

NORTHUMBERLAND DEVELOPMENT PROJECT **HOTEL**

SECTION EIGHT: TECHNICAL SUMMARY

DESIGN AND ACCESS STATEMENT ADDENDUM



8.1 TOWNSCAPE AND VISUAL IMPACT ASSESSMENT (TVIA)

Citydesigner have undertaken the assessments in the TVIA. These consider the effects on the townscape character of the Site and surrounding context, and a selection of townscape views potentially affected by the Development. The assessment takes into account the design quality of the Development, the requirements of current EIA regulations, and legislation, planning policy and guidance in relation to townscape and views as relevant. The consultancy has also reviewed the previous TVIA submitted with the 2015 ES and taken into account aspects that remain relevant in relation to this S.73 application; however with the substantial changes in the baseline condition, updates to the EIA regulations and national policy and guidance, this TVIA chapter has been prepared as a fully updated report assessing recently defined townscape character areas and new viewpoint positions where necessary, to illustrate the full townscape and visual effects of the Amendments to the Consented Scheme.

The mitigation was embedded in the design process. Predominantly, the high quality of the design is derived from prominent location of the Site, adjacent to the Stadium, which is suitable for a landmark building. This assessment acknowledges the achievement by the architects to achieve an appropriate form for a landmark building which complements rather than compromises these aspects. Design interventions have occurred, leading to modifications and improvements in the performance of the Development in relation to its effects on townscape and visual receptors. Potential adverse effects have, therefore, been considered and mitigated through changes to the design.

Most effects on receptors were found to be not adverse, but rather beneficial and, in four cases, neutral or balanced. This is the result of the intended landmark status and the high quality of the architecture. No supplementary mitigation measures are therefore recommended.

On the basis of the assessments, the consultancy considers that the design developed by the architects, with the input of LBH planning officers, is not only appropriate, in accordance with the national, regional and local planning policy framework relating to design, townscape and views, but is of a very high calibre and will lead to a beneficial development.

The following views have been selected by Citydesigner's from the TVIA Addendum as representative of the the NDP Hotel visual impact in the area.

