

ADDITIONAL PAPERS

LICENSING SUB COMMITTEE

Thursday, 16th December, 2021, 7.00 pm MS Teams (watch it [here](#))

Members: Councillors Gina Adamou (Chair), Luke Cawley-Harrison, Yvonne Say

Quorum: 3

- 6. APPLICATION FOR A NEW PREMISES LICENCE FOR THE ARCHIVES, UNIT 10, HIGH CROSS CENTRE, FOUNTAYNE ROAD, TOTTENHAM, LONDON, N15 4QL (PAGES 1 - 106)**

To consider an application for a new premises licence.

Nazyer Choudhury, Principal Committee Co-ordinator

Tel – 020 8489 3321

Fax – 020 8881 5218

Email: nazyer.choudhury@haringey.gov.uk

Fiona Alderman

Head of Legal & Governance (Monitoring Officer)

River Park House, 225 High Road, Wood Green, N22 8HQ

Wednesday, 15 December 2021

This page is intentionally left blank

**THE ARCHIVES
Unit 10
High Cross Centre
1 Fountayne Road
London
N15 4BE**

Draft Operating Schedule and Proposed Hours of Operation

Proposed opening hours

- Monday to Sunday – 0800 to 0630

Hours for the provision of licensable activities

- Ground floor
 - Sale of alcohol – 1000 to 0600
 - Provision of regulated entertainment – 1000 to 0600
 - Late night refreshment – 2300 to 0500
- 5th Floor
 - Sale of alcohol – 1000 to 0200
 - Provision of regulated entertainment – 1000 to 0200
 - Late night refreshment – 2300 to 0230
- Roof terrace
 - Sale of alcohol 1000 to 2230
 - Provision of regulated entertainment – 1000 to 2230

Schedule of propose conditions

1. The premises shall operate as a licensed cafe bar, café and multi-purpose event space
2. The approved arrangements at the premises, including means of escape provisions, emergency warning equipment, the electrical installation and mechanical equipment, shall at all material times be maintained in good condition and full working order.
3. The means of escape provided for the premises shall be maintained unobstructed, free of trip hazards, be immediately available and clearly identified in accordance with the plans provided.
4. The licensee shall install and maintain a comprehensive CCTV system as per the minimum requirements of a Metropolitan Police Crime Prevention Officer.
 - (a) All entry and exit points will be covered enabling frontal identification of every person entering in any light condition
 - (b) The CCTV system shall as a minimum continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises
 - (c) All recordings shall be stored for a minimum period of 31 days with date and time stamping
 - (d) Recordings shall be provided immediately upon the request of Police or authorised officer throughout the preceding 31 day period.
5. No less than one member of staff who is able to operate the CCTV system shall be on the premises at all times.
6. The licence holder shall ensure that any queue to enter the premises which forms outside the premises is orderly and does not cause a nuisance or disturbance
7. An incident log shall be kept at the premises, and made available on request to an authorised officer of the Council or the Police, which will as a minimum record the following:
 - (a) all crimes reported to the venue
 - (b) all ejections of patrons
 - (c) any complaints received

- (d) any incidents of disorder
 - (e) seizures of drugs or offensive weapons
 - (f) any faults in the CCTV system or searching equipment or scanning equipment
 - (g) any refusal of the sale of alcohol
 - (h) any visit by a relevant authority or emergency service.
8. A record shall be kept detailing all refused sales of alcohol.
 9. The refusals book will be maintained at the premises and will be available for immediate inspection upon request by a representative of the statutory authorities upon request.
 10. Such refusals book to is to be inspected and signed by the DPS or, in the absence of the DPS, by an alternative member of the premises management at intervals not exceeding seven days.
 11. All occasions when persons have been refused service shall be recorded and kept at the premises for not less than 12 months after the last entry recorded.
 12. Alcohol may be sold from permanent bars as shown on the deposited plans and from temporary pop up bars.
 13. The positioning of any temporary bar shall be within the licensed area as shown on the deposited plan.
 14. The positioning of any temporary bar will be risked assessed by the licence holder and their location will be in such a place/places so as not to impede/hinder or prevent access/egress to or from the premises or through escape routes.
 15. A copy of the risk assessment shall be kept on site and made available to authorised representatives of the police and licensing authority on request
 16. Any sales of alcohol for consumption off the premises shall be in sealed containers only
 17. No entertainment, performance, service or exhibition involving nudity or sexual stimulation which would come within the definition of a sex establishment as defined in Schedule 3 of the Local Government (Miscellaneous Provisions) Act 1982 as amended by the Police and Crime Act 2009, shall be provided.
 18. All external doors and windows shall be kept closed, other than for access and egress, when regulated entertainment is taking place on the premises

19. Clear and prominent notices shall be displayed and maintained at all exits in a place where they can be seen and easily read by customers requiring customers to leave the premises and the area quietly.
20. Where a person appears to be under the age of 25 identification in the form of a passport, photo driving licence or a proof of age card bearing the PASS hologram will be sought and if not provided service of alcohol shall be refused.
21. Prominent, clear notices shall be displayed at the point of entry to the premises and in a suitable location at any points of sale indicating that where a person appears to be under the age of 25 identification will be sought and if not provided service of alcohol will be refused.
22. The provision of door supervisors at the premises shall be risk assessed. Such risk assessment shall include, but not be limited to proposed numbers attending; start and end time of event; anticipated demographic of attendees; consideration of any events taking place at the Tottenham Hotspur Stadium; such other relevant information as may be provided to the premises licence holder by the responsible authorities
23. A copy of the risk assessment shall be kept on the premises and made available to the police and representatives of the responsible authorities on request
24. Where door supervisors are employed, the licensee/management shall record the following details of each door supervisor;
 - (a) full name,
 - (b) home address and contact telephone number,
 - (c) SIA registration number, and
 - (d) the time/date of employment of any door supervisor(s) employed at the premises.
25. Where door supervisor(s) are provided by an agency the name, business address and contact telephone number will also be recorded. These records are to be maintained for no less than 6 months
26. The mobile bars highlighted blue on the plans attached to the licence may be repositioned within the café and/or event space at any time, subject to compliance with the conditions attached to this licence

27. Any alcohol sold for consumption off the premises, in the external area as shown on the approved plans that attach to the licence, shall be in plastic/poly carb/or such other alternative container as may be notified to the Police and Licensing Authority
28. The premises licence holder will devise, record and implement a dispersal strategy a copy of which will be kept on the premises and made available to the any member of a responsible authority on request
29. The dispersal policy will be reviewed, updated and amended as appropriate at least once every 12 months and a copy of the revised dispersal policy shall be provided to any of the responsible authorities on request
30. The premises licence holder will devise, record and implement a noise management plan, a copy of which will be kept on the premises and made available to any member of the responsible authorities on request.
31. The noise management plan will be reviewed, updated and amended as appropriate at least once every 12 months and a copy of the revised noise management plan shall be provided to any of the responsible authorities on request
32. The provision of licensable activities on the 5th floor shall cease at 0200 and the 5th floor shall be cleared of customers by no later than 0230
33. The provision of licensable activities on the roof terrace shall cease at 2230 and the roof terrace shall be cleared of customers by no later than 2300
34. Save for those patrons already on the premises who wish to leave for the purposes of smoking there shall be no entry or re-entry to the premises after 0200
35. The area to be used of smokers post 2300 shall be in the area highlighted green on the plan deposited with the licensing authority.
36. A member of door security will be position in the smoking area post 2300
37. The external seating area cross hatched red on plan deposited with the licensing authority shall be cleared of patrons by no later than 2300
38. Customers must not be permitted to remove from the premises late night refreshment provided at the premises.
39. All off sales of alcohol shall be in sealed containers.

Conditions discussed with, and offered to, the licensing authority

40. The premises licence holder will devise, record and implement a Crowd and Event Management Plan (CEMP), a copy of which will be kept on the premises and made available to any member of the responsible authorities on request.
41. The CEMP will be reviewed, updated and amended as appropriate at least once every 12 months and a copy of the CEMP shall be provided to any of the responsible authorities on request
42. The Premises Licence holder shall create a specific event risk assessment for each event (being activities involving regulated entertainment), to be kept on the premises and made available to any member of the responsible authorities on request.
43. The premises licence holder will attend the SAG of the licensing authority on request

Conditions discussed with, and offered to Public Health

44. The premises licence holder will develop and maintain a safeguarding policy to include safeguarding training for new starters and existing staff, to be refreshed not less than once every 3 years.
45. The premises licence holder shall identify a named safeguarding lead, who has knowledge of local reporting procedure and support services available
46. Designated staff should be trained in Mental Health First Aid.
47. The outside area as shown on the deposited plan shall be kept clean and cleared of rubbish on a daily basis
48. All staff shall be trained commensurate with their duties and responsibilities in the premises in the law about the sale of alcohol. This shall include, but not be limited to:
 - (a) conditions on the premise licence
 - (b) recognising signs of drunkenness,
 - (c) how to refuse service

(d) Age verification policy

(e) Spiking of drinks

(f) Vulnerable persons

49. Training shall be regularly refreshed and at no greater than 12 monthly intervals and shall be logged. Training records shall be made available for inspection upon request by a police officer or an authorised officer of the Council

Condition offered to Building Control

50. No licensable activities will take place in the premises, or any part of the premises, until a copy of the Building Control Completion Certificate for that part of the premises or a final certificate has been issued (with a copy being provided to the Licensing Authority and Building Control Officer of the Licensing Authority) as soon as reasonably practicable thereafter.

