



Edmansons Close Fire Statement

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Associate Fire Engineer

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Edmansons Close

Fire Statement

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Executive Summary

Introduction

Tetra Tech have been commissioned by The Drapers Company to provide a Fire Safety Planning Statement (commonly referred to as a Fire Safety Statement) in support of an application for full planning and listed consent to Haringey Council for the proposed development at Edmansons Close, Bruce Grove, Tottenham, London, N17 6XD [1].

A Fire Statement is a standalone document which defines the fire safety objectives and performance requirements of a development, and the methods by which these objectives will be provided/satisfied. Evidence is provided of the provisions made for the safety of occupants and protection of property as well as the provision of suitable access and equipment for firefighting in light of London Plan fire safety policy requirements and the justification for these measures.

This Fire Safety Statement has been developed to satisfy the requirements of the London Plan 2021 [2], by documenting fire safety provisions for the development. In development of this document, draft guidance notes for the London Plan Fire Safety Policy D12(A) [3], London Plan Guidance Pre-Consultation draft D12(B)[6], and London Plan Policy D5(B5) [5] have been considered to demonstrate compliance of the proposed fire safety design against the Building Regulations 2010: Approved Document B: Volume 1 (2019 edition incorporating 2020 Amendments) [6].

Design and regulatory basis

The project will primarily designed and assessed in accordance with the recommendations of ADB [6]. Where the design deviates form ADB [6], the guidance of BS 9991 [7] will be applied.

Assumptions and limitations

The findings and opinions expressed in this Fire Statement are based on the information provided to Tetra Tech at the date of issue of this document and shall be applicable only to the circumstances envisaged herein.

The information relates to the proposed Edmansons Close project alone and is not applicable to any other project in the UK or abroad.

Authoring, Checking and Compliance



Competency statement

This Fire Statement is authorised by Tetra Tech Management Services Limited. Registered in England Number: 04807864. This document has been prepared and approved by the following members of the Fire Engineering team who have the appropriate expertise and work experience of fire safety design on a range of buildings of varying complexities in the UK and around the world.

Associate Fire Engineer: Raghuvirsinh Rathod

Relevant experience: Raghuvirsinh Rathod is the qualified Fire Engineer on this project who prepared this Fire Statement. He has more than 14 years of experience in the field of fire safety engineering and is maintaining his continuing professional development. He has provided fire engineering solutions to various industries such as defence, nuclear, transport, substations, Oil and Gas, Power and Petrochemicals, residential towers and other non-domestic buildings. During his experience, he has also carried out Regulatory Reform Fire Safety Order (RRFSO) fire risk assessments and fire compartmentation surveys for a wide variety of buildings.

Professional membership(s):

- MIFireE (Institute of Fire Engineers)
- MIFSM (Institute of Fire Safety Manager)
- Registered as Tier 3 Fire Risk Assessor on IFSM register

Academic qualification(s):

- MSc degree in Fire and Explosion Engineering from University of Leeds
- BSc degree in Fire from University of Gujarat (India)

Associate Director Fire Safety/Head of Compliance: Ajmal Khan

Relevant experience: Ajmal has 4.5 years of relevant experience working in the residential sector and has worked for one of the largest G15's in the UK. During this time Ajmal was responsible for around 37 live sites being constructed from new or being completely refurbished and ensured the project was compliant with relevant statutory requirements, this included monitoring all fire safety works during construction. In addition to his experience in the residential sector, Ajmal has over 30 years' experience in the Fire Service with 10 years' experience working as a Specialist Technical Fire Safety Inspecting Officer within Suffolk Fire and Rescue Service. Ajmal worked as a Crown Premises Fire Inspector, one of only eight in the UK.

Professional membership(s):

- MIFireE (Institute of Fire Engineers)

Academic qualification(s):

- EngTech (Institute of Fire Engineers)
- Level 4 Diploma in Fire Safety Management
- Level 4 Diploma in Fire Safety (Inspectors)
- DipFD - in Fire Doors
- Level 5 Diploma Fire Engineering

Guidance, Legislation and Policies

Building Regulations

Building regulations detail the minimum standards of design and building work required to ensure that a reasonable standard of health and safety is maintained. Although they do not impose any requirements on the management of a building, it is assumed that it will be properly managed.

In the case of fire, compliance with the functional life-safety requirements of Schedule 1, Part B Fire Safety, of the Building Regulations 2010 (as amended, 2020). These being;

- B1 Means of Warning and Escape
- B2 Internal Fire Spread Linings
- B3 Internal Fire Spread Structure
- B4 External Fire Spread
- B5 Access and Facilities for the Fire Service

Approved Document B, Volume 1

Compliance with the requirements of Part B of Schedule 1 of the Building Regulations 2010 (as amended 2020) can be achieved by adopting standard guidance documented in Approved Document B (ADB) Volume 1 2019 Edition, incorporating May 2020 [6] amendments. However, ADB [6] acknowledges alternative solutions may provide a more appropriate design.

Where alternative methods are adopted, the overall level of safety should not be lower than provided in the approved document.

The alternative standards or guidance should be followed in their entirety however, in some circumstances supplementary guidance may be required. Where supplementary guidance is used, an integrated approach should be ensured.

BS9991 - Code of practice for fire safety in the design, management, and use of buildings

The guidance provided in BS 9991 [7] allows for a more structured approach to risk-based design that accounts for varying physical and human factors.

The code of practice can be adopted to provide justification for elements of the design that are not strictly in accordance with the prescriptive guidance of ADB [6].

Policy D12

London Plan Policy D12 requires development proposals to achieve the highest standards of fire safety from the earliest stage of a development possible. The policy does not generally prescribe the use of specific codes of practice such as British Standards. Instead, it should be demonstrated through the Fire Statement how the development builds upon the minimum fire safety standards set within the relevant design code(s) or standards, and how they correspond to the requirements of section B of London Plan Policy D12.