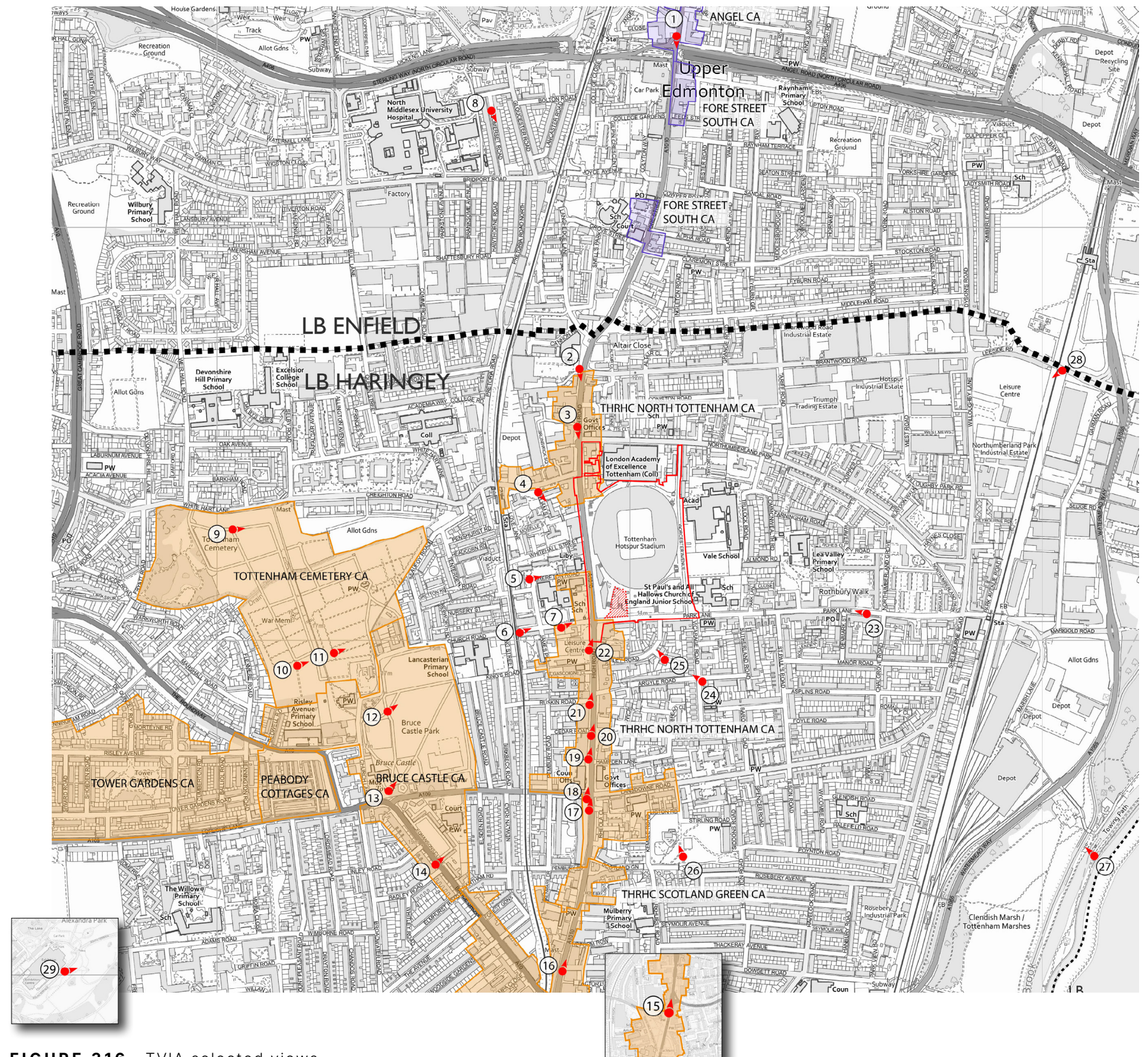


FIGURE 316. TVIA selected views

8.1 TOWNSCAPE AND VISUAL IMPACT ASSESSMENT (TVIA) - (CONTINUED)

**FIGURE 317.** Brereton Road (Proposed - Render)**FIGURE 318.** Brereton Road (Night-Time) (Proposed - Render)**FIGURE 319.** Church Road (Proposed - Render)**FIGURE 320.** Bruce Castle Park (Proposed - Wireline)**FIGURE 321.** High Road at Ruskin Road (Proposed - Render)**FIGURE 322.** High Road at Bromley Road (Proposed - Render)

8.2 FIRE SAFETY AND GATEWAY 1

The following executive summary in relation to the **fire strategy** has been developed with input from OFR Consultants:-

The fire strategy for the building has been designed as such the residential areas are to follow the guidance of British Standard (BS) 9991:2015, and the commercial and ancillary areas are to follow the guidance of BS 9999:2017. Given the complexity of the development, a Qualitative Design Review (QDR) process is proposed to be undertaken in accordance with BS 7974:2019. This is to define where the recommendations in BS 9991:2015 and BS 9999:2017 are appropriate, and where a full fire-engineered solution is necessary.

Generally, fire engineering principles may be employed to support alternative solutions where strict adherence to the codes would conflict with the wider aspirations for the scheme. Departures from guidance of BS 9991:2015 are identified and alternative proposals are to be documented in accordance with the fire safety engineering principles detailed in the PD 7974:2019 codes of practice, all fire precautions are determined based on there being one seat of fire.

Engagement with the Health and Safety Executive (HSE) as part of the Building Safety Act and Gateway 1 has taken place as part of a pre-application process (ref: pgo-3223-01). Feedback from the pre-application advice as follows:-

‘Having reviewed the details as presented in the pre-application information pack, HSE is unlikely to raise fire safety concerns with this design, as presented at the planning stage.’

Overall Evacuation Strategy

The building comprises of three principle demises:

- Residential levels
- Hotel levels
- Plant and ancillary areas within the basement (noting the additional areas of plant at ground, Level 11, and roof level).

The three principle demises will be supported by separate compartmentation and therefore will also be evacuated independently from each other.

Fire Safety Design Element	NDP Hotel		
Demise	Residential	Hotel	Basement Plant / Ancillary Areas
Estimated height to top occupied floor & basement depth (as taken from fire service access level)	~103.4 m [1] as measured from firefighting access level to the topmost occupied floor (basement depth – ~5.7 m)		
Evacuation Regime	Defend in Place (independent from the Hotel and Basement Plant / Ancillary Areas)	Simultaneous (Independent from the Residential)	
Automatic Fire Detection and Alarm	BS 5839-6 LD1 Grade D1 in all residential apartments; BS 5839-1 L5 in common corridors; Visual and audible alarms on roof plant / terrace areas Evacuation alert system in line with BS 8629	BS 5839-1, L1 coverage Visual and audible alarms on terrace areas	BS 5839-1, L2 coverage
Firefighting Provisions	Two firefighting stairs including two firefighting lifts, ventilated lift lobby / common corridors and wet risers. Primary firefighting stair opens into lift lobby, with additional firefighting stair opening into one of common corridors.	One firefighting shaft with respective firefighting lifts, ventilated lobby and wet riser.	Access from firefighting stairs extended down from upper levels. Access from protected stairs to within 45m of furthest point of the floorplate.
Evacuation Lifts	Evacuation lifts are to be provided within the respective demises of the building, these are to be designed as additional firefighting lifts with day-to-day functionality, this should be separate to the primary firefighting lifts within the building.		
Smoke Venting	Mechanical extract system with the three associated smoke shafts across the common corridors achieving a minimum cross-sectional area of 1.2m ² (subject to CFD assessments). An automatic openable vent (AOV), with a minimum geometric free area of 1 m ² at the head of all stairs. 0.4 m ² permanent ventilation to protected lobbies providing access to refuse stores / chutes.	Smoke extract from firefighting lobbies and stairs. An automatic openable vent (AOV), with a minimum geometric free area of 1 m ² at the head of all stairs. 0.4 m ² permanent ventilation to protected lobbies providing access to refuse stores / chutes.	10 ACH (air changes per hour) to the basement based on largest fire compartment and provided to every compartment. 0.4 m ² permanent ventilation to protected lobbies providing access to refuse stores / chutes.
Structural Fire Resistance	120 minutes (Load bearing capacity) – to be confirmed with PRA (Probabilistic Risk Assessment)		
Compartmentation	120 minutes compartment floors throughout. 120 minutes separation between residential, hotel, and basement plant/ancillary demises.		
External Wall Requirements	As this is a Relevant building with regards to Regulation 7, all materials used in the construction of the façade should achieve Class A1 or A2-s1, d0 in accordance with BS EN 13501-1:2018.		
Fire Suppression	All residential apartments are to be protected with a Category 4 BS 9251 sprinkler system. The ancillary areas to the residential demise are proposed to be provided with commercial sprinkler system meeting an OH1 hazard group designed to BS EN 12845.	All hotel levels are to be protected with a commercial sprinkler system meeting the requirements for an OH1 hazard group, in line with BS EN 12845.	All plant / ancillary areas to these areas are to be protected with a commercial sprinkler system meeting the requirements for an HHP3 hazard group in consideration of the car park within the basement, in line with BS EN 12845.

FIGURE 323. Figure Description