This page is intentionally left blank



DESIGN & ACCESS STATEMENT
PHASE 2

116. Doc 010 | 01.2021

ROAR

1.0_introduction

- This is the second application to be submitted by the Purpose Group in relation to the reuse of the High Cross Centre
- Planning permission (ref: HGY/2020/1386) was granted on 6/11/2020, which allows for the temporary change of use (for a period of seven years only) of 9,100sqm of Use Class B2/B8 floorspace within the building to a mix of uses including flexible office, making and studio space, gym or similar sport/leisure space and a cafe (all Use Class E), and flexible event/exhibition space (sui generis), together with external alterations to ground floor to create new entrance to and reception area for the building, landscaping, provision of wheelchair accessible parking and electric charging points, cycle parking and refuse storage.
- The permission affects part of the ground floor and all of floors 2,3,4 and 5.
- The permission has been implemented and the building now supports a rich mix of creatives and small businesses, a climbing centre and gym and a café. In addition the fifth floor provides space to hold exhibitions and events.
- The applicant now wishes to move on to the implementation of the second phase of works, which will involve the introduction of a bar/ café and outdoor garden space onto the roof (sui generis).
- At the same time the applicant want to expand the usage of the retained industrial space at ground floor level to enable it to be used as flexible event space (Class E(d)).
- In order to facilitate this next phase of works it will be necessary to amend and extend the three existing cores of the building to enable access.
- The proposals also involve amendments to the approved car and cycle parking arrangements associated with the external areas around the building and the re-landscaping of these external areas.

purpose





2.1_local context

Site Location :
Unit 10 is located in the High Cross Centre, a short walk from Tottenham Hale station.

Transport Links:
Tottenham Hale is a National Rail and London Underground interchange station located in Tottenham Hale in north London, England. On the National Rail network it is on the Lea Valley line that forms part of the West Anglia Main Line, 6 miles (9.7 km) from London Liverpool Street, and is served by Greater Anglia and Stansted Express. On the Underground it is on the Victoria line between Blackhorse Road and Seven Sisters with connections to Kings Cross (11mins), Oxford St. (15mins) & Victoria (22 mins) The station is in Travelcard Zone 3. Overground connection runs through Hackney, Shoreditch & Liverpool Street.

Public Transport Accessibility:
The site is located 10 mins walk from Tottenham Hale via Broad Lane and through the main entrance to the estate. There is another potential viable walkway along the trainline which cuts the journey time to 4 mins walk (see below image). This path is owned by Network Rail and we plan to liaise with them with regards to gaining a right of way in return for maintaining and securing the walkway.

Recent Planning & Regeneration Activity:
Recent planning agreed on several sites around the station for Argent to deliver 1000 new homes and commercial space. Forecast to be completed in 2023. Smaller commercial schemes in the area include the development of Ten87 Studios on Markfield Rd delivering a range of private studios.

- 1

Argent Related scheme
- 2

Tottenham Hale Tech Hub/ IT Zone
- 3

Markfield Road, Creative Enterprise Zone
- 4

Bernard Works Site, Proposed mixed-use scheme by Duggan Morris
- Transport Hubs:
- T1

Tottenham Hale
- T2

Seven Sisters
- T3

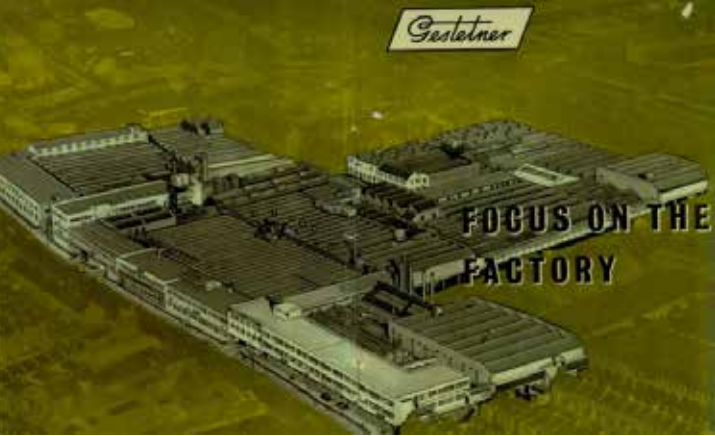
South Tottenham



A NEW CENTRE FOR TOTTENHAM HALE



ARGENT | RELATED



2.3_site conditions

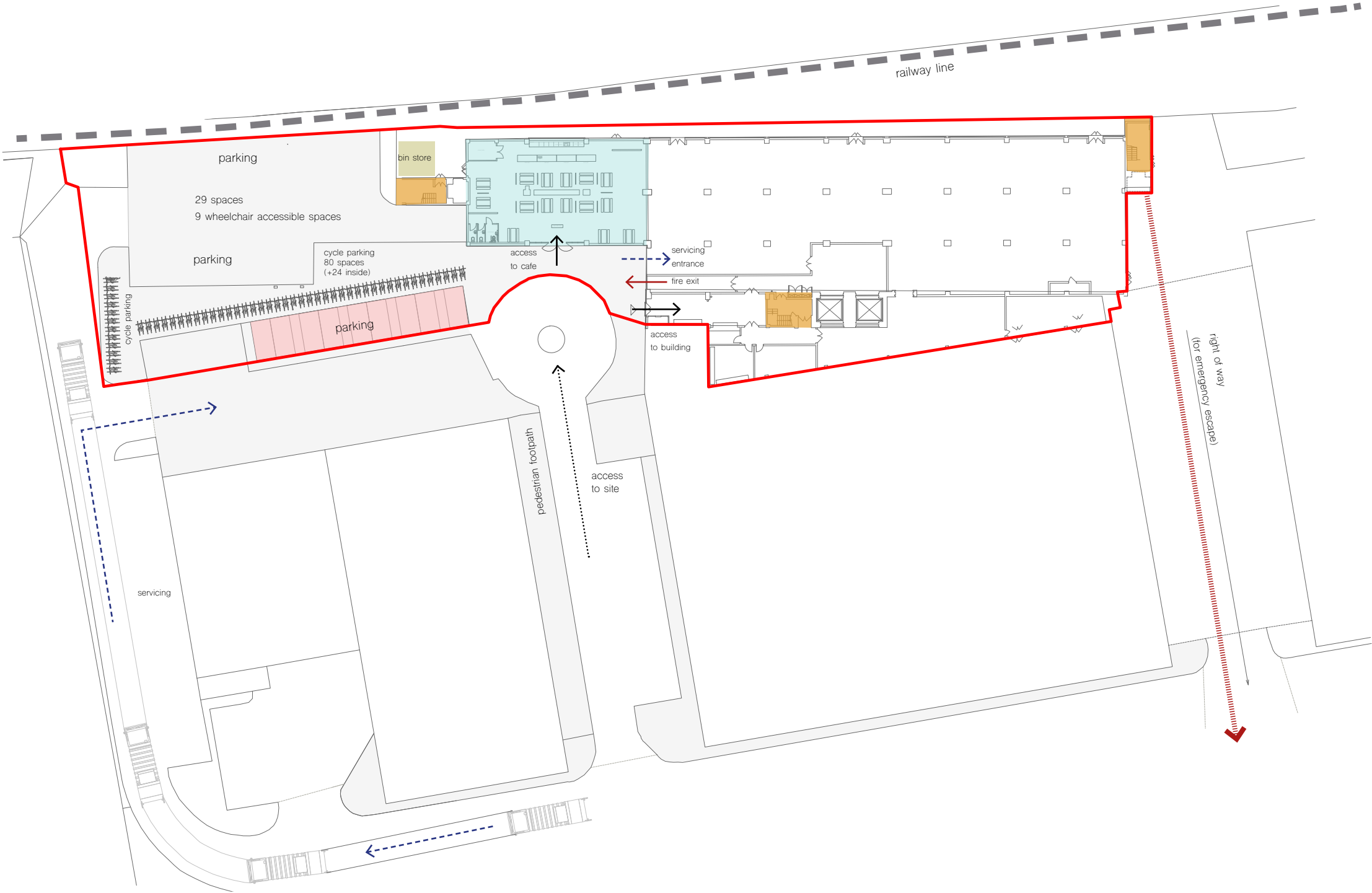
Building Size:
The building is a 9,100 sq. m. in size, spread over 6 floors with c. 1500 sq. m. on each floor.

Current Use:
The current use are now studio spaces, ground floor cafe and a flexible event spaces.

Condition:
The building has been recently refurbished throughout creating a new reception space, studios, cafe, climbing centre and flexible event space.

Description of Building:
The building was constructed in the late 60's and is a rare example of a multi-level industrial unit, with 6 levels in total and 4.5m ceiling heights on each floor. The building has a concrete shell with brick exterior walls and steel windows. The building is a simple construction with toilet blocks located on the west facing side, and an emergency stair core on the north and south aspect.