Policy D5

Policy D5 of the London Plan requires the highest standards of accessible and inclusive design to be met. B5 of the policy ((D5(B5))) is applicable to all development proposal applications and requires development proposals to be designed to incorporate safe and dignified emergency evacuation for all building users.

Site Details

The existing development at Edmansons Close, Bruce Grove, Tottenham, London N17 6XD comprises mid-19th century almshouses. These are Grade II listed buildings comprising solid brickwork. Although the buildings have been refurbished, extended and repaired over the years, the fabric of the buildings has remained largely unchanged from first constructed.

Currently 61 units of accommodation are provided; primarily small studios and two bed flats. Units are small, cramped and do not meet modern day requirements.

Of the original 44 almshouses, 8 will be returned to their original layout as one bed houses, 12 new two bed houses will be formed by each combining two of the original almshouses, and 6 three bed houses will be formed by each combining two of the original almshouses and added a two storey rear extension.

Two new build 'pavilions' are built each containing 2 two bed flats and a new apartment building is built comprising 7 studios and 9 one bed flats. A new build three bed detached almshouse is constructed in place of the 1970's infill block which is demolished and the original gatehouse is refurbished as a two bed house.

An overview of the various house types is included in Appendix A.

The new accommodation will be designed with the following sustainable features:

- Air heat source pumps
- Bio-diverse roofs to new flat roof spaces
- Solar panels to apartment building (below parapet line)
- Electric car charge points

The existing site is demonstrated in Figure 1 and Figure 2, the proposed site layout is demonstrated in Figure 3 and Figure 4.



