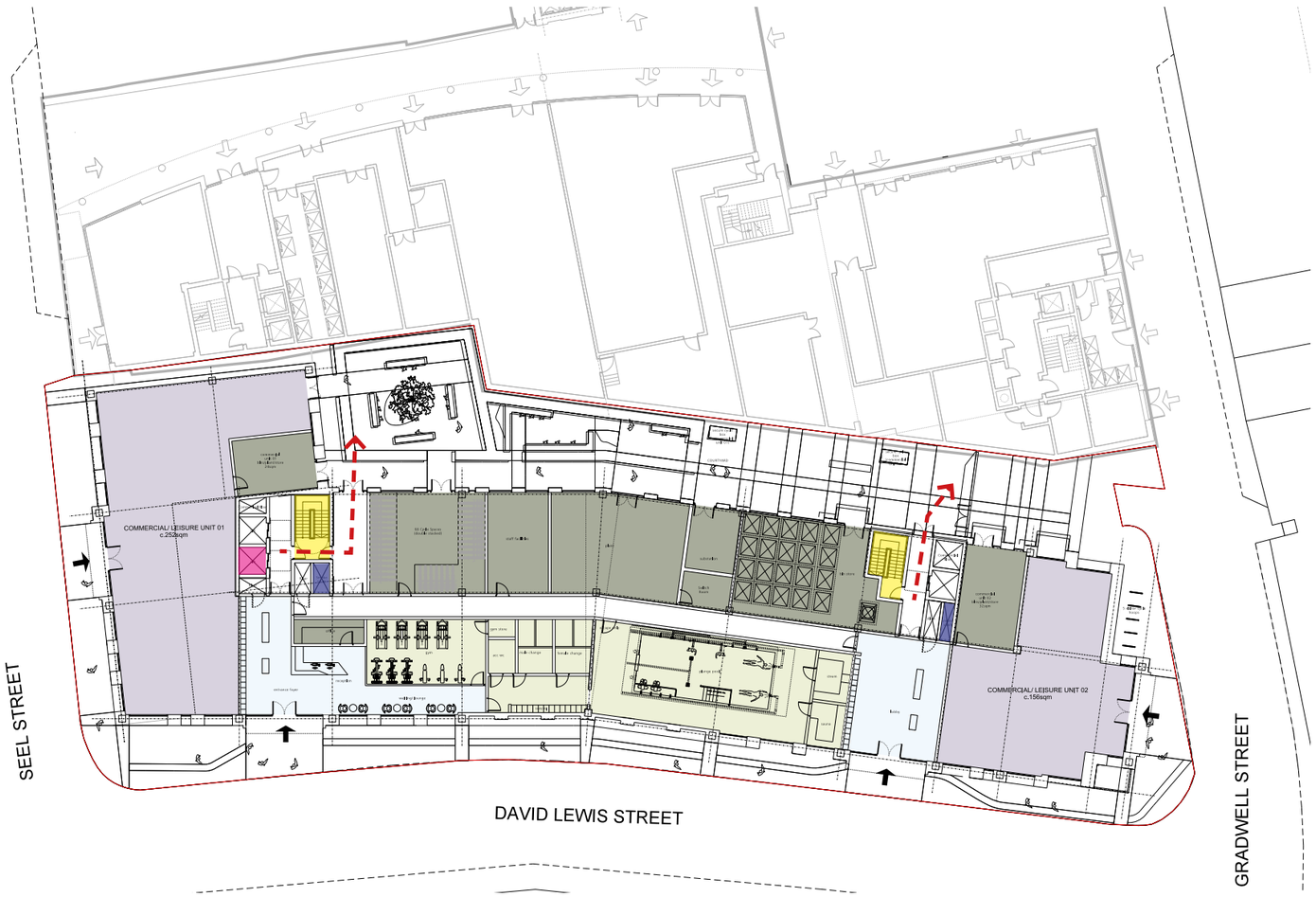
8.0 FIRE ENGINEERING
8.1 OUTLINE STRATEGY

8.1.1 Fire Strategy.

As the scheme develops, a fire safety strategy will be provided to set out how the requirements of the Building Regulations and any other relevant fire safety legislation will be satisfied by the design. The principal design guidance that will be considered is Approved Document B (ADB) 2006 Edition with 2013 amendments.