- servicing access
- level access
- site boundary
- stair cores





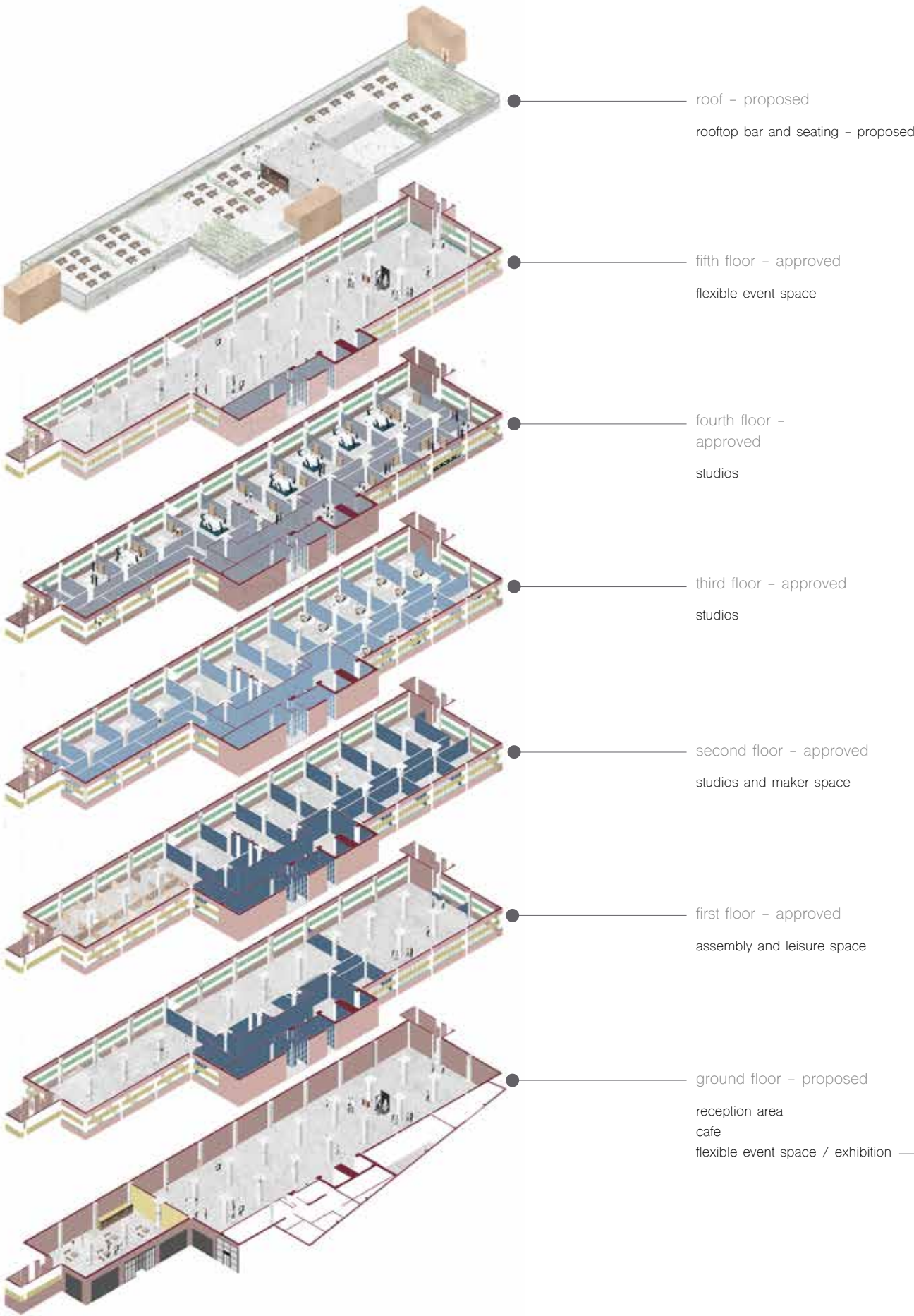
3.0_the proposal

The Archives is a new destination for work & leisure in Tottenham. The majority of the building houses a variety of workspaces, from individual maker bays to 5000 s.f. double height studios for architect practices or other creative agencies.

The ground floor currently contains a welcoming reception area and cafe. A flexible event space is proposed to the remaining floorplate, which may host performances, a food market or pop-up theatre.

The proposed rooftop will support the programmes within the building and provide a new destination for visitors. The roof terrace will be a large outdoor space which can facilitate events, pop up restaurants with bar facilities and planting. The roof will be populated with free standing furniture to ensure maximum flexibility for the space.

The roof terrace will maximise views across London, including views of Alexander Palace, the city and Walthamstow reservoirs.



ground floor flexible event space

3.1_comparable schemes



Outside of Tottenham, comparable projects have been Netil House in Hackney, Peckham Levels and our own Many Hands project in Bermondsey. All of these projects have demonstrated that a lot of value can be extracted from buildings nearing the end of the current usable life so long as an open mind and collaborative framework exists between all involved.

While all of these projects have had their challenges, they have helped to provide a new template for the adaptive reuse of large obsolete sites and they have all helped breathe life into the areas they are in and helped provide important affordable and flexible space that businesses need and important meeting points & amenities for the community.

3.2 rooftop terrace

The images and text below show the concept design for the roof terrace, conceived as a forest with a grid of trees and woodland planting.

Frame + Canopy ③



Elevation showing single unit



Section showing single unit



Axonometric showing single unit



ROOF LAYOUT 1:250

DESIGN RATIONALE

The “Canopy” bar provides a unique and flexible space for entertaining and outdoor activities. Conceived as a forest, the character of the roof is enhanced by the planting of a grid of trees, suitable for this situation. The use of camouflage netting as a secondary canopy beneath the trees, which is fixed to a grid of vertical supports contributes to the development of a woodland floor ecology.

Colourful lighting is incorporated in to the supports surrounding the bar and other strategic points to create a magical enchanted forest atmosphere. A vinyl window screen depicting a woodland setting is attached to the glass safety barrier, framing key intensive views across the London skyline and further enhancing the woodland character.

The different atmospheres of forest glade, forest and forest edge provide opportunities for creating a number of distinct but flexible spaces for leisure and community event use.

The creation of different atmospheres on the roof is founded on the development of different habitats, which include the forest, with its specific flora and the glade and forest edge with a range of “edge” species. This under-planting will create the opportunity for the use of a wide range of pollinator plants throughout the year, potentially attracting a variety of different insects. Nesting boxes will be located in the least trafficked areas and Swift nesting boxes will be located on the lift towers.

LANDSCAPE ELEMENTS

- ① **Paving surface:**
The roof provides a level and accessible area. The surface will comprise of standard concrete pavers, with occasional bespoke specialised modules of art work, created by local school children.
- ② **Planters:**
Planters are to be constructed with gabion baskets, filled with a variety of materials, including recycled rubble and hardwood logs.
- ③ **Frame + Canopy:**
Rectangular steel frames form a bespoke structure 3m in height. Camouflage netting attached to the frame below the canopy of the tree provides a permeable overhead enclosure and planting structure for climbers, replicating the multi layered canopy of a forest.
- ④ **Linear Bars:**
Two linear bars at the perimeter of the roof offer seating opportunities that maximise extensive views to the surrounding landscape. Bars are to be fabricated from waney edge hardwood planks, Standard bar stools to be provided.
- ⑤ **Seating:**
A range of flexible seating opportunities are to be provided including bistro style chairs and tables and larger picnic style benches. Supplier TBC at detail design stage.



- ⑥ **Screen:**
Outdoor semi-translucent vinyl window film applied to safety screen around boundary of roof (as per architects details), depicting a woodland character. Film will be applied to specific areas of the boundary to enhance and focus intensive views of the horizon and create enclosure.
- ⑦ **Lighting:**
Colour coded LED strip lighting attached to the steel frame provides an ambient setting, creating an enchanted woodland character to the space. Additional lighting is incorporated for access and way finding, to ensure the roof is useable at night.
- ⑧ **Proposed Trees:**
26no Extra Heavy Standard, root balled trees, 2.0m clear stem, planted in planters. Tree species to be confirmed upon further assessment of rooftop microclimate.
- ⑨ **Planting + Soil:**
A variety of woodland plants will be selected to provide a diverse range of colour, form and texture across two typologies replicating the forest floor, forest edge and glade. A lightweight bespoke soil mix, designed to retain moisture with minimum loading will be specified to ensure optimum growth.



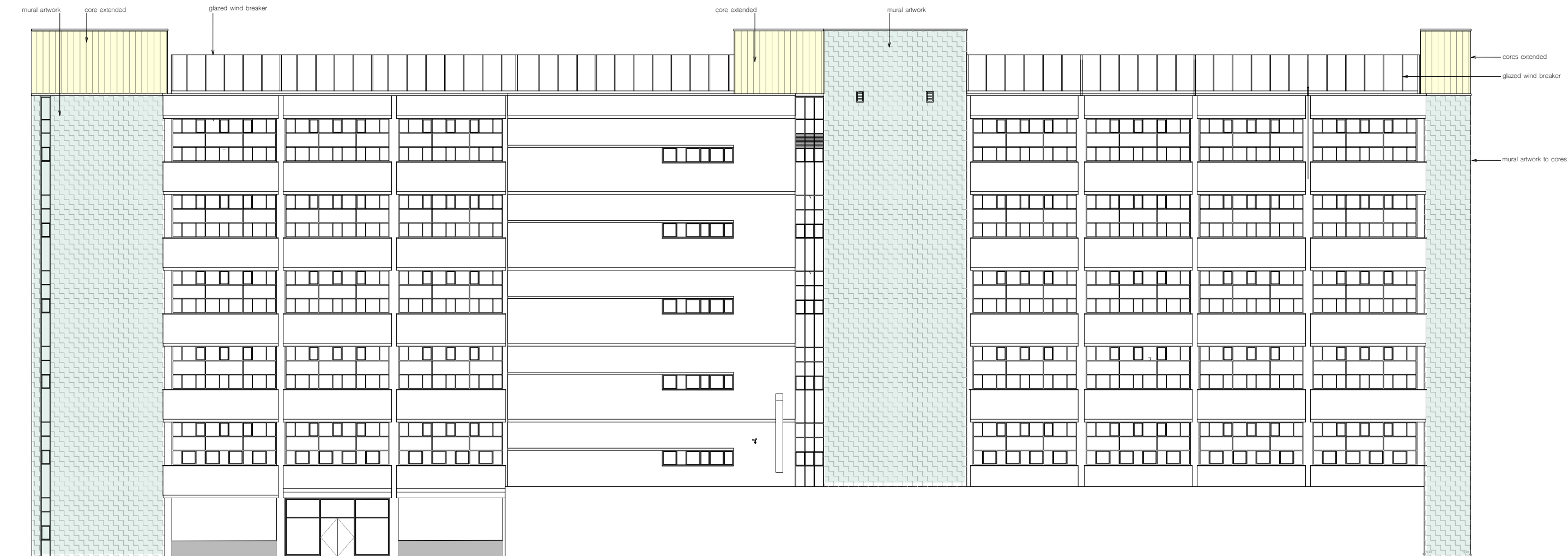
3.2 rooftop terrace

The view below illustrates the proposed canopy, lighting and landscaping to the roof terrace.