Figure 1: Existing site overview

Existing Site Layout

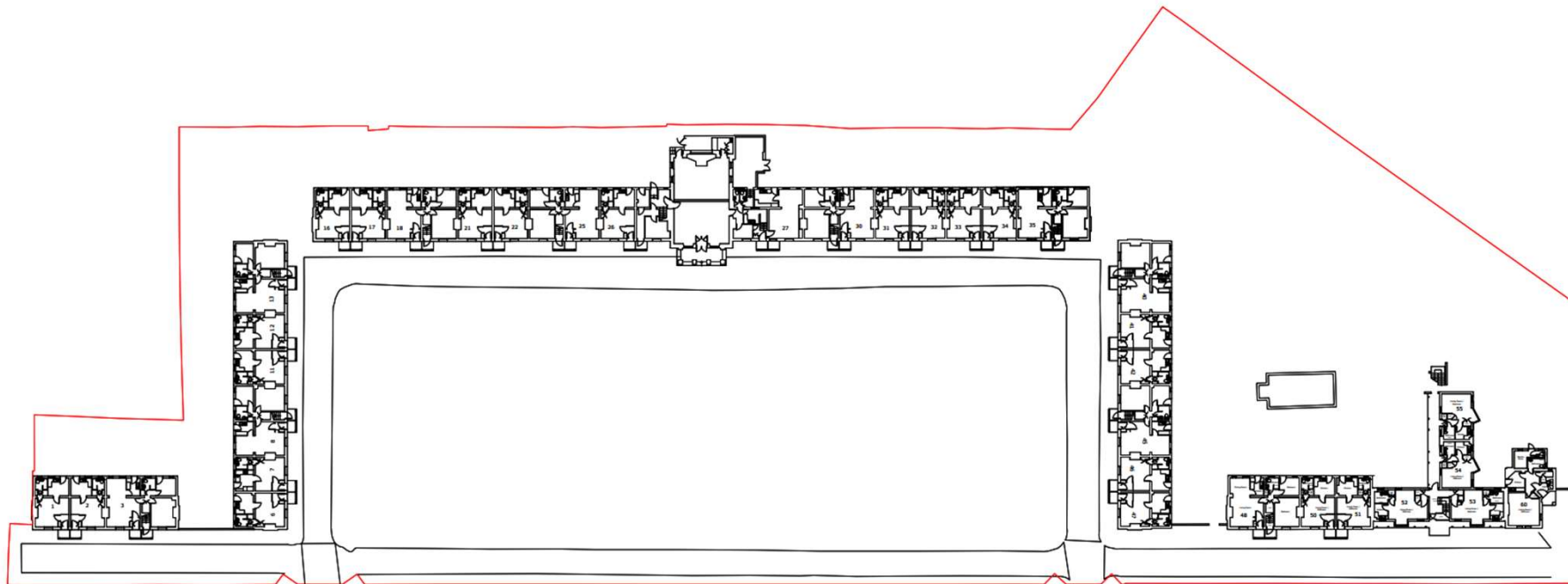


Figure 2: Existing site layout

Proposed Site Layout

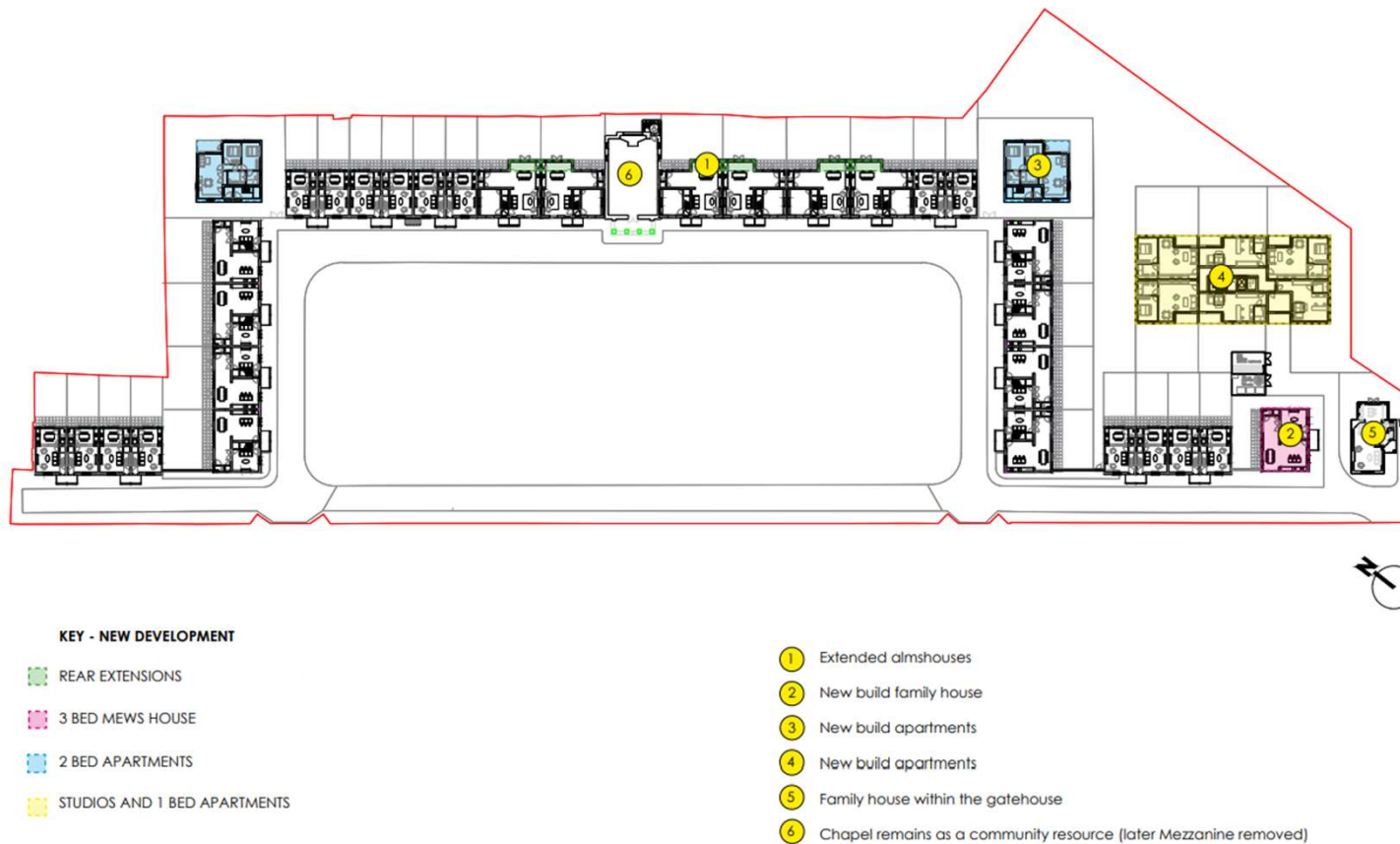


Figure 2: Proposed site layout (January 2022)

Proposed Site Plan



Figure 3: Proposed site plan

Compliance to Part D12 of The London Plan

Part D12(A)

The London Plan D12 requires all developments to achieve the highest standards of fire safety, proportionate to the development. This should be demonstrated in the form of a Planning Fire Safety Strategy (PFSS) that addresses the following criteria:

A1) identify suitably positioned unobstructed outside space: a) for fire appliances to be positioned on b) appropriate for use as an evacuation assembly point.

A2) are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures.

A3) are constructed in an appropriate way to minimise the risk of fire spread.

A4) provide suitable and convenient means of escape, and associated evacuation strategy for all building users.

A5) develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in.

A6) provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

Where a policy requirement is not relevant to the development or deficiencies are identified, these should be justified in a **Reasonable Expectation Statement**.

Table 1 details how the policy requirements (A1-A6) are sufficiently addressed.

Signed Declaration

I, Ajmal Khan, declare that the fire safety of the proposed development and the fire safety information is compliant with and satisfies the requirements of London Plan Policy D12A.

Compliance to Part D12 of The London Plan

Table 1: Demonstrative compliance with requirements of Policy D12(A)

London Plan D12(A) Policy Requirement	Compliance with D12(A) Policy Requirements
A1) Identify suitably positioned unobstructed outside space: a) for fire appliances to be positioned on b) appropriate for use as an evacuation assembly point.	a) Parking for fire appliances will be available to the front of all properties. Roads on the site will be designed to London Fire Brigade Guidance Note 29 (GN29) [8] to enable sufficient emergency vehicle access. Access will be provided within 45m hose coverage distance of the vehicle parking position to the remotest corner of each flat or house. Where this is not possible a fire main will be provided. b) The development includes an outdoor lawn area that is accessible using pedestrian routes. This provides flexibility in selecting the most appropriate assembly point for each property. Fire assembly points will not hinder the Fire and Rescue Service. The above is demonstrated in the fire vehicle access route plan (Figure 4).
A2) Designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures.	It is recommended that all properties are provided with appropriate fire detection and alarm system in accordance with BS 5839-6 [9]. Considering the height of the topmost floor and design of flats/homes a fire suppression system is not likely to be required. Fire blankets should be provided in all kitchens. Every storey of the apartment building should be a compartment floor (minimum 60-minutes fire resisting). Common escape routes should be enclosed within a minimum of 60-minutes fire resisting construction with FD30S flat entrance doors. Bedrooms should be enclosed in a minimum of 30-minutes fire resisting construction with FD20S.
A3) Are constructed in an appropriate way to minimise the risk of fire spread.	The fabric of existing buildings (solid brick walls) remains largely unchanged by the proposed works. The risk of fire spread to adjacent properties is therefore considered no worse following the proposed works. Flats will be separated by a minimum of 60-minutes fire resisting construction with FD30S flat entrance doors. The construction form of new buildings will be detailed later. However, external walls will only comprise materials that are Class A2-s1 rated and above under the European classification system, as set out in the standard BS EN 13501-1 [10] and as reflected in UK Building Regulations. Combustible materials will therefore not be used in external walls. Currently the relevant boundary is either the site boundary, or notional boundary (mid-point of the road). This remains largely unchanged by the proposals thus, the external fire risk posed to adjacent sites is considered no worse than the existing arrangement.