Fire Safety Design Summary

- The building will be served by three fire fighting stair, one in each block providing a clear width of 1.1m. The escape stair will discharge either direct to external or via protected corridor to ground floor.
- The main fire fighting core in the tower is designed to Part B Building Regulations standards and houses a fire-fighting lift, as required for a building of this height. The lift can be used for evacuation purposes, where required as part of the approved fire strategy.
- The travel distance within each apartment does not exceed 9m generally.
- There will be a sprinkler system, smoke detection and alarm systems within each apartment and also within the communal spaces where applicable.
- A mechanical smoke ventilation shaft measuring minimum 1.0 sqm will be located within the core to ventilate the shared escape route. A 1 sqm AOV will be provided at the head of the stair.
- The refuse chute will be accessed via a ventilated lobby (0.2 sqm).
- A dry riser outlet is to be located within the fire fighting stair at each level and a wet riser main will be located at ground floor level, clearly visible and accessible within 18m of the building.
- Compartmentation will be in line with current Building Regulations:
  - all floors are to be compartment floors.
  - any areas of high risk will be constructed as separate fire compartments.
  - automatic fire curtains will be used where compartmentation is not achieved by doors.
  - all internal surfaces will achieve an appropriate surface spread of flame requirement commensurate with standard guidance.
  - the external walls will be formed from non-combustible materials.



Key

- Fire escape stair
- Fire fighting lift
- Fire escape routes
- Mechanical smoke shaft