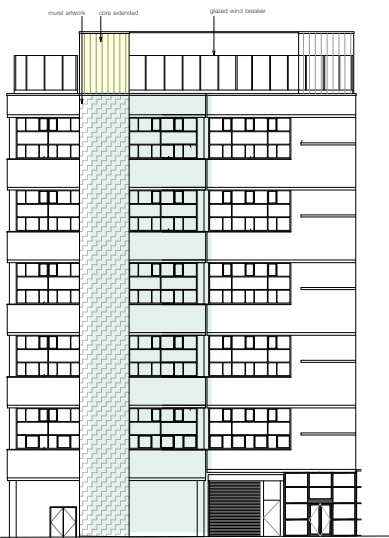


3.3 elevations

Polycarbonate external cladding is proposed to the core extensions, providing a 'beacon of light' for wayfinding. Mural artwork is also proposed on the cores by local community engagement artist, Hanna Benihoud.



west elevation



north elevation



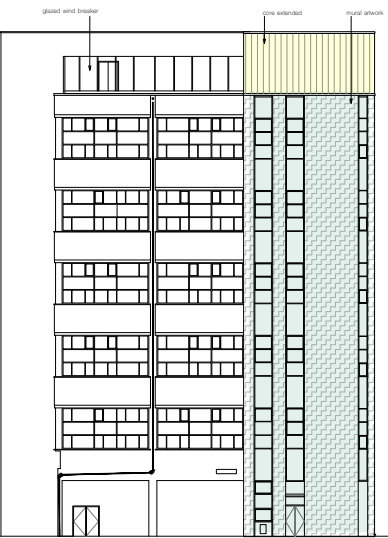
polycarbonate external cladding to extended cores



glazed windbreaker

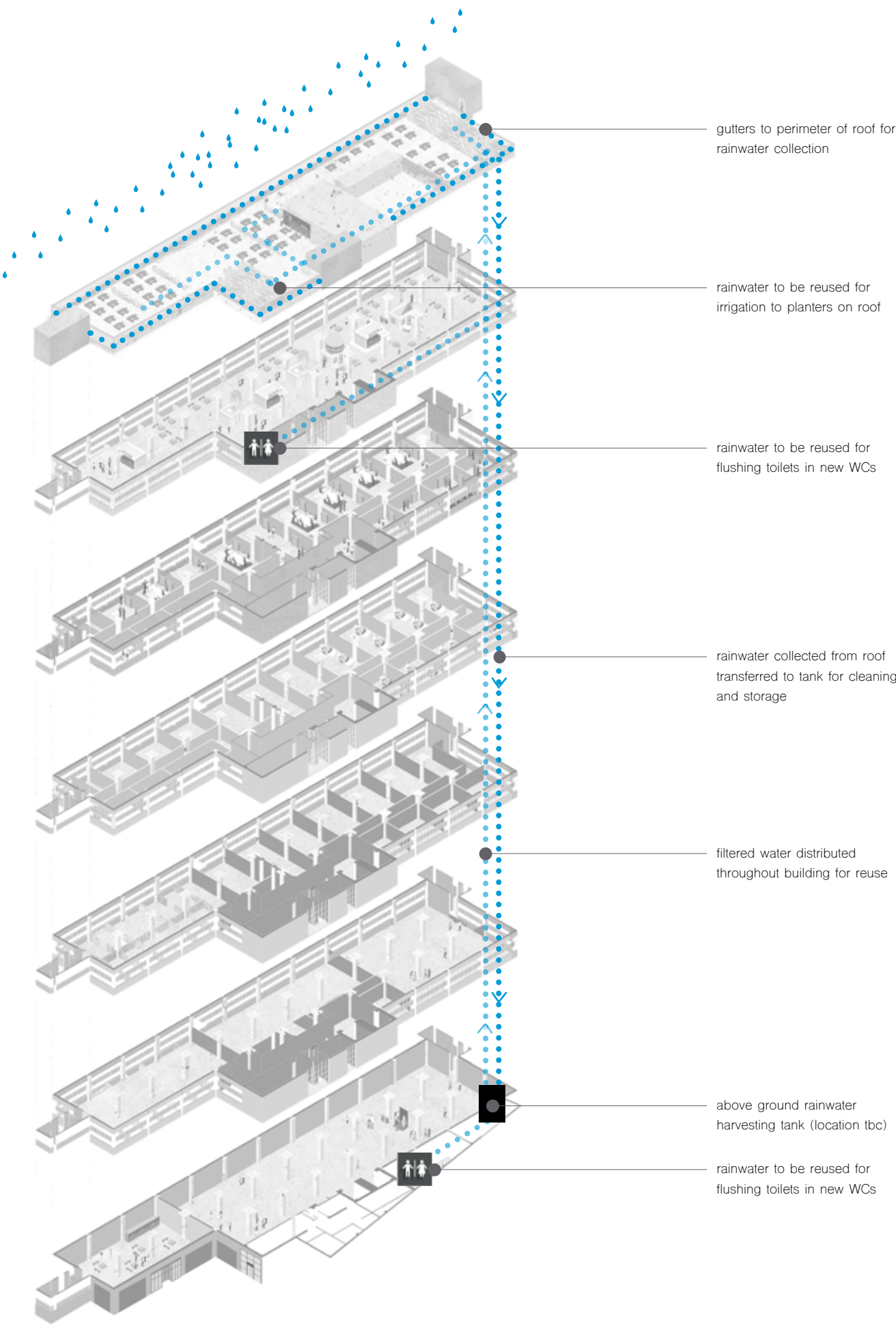


mural artwork to cores (refer to section 7.00)



south elevation

3.4 rooftop sustainability strategy



rainwater harvesting and distribution throughout building for reuse



26no. extra heavy standard clear stem trees and a variety of woodland plants encouraging biodiversity



Walthamstow Wetlands views and signage boards to educate rooftop visitors



The sustainability strategy for the roof combines rainwater harvesting, soft landscaping and views of the Walthamstow Wetlands. Rainwater will be harvested and reused in the building and for irrigation of the variety of woodland plants and grid of trees. Views of the Wetlands combined with signage boards will be used to educate users of the reservoir site which is the main source of water supply for 3.5 million people.

4.0_ground floor landscape design

The images and text below show the proposed landscaping scheme to the north of the site on the former car park. An additional 36 cycle spaces are to be provided, including 83 external covered spaces, 52 internal spaces and 5 covered cargo bike spaces.



DESIGN RATIONALE

This space is composed of four elements, which are focused on creating a place for arrival and social interaction. The trees set in a free draining gravel provide an informal canopy, under which three spaces are identified as gardens with seating and flowering plants. The second element is the provision of a bike park, which forms a dynamic counterpoint to the mass of the building, with its butterfly wing canopy. The third element is situated on the Western periphery and comprises a flexible space for food and beverage vans and outdoor activities, bounded by a linear feature adjacent to the railway, which can be used for seating and as an active platform for a range of functions. Finally the café is provided with an open space for spill-out seating and the use of climbing plant towers, defines this space and identifies the main entrance.

The introduction of resilient and sustainable features includes the opening up of the surface under the trees to provide an extended rain garden and the selection of a range of plants for pollination and drought resilience in the gardens. All other drainage will be directed to permeable surfaces to return water to the local aquifer. The existing Tilia trees have been retained, apart from two and supplemented with six urban pollinators – Prunus avium and Robinia pseudoacacia in the metro gardens and extensive rain garden (as well as twenty five trees on the roof), providing a rich source of pollen and nectar in Spring. Where appropriate bat and bird boxes will be placed to encourage a diversity of species.

LANDSCAPE ELEMENTS

1 Bike Park:
Each bike shelter holds 4 bike stands, set in tarmacadam. The shelters are composed of a steel butterfly wing canopy roof. A 1.5m high Beech hedge sits below the structure to capture surface and roof water run-off. Entrance to the cycle stands is staggered in alternate bays to create the butterfly effect roof.

2 Smoking Shelter:
A lightweight permeable structure provides shelter close to the building. Construction and materials TBC at detail design stage.

3 Timber Bench/Platform:
These timber units create an active edge to the site set back back from the railway boundary, with a number of possible uses, including areas for seating, lounging, outdoor gym, informal group meetings and outdoor cinema.