Compliance to Part D12 of The London Plan

Table 1: Demonstrative compliance with requirements of Policy D12(A)

London Plan D12(A) Policy Requirement	Compliance with D12(A) Policy Requirements
A4) Provide suitable and convenient means of escape, and associated evacuation strategy for all building users.	Emergency escape windows or doors in accordance with ADB [6] paragraph 3.6 should be provided to all residencies at a storey height no more than 4.5m above ground level. A ‘stay put’ evacuation policy should be in place in the apartment building. Once a fire is detected in a flat, occupants in the fire affected flat will evacuate and all other occupants will stay put. Consideration should be given to evacuating occupants adjacent to the fire affected flat. London Policy D5(B5), states that in all developments where lifts are installed, as a minimum, at least one lift per core should be a suitably sized evacuation lift. However, it is noted that typically, evacuation lifts require manual intervention of suitably trained, competent persons. Where it is recognised such persons may be absent, suitable alternative measures should be developed. One option is to provide an automatic (self-evacuation) lift in accordance with BS EN 81-76 [16]. Alternatively, operational procedures for the evacuation of people who require assistance should be developed. Both methods should be detailed in a robust management plan. This is to be agreed with all stakeholders and is to be developed further. Dwellinghouse occupants will immediately evacuate once a fire is detected in their property. All external escape routes towards an assembly point will not be restricted in terms of width and will enable occupants to travel a sufficient distance away from the property to limit the risk posed by falling objects. External escape routes should be adequately lit in accordance with ADB [6] .
A5) Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in.	The Evacuation Strategy detailed in (A4) will be reviewed once a year or when the arrangement is likely to be affected by future proposals. Common areas of the apartment block will be subjected to a RRFSo fire risk assessment.

Compliance to Part D12 of The London Plan

Table 1: Demonstrative compliance with requirements of Policy D12(A)

London Plan D12(A) Policy Requirement	Compliance with D12(A) Policy Requirements
A6) Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development. It is to be noted that the PFSS is not a design fire strategy.	Site access for emergency vehicles will be via the existing gates, gates on access routes will be open and not hinder emergency vehicles. Site access and routes should be managed through construction to ensure they remain available. Given this is an existing site containing individual residential units, parking locations are taken to be within 90m of a public hydrant. The guidance of ADB [6] should be followed as a minimum. This is considered appropriate considering the size of the project.

Compliance to Part D12 of The London Plan

Part D12(B)

The London Plan requires Fire statements for all major development proposals. It defines major developments as those where ten or more dwellings are to be provided or the site is 0.5ha or greater. Other uses are covered where the floor space is at least 1,000m² or the site area is 1ha or more.

The Bruce Grove project comprises 48 dwellings and is therefore classified as a major development. In accordance with the London Plan D12, the development should be submitted for Planning Permission with a Fire Statement that should detail how the development proposal will function in terms of:

- i. The building's construction method and products and materials used.
- ii. Means of escape for all building users and evacuation strategy
- iii. Passive and active fire safety measures
- iv. Access and facilities for the Fire and Rescue Service
- v. Site access for the Fire and Rescue Service
- vi. Future development of the asset and the 'Golden Thread' of information

The above is demonstrated in Table 2 that follows.

Compliance to Part D12 of The London Plan

Table 2: Demonstrative compliance with requirements of Policy D12(B)

London Plan D12(B) Policy Requirement	Compliance with D12(B) Policy Requirements
B1) the building's construction: methods, products and materials used, including manufacturers' details	The selection of appropriate materials that conform to the Building Regulations and requirements are outside of Tetra Tech's responsibility. However, it is strongly recommended that the party or parties responsible for material selection is identified as early as possible. Furthermore, they should demonstrate that the materials selected limit the use of combustible materials, and products used, including coatings, in conjunction with the materials meet the appropriate requirements. This includes the installation of any products.
B2) the means of escape	Evacuation strategy A simultaneous evacuation strategy is proposed in dwellinghouses and is considered acceptable based on these being individual residential units. A stay-put evacuation strategy is proposed in the apartment building whereby occupants in the fire effected flat will evacuate, all other occupants will remain in their flat. Consideration will be given to evacuating occupants adjacent to the fire affected flat. Assembly points The communal open green space is proposed as the assembly point. The main assembly point should be the communal green space as indicated in the Fire Service Plan (Figure 4). Occupants Residents and their visitors/guests. Individuals may be disabled Final exits Final exits should be located to comply with the travel distance limits detailed in ADB [6]. Vertical means of escape Stairs should be located to comply with the travel distance limits detailed in ADB [6]. Protected stair(s) Stairs within the apartment building will be enclosed in 60-minutes fire resisting construction (walls and FD30S apartment entrance doors). The protected escape route shall continue to the final exit. Refuge(s) The strategy for disabled evacuation needs to be determined on a case-by-case basis. Where refuges are provided, they shall comply with the requirements detailed in ADB [6].