9.0 STRUCTURAL STRATEGY
9.1 OUTLINE STRATEGY

9.1.1 Structural Strategy.

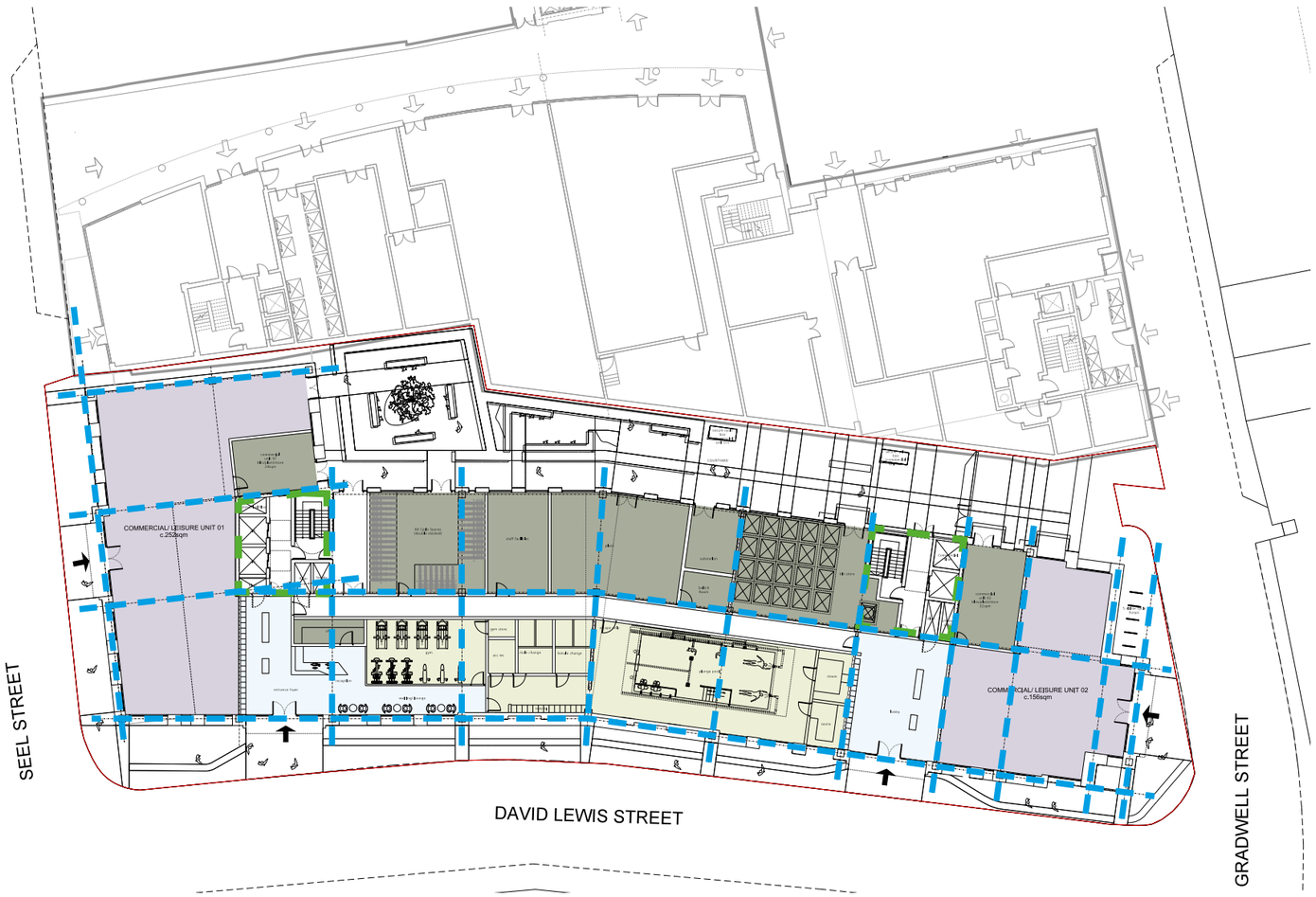
The design team have worked together closely to ensure that the structural strategy meets the architectural requirements of the proposal.

18-24 Seel Street will be constructed from an constructed steel frame and composite steel and concrete floors.

Clancy Consulting Ltd. have been consulted about the structural strategy as part of the preparation of this planning application and comments have been integrated at this preliminary stage in order to ensure that the design is viable and can be developed with ease going forward.

Key

- Outline Structural Grid
- Structural Core



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10.0 DESIGN AND ACCESS REPORT SUMMARY

In summary, the quality of the architecture, materials and the cohesive approach to the design of the 18-24 Seel Street development and the surrounding public realm will ensure the site is in keeping with the established character area with a clear long term benefit to the city. The proposal will establish new active frontage on Seel Street and Gradwell Street enhancing this existing location.

The development will successfully integrate into the surrounding area and provide a key gateway to the Ropewalks from Hanover Street bringing 200 new units to the city centre and creating a very desirable and unique place to live.

We feel that this proposal for 18-24 Seel Street explained within this document, will compliment and contribute to the area whilst enhancing the setting of the WHS and Duke Street Conversation area.

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11.0 DRAWING INDEX
11.1 DRAWING SCHEDULE

All drawings submitted as part of the planning application:

P16-122-02-02-001_B	Proposed Site Plan
P16-122-02-03-100_D	Proposed Level 00 Plan
P16-122-02-03-101_C	Proposed Level 01-08 Plan
P16-122-02-03-109_C	Proposed Level 09-10 Plan
P16-122-02-03-113_C	Proposed Roof Floor Plan
P16-122-02-05-001_B	Proposed David Lewis Street Elevation
P16-122-02-05-002_B	Proposed Gradwell Street Elevation
P16-122-02-05-003_B	Proposed Seel Street Elevation
P16-122-02-05-004_B	Proposed Courtyard Elevation
P16-122-02-04-001	Proposed Landscape Sections
P16-122-02-91-001_A	Site Location Plan

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