4 Metro Gardens:
The gardens comprise a combination of shade trees, pollinators and grasses, planted to frame flexible seating and enclose informal seating. Canvas sails provide shade on sunnier days. The Metro gardens provide space for outdoor working, socialising and enhance the ecology through the choice of plants.

5 Gravel Surface:
20mm Moonstone grave surface laid to create an extensive rain garden increasing permeability of the existing landscape. The use of this permeable surface around the trees will optimise their growth enhancing the ecological value of the site.

6 Path:
A direct access path utilises and recycles the broken paving slabs on site to create a crazy paved path, providing level access through the site. The path drains in to the extensive rain garden.

7+8 Flexible Surface + Street Graphics:
Tarmacadam surface, with access for food and beverage trucks, providing flexible open space for community and outdoor leisure events. Community led street art creates a connective visual element across the site, providing information on the local and global sustainability of the project.

9 Boundary Fence:
A 2.0m high concrete post and steel mesh fence provides a secondary boundary set back from the rail line. The fence provides a structure for climbing plants and opportunities to display local art work.

10 Café + Entrance:
Space for the cafe is defined by 1.5m high gabion baskets set back from the road, providing a protective edge from vehicular overrun. The gabions contain a variety of climbing plants, which define a flexible seating space adjacent to the cafe entrance.

11 Electric Car Charging Points:
Two number electric car charging points are situated to the north of site.

12 Disabled Parking Spaces:
Nine number fully accessible parking spaces are provided in line with the requirements for the project.

13 Refuse Point :
The refuse point has been located on the corner of the site next to the main vehicular route to provide easy access for refuse vehicles.

14 Lighting:
Lighting will be located across the site in different formats to optimise the use of the landscape at night as well as defining clear pathways to and from the building.

15 Proposed Tree:
2no Prunus avium (Wild Cherry) and 4no Robinia pseudoacacia (Honey Locust) are located across the site to extend tree cover and mitigate the loss of 2no existing trees (shown on plan). These trees have been chosen to enhance the ecological value of the landscape.

16 Proposed Hedge:
Fagus sylvatica (Beech) provides year round physical separation from the car park. Set at 1.5m high, it allows visual connection between different elements of the site and provides habitat for a variety of fauna.



5.0_wayfinding wider context

The photos below show the views of The Archives from the wider context, including the approach from Tottenham Hale station and Seven Sisters station. Whilst the building is clearly visible the identity is unknown.

The wider context strategy combines the mural artwork with the extended cores to create visual interest and reinforce a new identity for the building as a destination.



view from Tottenham Hale retail park



view from Blackhorse Road



view from Broad Lane

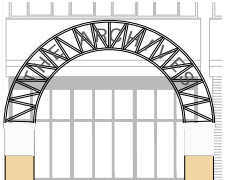
access through the High Cross Centre



wayfinding on the pavement from start of High Cross Centre



wayfinding painted on the pavement leading to The Archives



brand arch to identify arrival

access via railway passage



during peak times stewards could direct people from the station to the passage



building is easily identifiable from by passage entrance

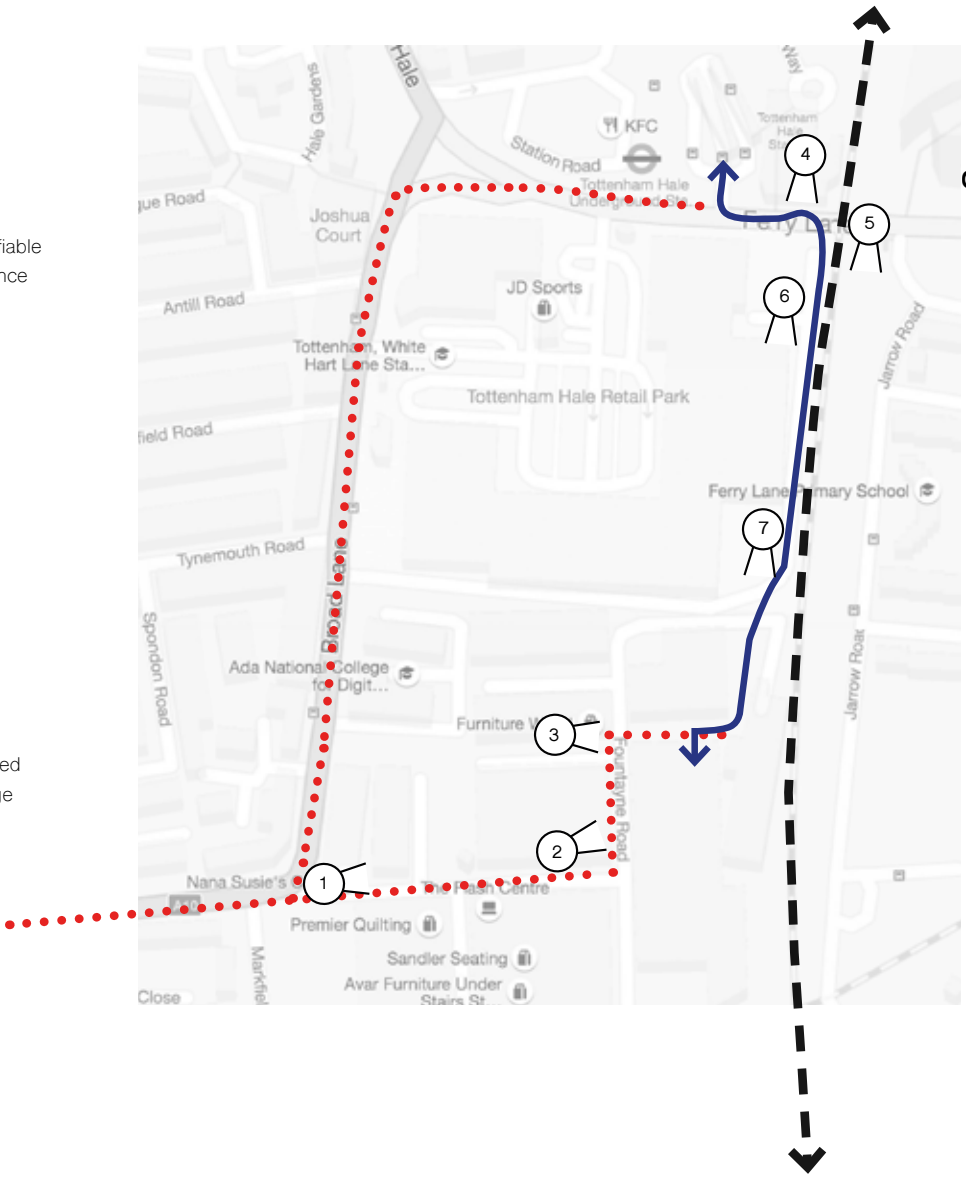


manned security required at either end of passage during peak times

Once the building is identified there are two direct routes to the scheme; through the High Cross Centre and via a railway passage to the north.

The route through the High Cross centre will be reinforced via wayfinding painted directly onto the pavement, leading visitor from the arch in image 1 to the building entrance.

The railway passage provides a short cut from Tottenham Hale station but is difficult to locate and is not secure. During peak times stewards and security guards will be hired to direct and assist.



THE PROJECT

CONCEPT
Tottenham is growing upwards... Literally. What about what's already here?

'When we grow up' creates Tottenham's largest mural project teaming local school children with a local artist, daring them to dream big. The project will asks kids to imagine their future, reflecting the community, inspiring the mural work.

'When we grow up' engages the local community and knits new development into the existing demographic. Using an existing building to celebrate art and culture in Tottenham right now, this project will stand out for all the right reasons.



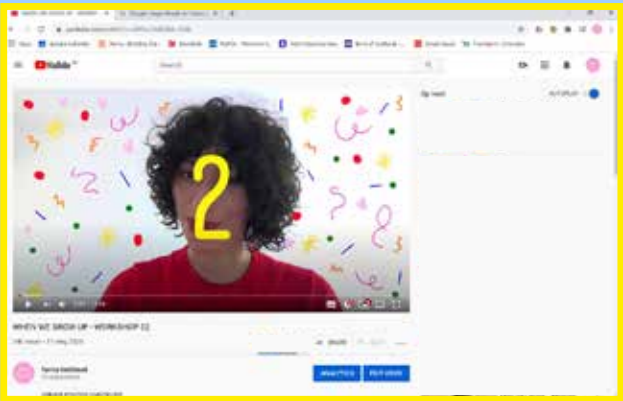
↑ Future of Tottenham ↓



PHASE 1

WHO WE ENGAGED?
Gladesmore School & Haringey CAMHS
Aged between 11- 14 years old
High number of BAME representation
70% of students are from low income families.

HOW WE DID IT?
During lockdown we used youtube to run online workshops to engage young people



ENGAGEMENT NUMBERS
53 students involved
750 views on the online workshops
48 hours of watch time on workshops
140 pieces of art created

WHAT WORKSHOPS WE RAN?
We ran 3 workshops that explored what the young people would like to be doing in the year 2030



ARTWORK

THE RESPONSES
We have a huge amount of ambition in Tottenham. From Olympic dreams to Activists, from chefs to bankers! The students of Tottenham have BIG DREAMS.