Compliance to Part D12 of The London Plan

Table 2: Demonstrative compliance with requirements of Policy D12(B)

London Plan D12(B) Policy Requirement	Compliance with D12(B) Policy Requirements
B2) the means of escape	Evacuation lift(s) On the assumption that a suitably trained, competent person will not be present in the apartment building, an option is to include an evacuation lift utilising an automatic evacuation method. The lift would be used as a normal passenger lift until needed. This would require an emergency intercom/communication system to a designated station and a separate power supply. Considering a 'stay-put' evacuation strategy is proposed in the apartment building, it is considered unlikely that occupants, other than those in the fire affected apartment would need to evacuate. It is considered reasonable to omit an evacuation lift provided suitable procedures are in place that allows all persons to independently evacuate. This may be that wheelchair users occupy the ground floor. This is to be agreed with all stakeholders and is to be developed further. Level Access Level access should be provided where it is deemed necessary.
B3) features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans	Fire alarm and detection It is recommended that flats/homes are provided with a Grade D1 LD2 automatic fire alarm and detection system as per BS 5839-6 [9]. Sprinkler/suppression system Given the properties have a top occupied floor height below 11m, ADB [6] does not specify a suppression system for life safety. A sprinkler/suppression system is therefore not specified at this stage. Compartment walls/compartment floor/fire doors Every storey of the apartment building should be a compartment floor (minimum 60-minutes fire resisting). Common escape routes should be enclosed within a minimum of 60-minutes fire resisting construction with FD30S flat entrance doors. Bedrooms should be enclosed in a minimum of 30-minutes fire resisting construction with FD20S.
B4) access for fire service personnel and equipment:	Fire fighting shafts Given all buildings are below 18m height and have a floor area below 900m², fire fighting shafts are not required by ADB [6] and will not be provided. Personnel access Access for personnel will be via normal means of escape.

Compliance to Part D12 of The London Plan

Table 2: Demonstrative compliance with requirements of Policy D12(B)

London Plan D12(B) Policy Requirement	Compliance with D12(B) Policy Requirements
B4) access for fire service personnel and equipment:	Water supplies Water will be supplied via hydrants. Given this is an existing site, fire hydrants are considered to be adequately located in accordance with ADB [6]. Where this is not the case, private hydrants will be provided. Sprinkler /suppression systems Given the height of all buildings is below 11m, ADB [6] does not require a sprinkler/suppression system for life safety. A sprinkler/suppression system is not specified at this stage. Smoke control/ventilation The common corridor providing access to the stairway should include a smoke vent in accordance with ADB [6]. This will either be located on the external wall or discharge into vertical smoke shaft. The top storey of the stair is to include a smoke vent having a minimum free area of 1m². The vent will discharge directly outside. Where mechanical ventilation is provided, the system will be designed to BS EN 12101-6 [15]. Management The party with responsibility for the design and build (i.e. Design Contractor) should produce a Fire Strategy outlining the management of life safety (fire) systems such as Fire Detection and Alarm Systems and Emergency lighting.
B5) how provision will be made within the curtilage of the site to enable fire appliances to gain access to the building	Appliance site access The Fire Service Site Plan (Figure 4) demonstrates site access for a pumping appliance is provided from Bruce Grove. This is the existing access point and is considered acceptable. Site access and routes should be managed throughout construction to ensure they remain available. Routes and hard standings on site will comply with GN29 [8], they remain free of obstructions for emergency vehicles.

Compliance to Part D12 of The London Plan

Table 2: Demonstrative compliance with requirements of Policy D12(B)

London Plan D12(B) Policy Requirement	Compliance with D12(B) Policy Requirements
B6) ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures	Fire risk management system As per ADB [6], the Building Regulations do not impose any requirements on the management of a building, but do assume that it will be properly managed. This includes, for example, keeping protected escape routes virtually 'fire sterile'. On this basis, a robust management plan should be developed. Once the building is in use, the management regime should be maintained and a suitable risk assessment undertaken for any variation in that regime. This is considered appropriate considering the size and relatively simple design of the project. Potential future modifications Fire design requirements will need to be determined on a case by case basis when sufficient information is available.

Fire Service Site Plan



Figure 4: Fire Service site plan

Third Party Design Considerations

'Golden Thread' refers to a concept where the fire safety information of a building is to be updated and maintained through the whole life cycle of the building. In-line with the Golden Thread concept [14], Table 3 presents items referred to in this document for which Tetra Tech are not solely responsible for or, are under the control of third parties. Table 3 is not exhaustive nor does it place an obligation on any party. The items presented are subject to change by others.

Table 3: Third party design considerations

Policy D12	Areas outside of Tetra Tech Fire Engineering sole responsibility and/or control
B1) Materials selection and supply	It is recommended that the party responsible for material selection should be identified as early as possible. The responsible party should limit the amount of combustible materials and demonstrate that they conform with the requirements of the Building Regulations.
B2) Accessible	It is proposed to demonstrate compliance with London Plan Policy D5 inclusive design by implementing a robust management plan that will detail operational procedures allowing all persons to evacuated independently. This is to be agreed with all stakeholders and developed further. However, should an evacuation lift be provided, the lift design should comply with BS EN 81-76 [16].
B3) Electric Vehicle Charging points	Electric charging points should be in accordance with approved Document S [11]. As per RC59 [12], it is recommended that passive, active and managerial control measures should be considered as part of the fire risk assessment when selecting and designing areas for use as electric charging points.
B3) Bio-diverse and green roofs	The fire risk posed by green roofs (including bio-diverse types) is mitigated by the specification of build-up and fire breaks, and by limiting the organic content. Although this generally applies to extensive green roofs where adequate irrigation may be problematic, the principals remain applicable to this development. Where the substrate of green roofs is not listed in Table 12.1 of ADB [6] or is a lower designation, it is necessary to provide a 1,500mm wide fire break either side of a compartment wall. To assist with basic maintenance, it is recommended that fire breaks are provided around all openings and vertical elements on all types of green roofs. Fire breaks should consist of paving slabs or strips of pebbles (free of vegetation) with a depth of 75mm and diameter between 20 and 50mm for a width of 500mm. Further guidance regarding best practices in relation of living/green walls can be found in the Department for Communities and Local Government document "Performance of Green Roofs and Walls".
B6 Management of future modifications	Under Regulation 38 [13], fire safety information for the development will be handed over to the owner of the development once completed, and it is expected that competent individuals will review this information when making future amendments/modifications.

