPOSED DEVELOPMENT

Please refer to description of development in Architects Design Statement.

1.3 BASIS OF COMPLIANCE

The proposed development will be subject to Fire Safety Certificate and Disability Access Certificate applications based on the below design guidance documents:

Purpose Group	Design Guidance (Fire Safety / Access & Use)
Residential	TGD-B 2024 / TGD-M 2022, BS 8300: 2018 & UK ADM
Amenities/ancillary accommodation and 'mixed use' units	TGD-B 2024 / TGD-M 2022, BS 8300: 2018 & UK ADM

The aforementioned guidance proffers prescriptive design solutions which are considered prima facie compliance with Parts B & M of the Building Regulations, alternative solutions are acceptable based on a fire engineering approach as set out in Technical Guidance Document B to the Building Regulations. Accordingly the Fire Safety and Access & Use Strategies being adopted make provision for the acceptance of substantiated deviations from some of the prescriptive solutions in these codes, based on the use of the enhancement measures.

2.0 FIRE SAFETY STRATEGY

2.1 MEANS OF ESCAPE IN CASE OF FIRE

It is noted that the apartment block is served by two main stair cores (Core A – Stair 01 and Core B – Stair 03). There is an additional stair (stair 02) included in Core A to serve as a second stair core to the tower section which will facilitate simultaneous firefighting and evacuation of the tower section.

Ventilated common corridors will be provided, located to each side the lift lobbies. The common corridors are designed to be provided with ventilation by way of a mechanical smoke ventilation system at each level. The dead-end travel distances will be limited to max. 15m in each vented corridor measured from the furthest apartment entrance door to the lift lobby/stair door.

The above travel distances are based on the proposed sprinkler protection to all apartments and the ventilation strategy to the relevant ventilated corridors.

The internal layout of the open plan apartments will be designed in line with Section 1.6 and Diagram 20 of TGD-B 2024 which will include ensuring that the kitchen's main cooking appliance is located at least 1.8m away from the internal escape route and apartment entrance door and also ensuring a max travel distance of 20m within each apartment measured from the furthest point within the unit to its entrance.

The internal layout of the duplex units will be designed in line with Section 1.6.3 and Diagram 23 of TGD-B 2024 which will include a 30-minute fire rated protected stairway complete with FD30 fire doors to all doors opening into the stairway within each unit.

The ground floor 'mixed use' units are each provided with their own entrances/exits discharging directly to the external air at ground/street level.

2.2 INTERNAL FIRE SPREAD (STRUCTURE)

The proposed development structures will be designed to achieve a minimum 120 minutes fire resistance (stability, integrity and insulation) noting that the topmost floor heights will be greater than 30m. The method of achieving the required fire rating will vary based on the method of support (reinforced concrete / structural steel). Supporting components will achieve the same fire rating of the wall / floor they support.

As the block has a top floor height greater than 30m, accordingly sprinkler protection will be provided throughout in accordance with IS EN 12845: 2015 and BS 9251:2021 as applicable. The individual residential units will be sprinkler protected in accordance with BS 9251: 2021. The ancillary spaces and 'mixed use' units at ground floor will be provided with commercial sprinklers in accordance IS EN 12845.

Each of the ground floor units will be constructed as separate compartments whilst similarly each of the individual apartments will also be designed as separate compartments.

The basement plant level will be compartmented from all upper floors and adjacent accommodation whilst their ancillary accommodation will also be enclosed in their own separate compartments.

2.3 EXTERNAL FIRE SPREAD

The external walls and roof of the proposed development will be so designed and constructed that they afford adequate resistance to the spread of fire to and from neighbouring buildings as per the external fire spread requirements of BRE 187.

2.4 ACCESS & FACILITIES FOR THE FIRE SERVICE

The building is afforded >50% high reach appliance with access from the South Link road, Old Station road and along Anglesea Terrace. Both Cores A & B will be fitted with internal fire mains whereby access will be provided for the Fire Brigade appliance to within 18m of the inlet connection points.

Both Core A and Core B will each be constructed as fire-fighting shafts, (noting their topmost floors are greater than 20m above ground level), whereby it is proposed to provide a fire-fighting lift lobby as part of the Core design vis-à-vis the design provisions of Section 5.5.5 & 5.5.6 of TGD-B 2024. Each fire-fighting shaft will comprise a fire-fighting stair, a fire-fighting lift, a fire-fighting lobby and a fire main which will provide Fire Brigade personnel access and internal fire-fighting facilities.

Internal fire main inlet valves will be provided externally to allow Fire Brigade personnel to connect fire hose reels from the Fire Brigade appliances to serve the internal fire mains within these Cores.

3.0 ACCESS & USE STRATEGY

3.1 EXTERNAL ACCESS ROUTES

The external site landscape shall be designed to achieve best practice in accordance with BS 8300 2018 Part 1, including accessible access routes to serve each of the residential Cores. In order to ensure universal access will be provided for all. Access routes will include level approach, gently sloped approach routes, ramped approach routes and stepped approach route. Gently sloped approach routes and ramped approach routes shall achieve a gradient as per the requirements of TGD M 2022. Each of the residential Cores will be provided with an accessible entrance to facilitate wheelchair/disabled access.

3.2 CIRCULATION WITHIN BUILDINGS

Corridors and passageways shall be designed to be wheelchair accessible in accordance with TGD M 2022 and will include the incorporation of passing places achieving 1800mm by 1800mm as applicable.

The upper floors will be served via accessible passenger lifts and an ambulant disabled stair designed in accordance with TGD-M / BS 8300 / UK ADM, including the following:

- The stairs shall achieve a minimum clear width of 1200mm, with a maximum height of each flight of 1800mm.
- The accessible passenger lifts shall achieve the required 1100mm wide by 1400mm deep where applicable.
- 1800mm x 1800mm turning facilities are to be provided on each circulation/access route.

3.3 RESIDENT'S AMENITIES & 'MIXED USE' UNITS

The ground floor 'mixed use' units will be subject to future fit-outs requiring their own Disability Access Certificate applications.

To comply with Part M (Access & Use) of the Building Regulations, it is noted that accessible sanitary facilities will be required to be provided within each unit as appropriate to the Building Regulations whereby the extent and provision of same will be dependent on the facilities being provided for able bodied persons, (e.g. an accessible WC will be provided where toilets are provided, an accessible shower/changing room will be provided where shower/changing room facilities are provided etc.).

3.4 RESIDENTIAL UNITS

The internal layout of each of the residential units will be designed in accordance with TGD-M 2022 such to include accessible entrance doors, visitable WCs and access to a habitable room (i.e. the kitchen/living area).