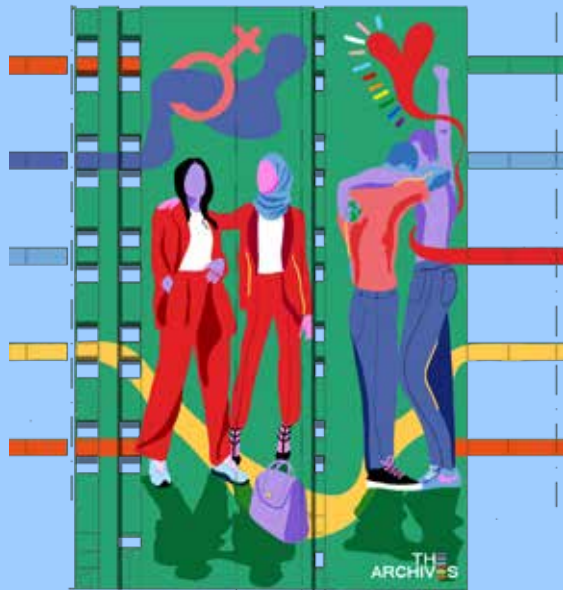
'I have enjoyed this project because I have really had the chance to explore what I would like to do in life. I didn't quite know what I wanted to do and still kind of don't, but this project has helped me explore my choices and I have a bigger idea of what I want to do.'

I think this mural is important because it shows other children that they have many choices. It also tells the community that us teenagers have dreams and we are dedicated to making them come true.'

-Natalia, Student

PHASE 2

WHAT'S NEXT?
We are raising money to fund phase 2 of the project which uses the students artwork to create a mural adding their dreams to the Tottenham skyline



6.1_mural artwork and core extensions

The images below illustrate the mural artwork and polycarbonate extended cores. The community led artwork brings the former industrial building to life, whilst retaining a vital link with the local community. The glowing extended cores with The Archives branding announces and identifies the building as a new destination.



contact

Craig Rosenblatt
craig@roar-architects.com
+44 (0)7944 484378



The Archives

TOTTENHAM

Purpose

The Archives

The Archives is a 1960's 6-storey industrial warehouse converted into a new creative and social hub in South Tottenham.

Operated by Purpose Group since December 2019, The Archives is a meanwhile space located in the Crossrail 2 Safeguarding Zone. Given the site's situation, Purpose Group aimed to maximise the potential of the project to support and create a diverse mix of uses. The over 100,000 square feet building comprises of a café, climbing centre and workspaces of a variety of sizes. It also holds a performance/exhibition space which is often used by known brands to create their marketing content.

The changing landscape of South Tottenham with its rich creative community seemed to be a perfect site for a new creative hub. The Archives set within High Cross Centre, itself part of The Mayor's designated Creative Enterprise Zone, are just ten minutes' walk from the Tottenham Hale Station. The project itself represents the underway regeneration of the area, sensitively and resourcefully repurposing a disused industrial building.



Purpose Group

Purpose Group delivers affordable, flexible and productive workspace in buildings that would otherwise remain vacant, unused and unloved.

Purpose Group was established in 2017 by its founder Dan Cohen, starting with a 30,000 sq. ft office building in London Bridge that was earmarked for redevelopment.

We take on the refurbishment and management of buildings of any size and condition to repurpose them into customisable workspaces housing communities of SMEs, makers, creatives and artists.

Purpose Group has now transformed more than 500,000 sq. ft of commercial space across London, including buildings in London Bridge, Clerkenwell, Borough, Bethnal Green, Kings Cross, Hackney Wick and Tottenham. To enhance their tenant offering, London North Studios was launched in June 2021 as well as a managed office brand, MILO, and a food, beverage and events business, Full Steam.

STRIVING TO CREATE SPACES THAT TRANSFORM TENANTS BUSINESSES, LIVES & SURROUNDING COMMUNITIES



Purpose

The Community & Regeneration

Tottenham's community shows immense creativity and diversity, with reports stating parts of the area as the most ethnically-diverse in Europe, with over 300 languages spoken.

Tottenham confronts notable challenges, including communities which face significant deprivation and inequalities, highly polarised employment rates and a low level of qualifications.

Truly harnessing the potential of our creative sector would make Tottenham a more prosperous and resilient place by contributing to local identity, providing higher wages, inward investment, and a range of employment and upskilling opportunities.

London Borough of Haringey are committed to growing, celebrating and strengthening Tottenham's creative businesses in tandem with providing tangible opportunities for local people to access and benefit from the creative sector.

Having been designated a Creative Enterprise Zone (CEZ) in 2018 by the Mayor of London, and with the regeneration projects currently underway, there is a buzz of excitement in the area around what the future holds.

49% AGED 18-44
12% HIGHER THAN NATIONAL AVERAGE

BY 2025...

10,000 NEW HOMES

5,000 NEW JOBS

750M INVESTMENT

**"TOTTENHAM IS ONE
OF LONDON'S MOST
CREATIVE AREAS, WITH
ALMOST 1 IN 5 RESIDENTS
WORKING IN THE CREATIVE
INDUSTRIES, LONDON'S
FASTEST GROWING SECTOR**

660 BUSINESSES

127% GROWTH IN 5 YEARS

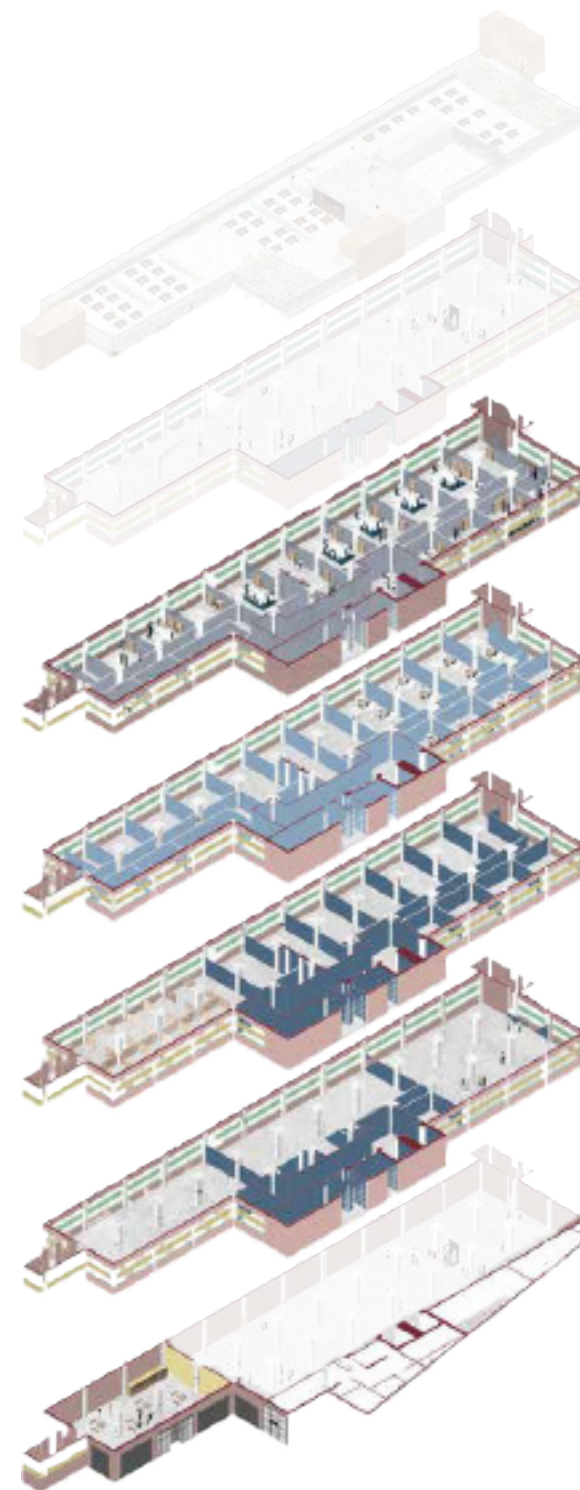
Purpose

TOTTENHAM

Phase 1 development

Phase 1 of the project was completed in the midst of the pandemic in June 2020. This phase saw the development of floors 1-4, and the creation of the reception area, 3,500 sq ft Full Steam cafe, a full replacement of services and the addition of an all floors passenger lift. Each floor comes equipped with communal services including WCs, showers, kitchens and meeting rooms.

With the climbing centre occupying the first floor, the second floor was designated as an open-plan maker's space with separate studios. The third and fourth floors were divided into thirty-six studio spaces of a variety of sizes. The well serviced, blank canvas studios helped to ensure a diverse portfolio for Purpose Group but also guaranteed that the spaces will be fully adaptable to the potential tenants' needs. The ground floor provides a public entrance and café.



Phase 1 development

The Archives is accessible 24 hours a day, 7 days a week through secure access fobs, with building manager coverage throughout the day and an onsite security guard from 5pm - 1am.

The building is now at full occupancy and home to a diverse creative community including artists, designers, photographers, radio stations, chefs and even a florist. In some studios dividing walls have been demolished to combine spaces and mezzanines constructed to increase square footage without increasing rent, highlighting the designs flexibility. The individual studios are flooded with light and wrapped in acoustic insulation to ensure comfort.

Operating the 1st floor climbing centre is Stronghold who have been part of the Tottenham community since 2017. Open 7-days a week, the climbing centre works directly with local schools providing access for 300 children a week to promote health and wellbeing. On the 2nd floor maker-space is MAES London, a luxury womenswear manufacturer created with the intention of reconnecting designers with local manufacturing.

Recognition

In October 2021, at The Haringey Design Awards, The Archives took home the award for "**Best New Inclusive Design**", with the category looking for good examples of buildings achieving physical accessibility, social accessibility and community accessibility, which saw us pitted against such well know developments as Tottenham Hotspur Stadium.

More recently, the phase 1 development has been shortlisted in the work place category at the Retrofit awards.