References

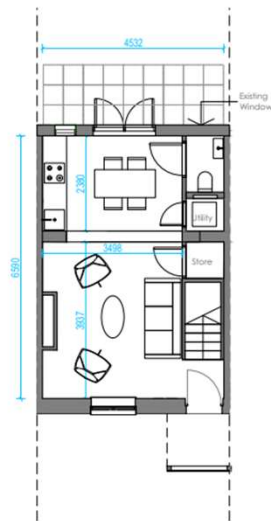
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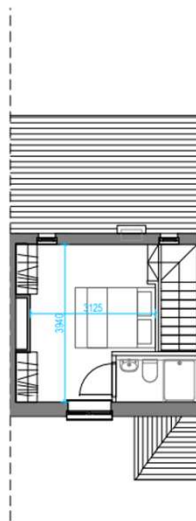
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Appendix A – House Type 1

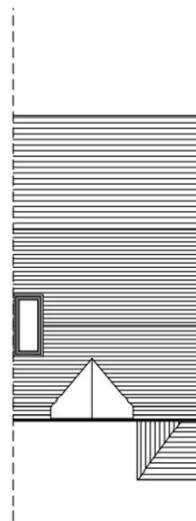
- Single almshouse - reinstated
- 1 bed
- 8 no.
- 47.7 sqm GIA
- No changes to massing
- New french doors to rear



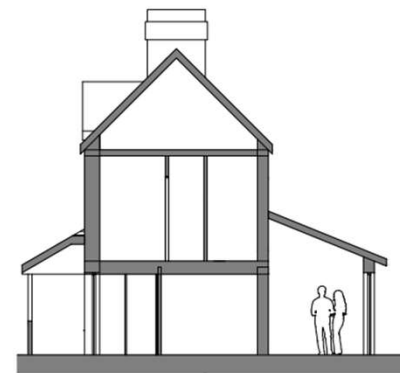
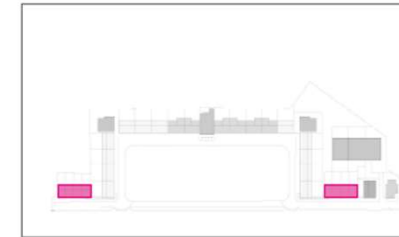
GROUND FLOOR
29.8 sqm GIA



FIRST FLOOR
17.9 sqm GIA



ROOF PLAN



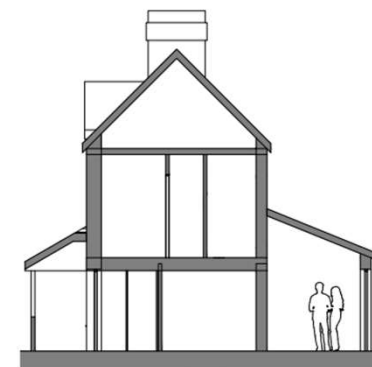
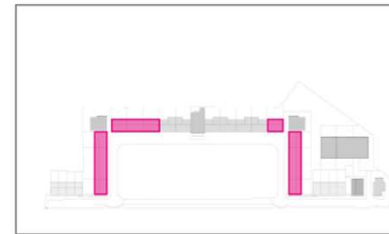
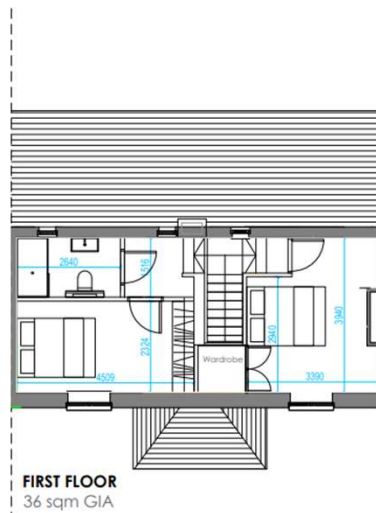
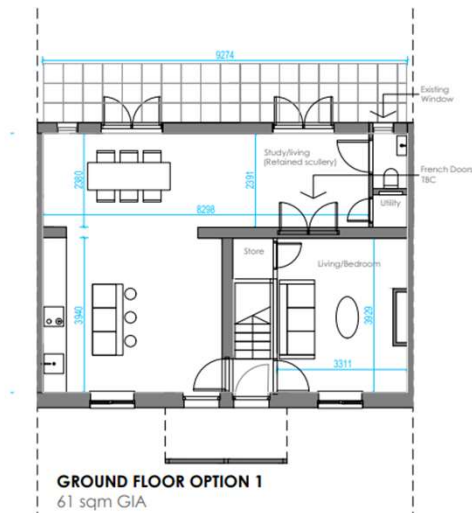
SECTION



Figure A1: House type 1

Appendix A – House Type 2

- Two amalgamated almshouses - no extension
- 2/3 bed
- 12 no.
- 97.4 sqm GIA
- No changes to massing
- New french doors to rear