Purpose



Phase 2

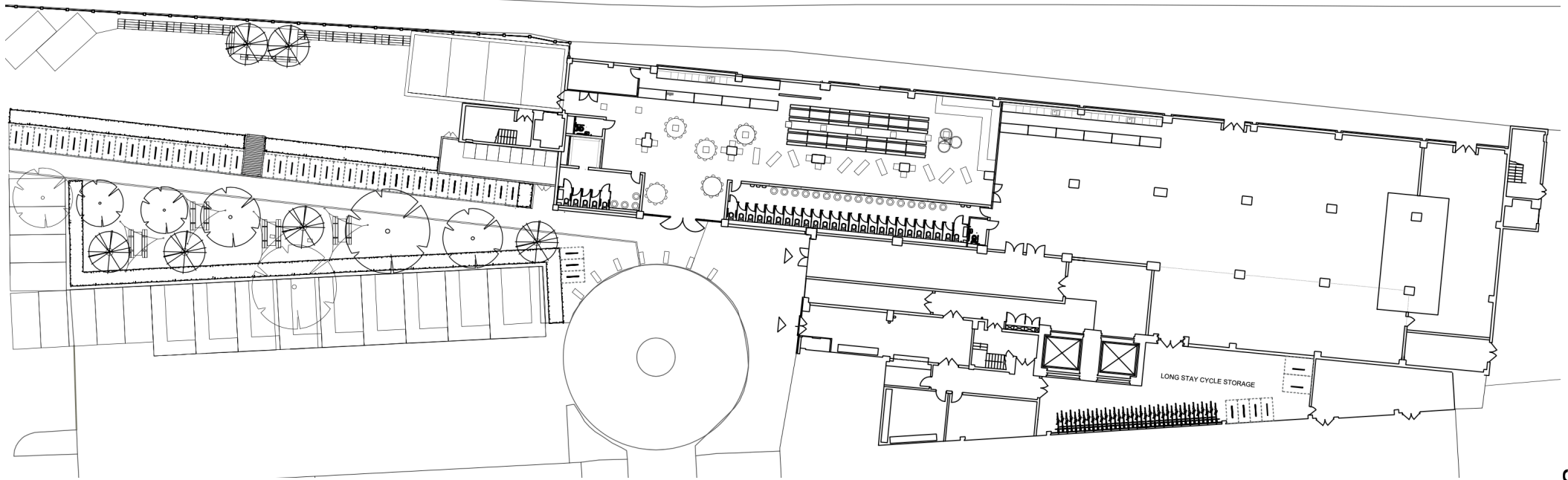
Phase 2 of the project is about to commence, pending the planning and licensing approval, and sees the development of the ground floor and external car park to a larger cafe / bar area with wider food offering, multi purpose event space and external seating area, the fifth floor developed into further studio space including music studios, and the addition of a rooftop terrace.

The existing building cores are to be extended, providing access to the new opened roof terrace. The vertical extrusions are to be clad in polycarbonate panels and function as lanterns being a part of wider wayfinding strategy. Mural artwork, by local community engagement artist studio, Hanna Benihoud Studio, is also proposed on the lower sections of the cores.



Purpose

Ground floor



Development on the ground floor will see ca 15,000 sq ft internal space and 5,000 sq ft external space transformed. Careful consideration has been taken, to ensure private tenanted spaces are secure from public areas (ground floor and roof) of the building, accessed through separate entrances.

Frankton Group, are contracted as our security partner for the site, to manage event and building security. A crowd management plan is under development, however each event will be risk assessed by our own Venue Management Team, which includes security, safety team members.

For noise management plan and mitigation measures, Sound Services <https://www.sound-services.co.uk/> to work as a hire partner for any sound equipment on the ground floor who have also offered sound testing services, having worked with large venues across London such as Print Works, Night Tales and E1. Once we've completed the main construction on the ground floor, we're looking to schedule x2 sound tests with Sound Services and our acoustic consultant, firstly to identify any leakage points, then secondly, after proofing measures have been taken, to confirm the success of the works, at which point we can complete the full noise management plan and dispersal policy and allocate continuous monitoring points. We've assigned budget and contingency to complete these works depending on the results of the sound tests.

Purpose

Ground floor bar & events

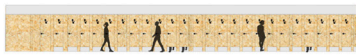
+ THE ARCHIVES TOOLKIT

+ MOVEMENT + LIGHT

01 TOILET BLOCK



- + Toilet block design retained from initial design ideas pack
- + Potential to use cement board and varnish to reduce use of OSB (TBC)
- + Detail drawings/ method statements and contractor consultation to be provided if requested
- + Sourcing of fixtures and fittings to be confirmed with AG



+ DIVERSITY IN SPACE

02 SOCIAL SEATING



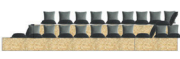
- + Concrete drainage rings re-purposed as seating elements
- + Rings stacked on top of each other and fixed with timber frame and OSB side top
- + Off the shelf modernist style stools to be supplied
- + A unique seating element that creates a bar like atmosphere, encourages people to interact and promotes circulation within the bar area
- + 8-10 persons per table. Approx 50 people Max

03 SOCIAL EATING



- + Existing tables/benches re-oriented into 2m strip tables
- + Existing tables/benches to be re-filled with OSB
- + Few Tables total
- + Re-orienting the tables into strips encourages social interaction, increases seating provision, maximises use of space
- + 6-8 persons per table. Approx 112 people Max
- + Benches to be movable for space creation/events

04 LOUNGE SEATING



- + Timber frame/ OSB clad double tiered lounge with cushions
- + Max height 900mm AGD
- + Potential for cut out stage
- + Provide a sense of enclosure for a more relaxed environment
- + A flexible seating option for various activities
- + Additional bean bags to be provided around planter area
- + 30-40 people Max

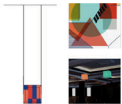
05 PODS



- + Large concrete drainage rings re-purposed as private, reflective seating elements
- + Potential for rings to be purely decorative, display artwork, or hang plants
- + Used between existing columns to define space
- + 1-2 persons Max

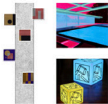
+ ARCHIVE CONCEPT

07 HANGING ARCHIVE



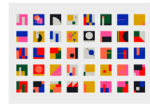
- + A series of timber or steel stud (perforated) cubes hung as illuminated art
- + The cubes are illuminated at varying heights over the main seating spaces
- + Off the shelf modernist style stools with printed transfers of modernist style artwork
- + An opportunity to pay homage to the buildings history and create a unique atmosphere for its users

08 FIXED ARCHIVE



- + A series of timber or steel stud (perforated) cubes attached to the ceiling
- + The cubes are illuminated at varying heights over the main seating spaces
- + Off the shelf modernist style stools with printed transfers of modernist style artwork
- + An opportunity to pay homage to the buildings history and create a unique atmosphere for its users

09 SURFACE ARCHIVE



- + Surface level artwork paying homage to the buildings historical architectural context
- + Artwork to provide colour and interest
- + Actual artwork TBC
- + Potential for seating elements to contribute with wall reduction scheme

+ INTRODUCING LIFE

10 PLANTERS



- + Concrete drainage rings re-purposed as a large planter
- + Shown as shown on plan to provide enclosure to lounge space
- + Potential for more budget permitting
- + Plant list for shade tolerant plants to be provided alongside information of purchasing and maintenance



- + Timber frame, corrugated steel decorative planter
- + Set on raised and floor spaces
- + Detail drawings to be provided if required
- + Actual number TBC
- + Plant list for shade tolerant plants to be provided
- + Complete information of purchasing and maintenance
- + Not shown on plan

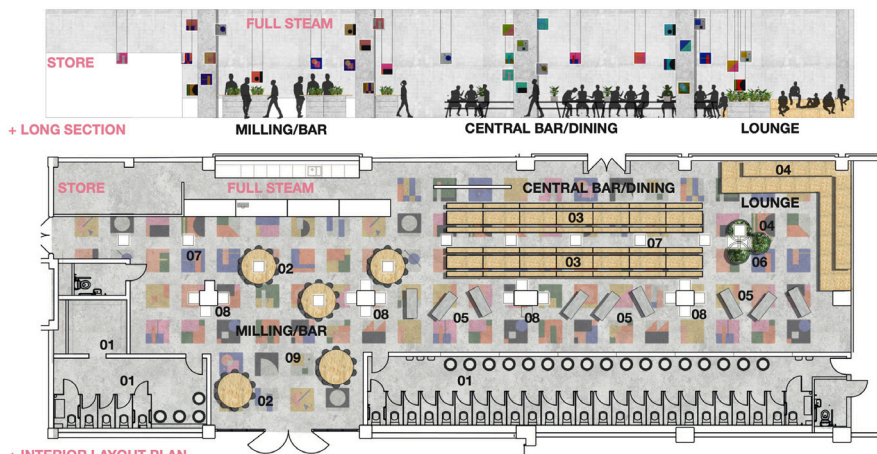
**+ HIGH CROSS
+ INTERIORS
+ DESIGN IDEAS 02**

The current Full Steam cafe (central section) will be extended to include a galley kitchen, cellar, extra seating and a large toilet block, separated from the event space by a removeable partition wall. The new cafe bar will operate 7 days per week until 11pm on an evening, serving beverages and food throughout, and employ 6-10 full time employees at london living wage.

The event space (which can be hired as a stand alone unit or combined with the cafe bar space to host larger capacity events) will house a private events bar, performance and backstage area, with acoustic and sound treatment works to be completed to ensure symbiosis with both internal tenants and external neighbours, with the potential to employ a further 10 FTE at london living wage.