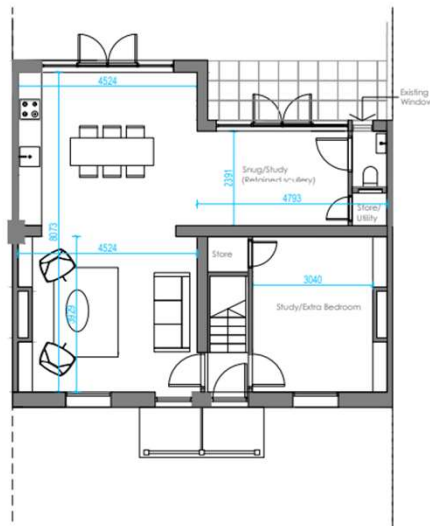
SECTION



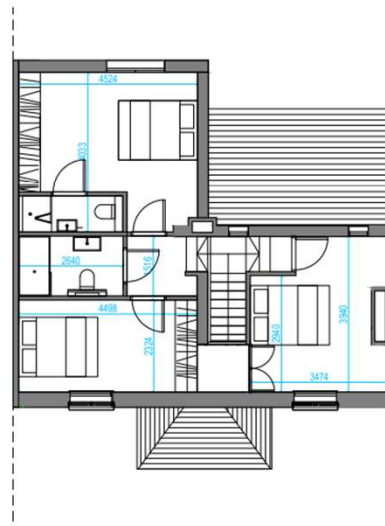
Figure A2: House type 2

Appendix A – House Type 3

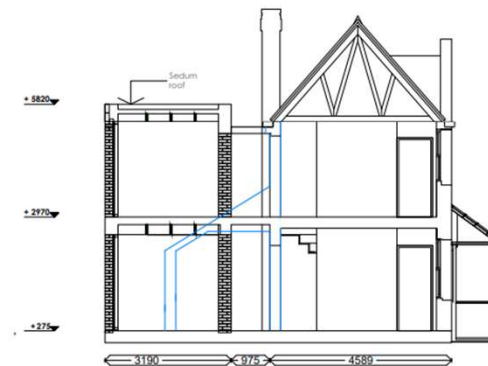
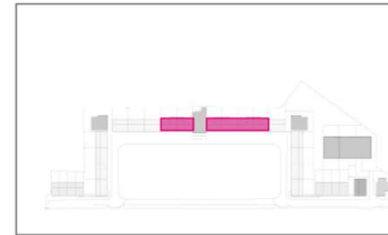
- Two amalgamated almshouses - part extension
- 3/4 bed
- 6 no.
- 123.3 sqm GIA
- New french doors to rear



**GROUND FLOOR WITH SCULLERY
RETAINED**
68 sqm GIA



FIRST FLOOR
55.3 sqm GIA



SECTION

Figure A3: House type 3

-

This architectural drawing shows a cross-section of a building. On the left, there is a small, multi-story structure. The main part of the building is a large, single-story hall with a flat roof. To the right of this hall is a smaller, two-story structure with a gabled roof. The drawing uses simple lines to represent walls, floors, and roofs, with some areas shaded in grey to indicate different materials or structures.



Appendix A - House Type 5 – New Almshouse

- New almshouse
- Based on existing massing (house type 2)
- 2/3 bed
- 1 no.
- 103.5 sqm GIA

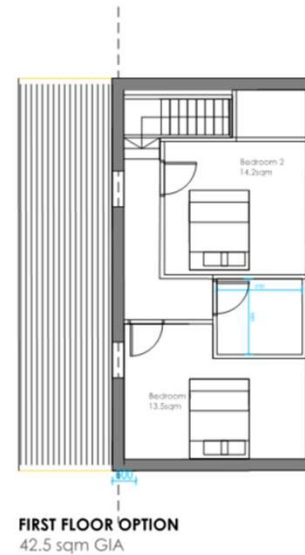
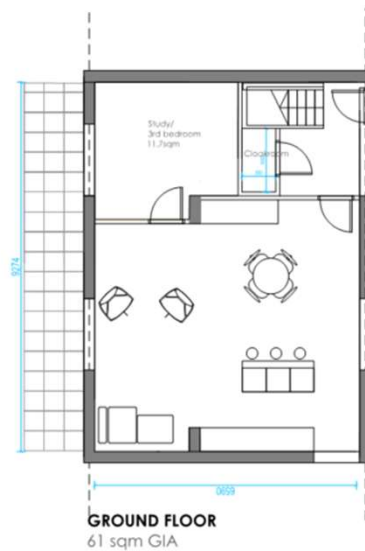
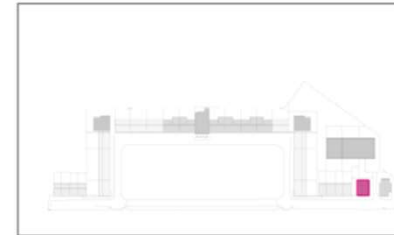
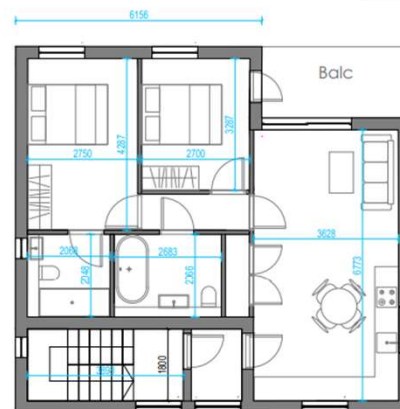


Figure A5: House type 5 - new almshouse

-



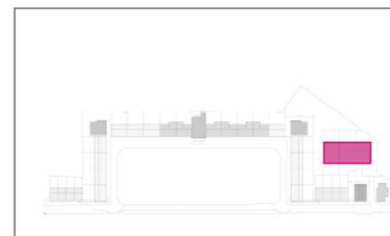
FIRST FLOOR - 2 BED APARTMENT
64 sqm N/A



Figure A6: Corner pavilions

Appendix A – Apartment Building

- New build
- 7 no. studios and 9 no. one beds
- 878 sqm GIA
- Bio-diverse flat roof

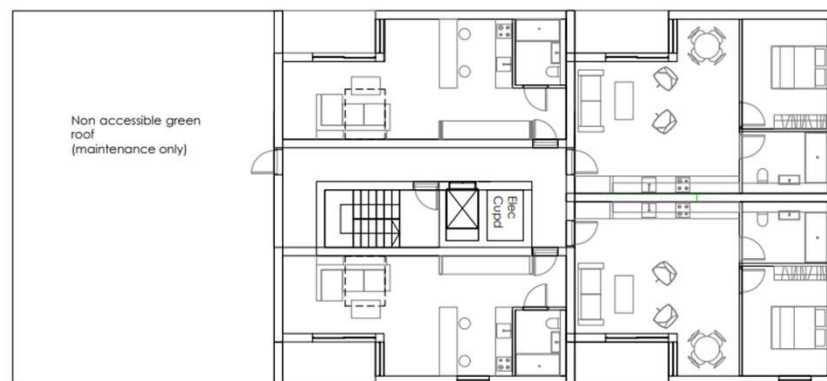


GROUND

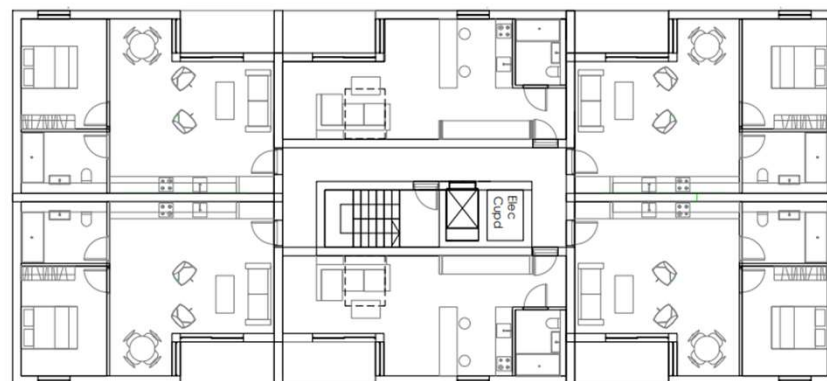


Figure A7: Apartment building (ground floor)

Appendix A – Apartment Building



SECOND



FIRST

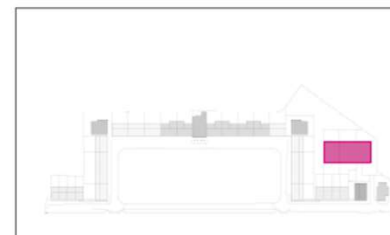
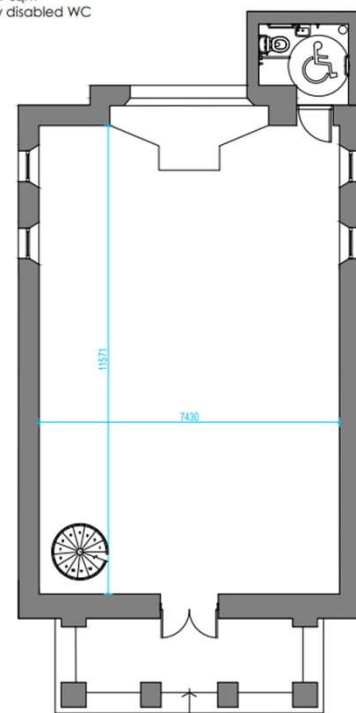


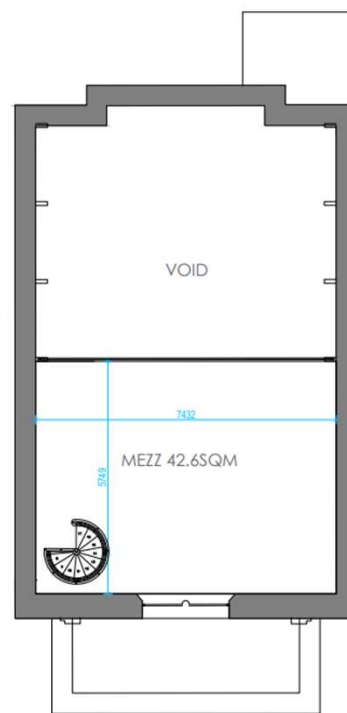
Figure A8: Apartment building (first and second floor)

Appendix A – Chapel

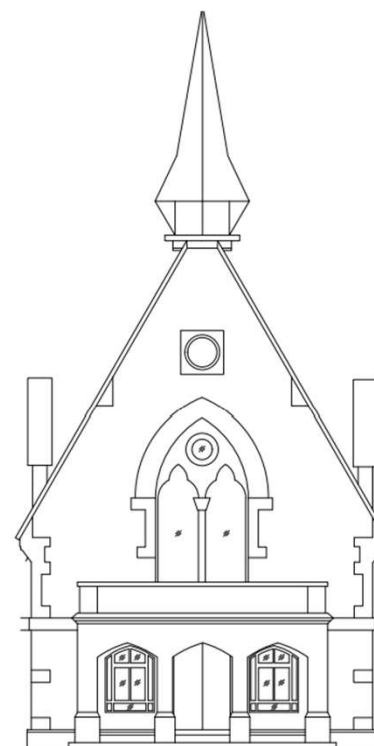
- Existing massing - later outbuildings removed
- Existing use retained
- 134.9 sqm
- New disabled WC



GROUND FLOOR



MEZZ FLOOR



ELEVATION

Figure A9: Chapel