Our event spaces create a destination that from day to night can accommodate and adapt to a range of activities and events. We will create and deliver a packed seasonal calendar, curated in conjunction with our own short term hire team, which celebrates and invites the best of London's creativity and diversity.

From art exhibitions, exercise classes and fashion events by day to theatrical performances and a live music venue into the night, with foundations rooted in supporting the local community through employment and opportunity.



+ LONG SECTION

+ INTERIOR LAYOUT PLAN

+ THE ARCHIVES INTERIORS CONCEPT

Located in a developing area of North London, The Archive Bar/Cafe/Events space must draw people in to from further a field, as it's location does not have the benefit to maintain it.

The initial design strategy aims to retain The Archive's unique character by establishing a design approach that also homage to the buildings architectural merit and historical/cultural context, to design, furnish and decorate the industrial space and re-purpose it for flexible future use to draw users in from across London.

The Archive, formerly high rise tower block is a Brutalist style operations building. Brutalism, also known as Structural architecture, is a style that emerged in the 1950s and grew out of the early 20th century modernist movement. Brutalism was generally characterised by its rough, unadorned surfaces, unusual shapes, heavy structural materials, straight lines, and small windows. This style of architecture and forward thinking vision has been woven into the interior concept with the use and re-purposed use of heavy industrial materials, a balance of hard and curved shapes and contrasting textures to create an understated and artistic modern aesthetic.

Three spaces have been defined within the Ground floor of The Archive. The primary millinery space is initially experienced through the large glass opening in the facade where concrete drainage rings have been re-purposed as large subterranean areas. As people move deeper into the space, concrete drainage rings are used to create a series of seating and display elements that encourage social interaction and provide a sense of enclosure. These rings are also attached to the walls and ceiling to create a series of hanging elements that provide a sense of enclosure and provide a sense of enclosure. The central space consists of two long benches that can be moved up to provide a flexible open space if needed. This arrangement of seating encourages the name and aims to influence social interaction between different groups of people. Concrete drainage rings are re-purposed again to create 'round' chairs and provide innovative seating elements, additional spaces for foot anchors or a place to incorporate hanging vegetation.

The lounge area is used primarily to provide a place for a single, shared double bed and a small lounge. A space where people can come to relax or work away from the main bar and dining areas.

The user flows, based on the Brutalist design language as architectural spaces in themselves and provide a chronology of movement and light in a dark space through the proportionate layout. The user flows within the space will further activate the buildings massive steps with respect to the ground and provide the people with a unique experience.

The layout and furniture design aims to accommodate a large amount of people whilst providing a variation in seating opportunities. The Brutalist architectural concept aims to draw people from further a field to visit on the weekend or other work during the week. The concept will be built on implementing an elements can be added over time depending on budget.

**+ HIGH CROSS
+ INTERIORS
+ DESIGN IDEAS 1**

Purpose

Event Space (continued)



Purpose

The Archives Ground Floor has already attracted keen interest from a number of local and national organisations. Including festivals celebrating a diverse range of ethnicities, cultures and the LGBTQI+ community.

The Archives is set to be a hive of activity and a space for artists' creative vision to be fulfilled. We take a proactive stance on reinvigorating the area of Tottenham and collaborating with the Arts Community to ensure the space is inclusive and affordable.

The ambitions of The Archives Ground Floor are to bring employment, work opportunities and training to the local community, to focus on sustainability and the environment and support offer a safe space with diversity at its heart.

We've already worked with many local musicians including Dun D and Jvck James but also been approached by larger event companies including CWT Meetings & Events and AEG Worldwide.

100,000

NUMBER OF POTENTIAL ANNUAL VISITORS TO THE SITE FROM ENQUIRIES FOR 2021

Outdoor area

The external area of the building will be redeveloped into a communal space to serve both the tenants and visitors to the building.

Sustainable transport is to be encouraged to the site, with sheds to house up to 100 bicycles, and x2 electric car charging ports, to be installed.

We aim to keep the space as flexible as possible, offering shaded seating and open spaces in which to host events and markets.



LANDSCAPE ELEMENTS

- Bike Park:**
Each bike shelter holds 4 bike stands, set in tarmacadam. The shelters are composed of a steel butterfly wing canopy roof. A 1.5m high Beech hedge sits below the structure to capture surface and roof water run-off. Entrance to the cycle stands is staggered in alternate bays to create the butterfly effect roof.
- Smoking Shelter:**
A lightweight permeable structure provides shelter close to the building. Construction and materials TBC at detail design stage.
- Timber Bench/Platform:**
These timber units create an active edge to the site set back from the railway boundary, with a number of possible uses, including areas for seating, lounging, outdoor gym, informal group meetings and outdoor cinema.
- Metro Gardens:**
The gardens comprise a combination of shade trees, pollinators and grasses, planted to frame flexible seating and enclose informal seating. Canvases provide shade on summer days. The Metro gardens provide space for outdoor working, socialising and enhance the ecology through the choice of plants.
- Gravel Surface:**
20mm Moonstone gravel surface laid to create an extensive rain garden increasing permeability of the existing landscape. The use of this permeable surface around the trees will optimise their growth enhancing the ecological value of the site.
- Path:**
A direct access path utilises and recycles the broken paving slabs on site to create a crazy paved path, providing level access through the site. The path drains in to the extensive rain garden.
- Flexible Surface + Street Graphics:**
Tarmacadam surface, with access for food and beverage trucks, providing flexible open space for community and outdoor leisure events. Community led street art creates a connective visual element across the site, providing information on the local and global sustainability of the project.
- Boundary Fence:**
A 2.0m high concrete post and steel mesh fence provides a secondary boundary set back from the rail line. The fence provides a structure for climbing plants and opportunities to display local art work.
- Café + Entrance:**
Space for the café is defined by 1.5m high gabion baskets set back from the road, providing a protective edge from vehicular overrun. The gabions contain a variety of climbing plants, which define a flexible seating space adjacent to the café entrance.
- Electric Car Charging Points:**
Two number electric car charging points are situated to the north of site.
- Disabled Parking Spaces:**
Nine number fully accessible parking spaces are provided in line with the requirements for the project.
- Refuse Point:**
The refuse point has been located on the corner of the site next to the main vehicular route to provide easy access for refuse vehicles.
- Lighting:**
Lighting will be located across the site in different formats to optimise the use of the landscape at night as well as defining clear pathways to and from the building.



Outdoor area - Mural

THE PROJECT

CONCEPT

Tottenham is growing upwards... Literally. What about what's already here?

'When we grow up' creates Tottenham's largest mural project teaming local school children with a local artist, daring them to dream big. The project will ask kids to imagine their future, reflecting the community, inspiring the mural work.

'When we grow up' engages the local community and knits new development into the existing demographic. Using an existing building to celebrate art and culture in Tottenham right now, this project will stand out for all the right reasons.



↑ Future of Tottenham ↓



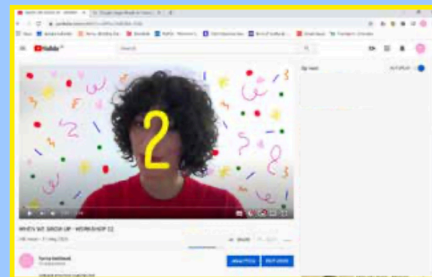
PHASE 1

WHO WE ENGAGED?

Gladesmore School & Haringey CAMHS
Aged between 11- 14 years old
High number of BAME representation
70% of students are from low income families.

HOW WE DID IT?

During lockdown we used youtube to run online workshops to engage young people



ENGAGEMENT NUMBERS

53 students involved
750 views on the online workshops
48 hours of watch time on workshops
140 pieces of art created

WHAT WORKSHOPS WE RAN?

We ran 3 workshops that explored what the young people would like to be doing in the year 2030



ARTWORK

THE RESPONSES

We have a huge amount of ambition in Tottenham. From Olympic dreams to Activists, from chefs to bankers! The students of Tottenham have BIG DREAMS.



'I have enjoyed this project because I have really had the chance to explore what I would like to do in life. I didn't quite know what I wanted to do and still kind of don't, but this project has helped me explore my choices and I have a bigger idea of what I want to do.'

I think this mural is important because it shows other children that they have many choices. It also tells the community that us teenagers have dreams and we are dedicated to making them come true.'

-Natalia, Student

PHASE 2

WHAT'S NEXT?

We are raising money to fund phase 2 of the project which uses the students artwork to create a mural adding their dreams to the Tottenham skyline



Outdoor area - Mural

'When We Grow Up' is a large-scale mural project. It is an ongoing collaborative project with Gladesmore Secondary school reframing the conversation of the future of Tottenham, not around infrastructure or buildings but around the next generation. This mural will contribute towards the transformation of a new local cultural hub through Purpose Group at The Archives building.

The phase 1 engagement process happened in the spring of 2020 during full lockdown. Without the ability to run the engagement in real life Hanna lead the workshops via YouTube. The work created by the young people was absolutely incredible. The students were asked to dream big and think about what they wanted to be when they grow up. The dreams fell into 5 categories; Carers, Sports, Women in Business, Arts and Science and Educators and Advocators.

The images illustrate the mural artwork and polycarbonate extended cores. The community led artwork brings the former industrial building to life, whilst retaining a vital link with the local community. The glowing extended cores with The Archives branding announces and identifies the building as a new destination.

We're now exploring diggerent elements of funding to support the final delivery of this project.



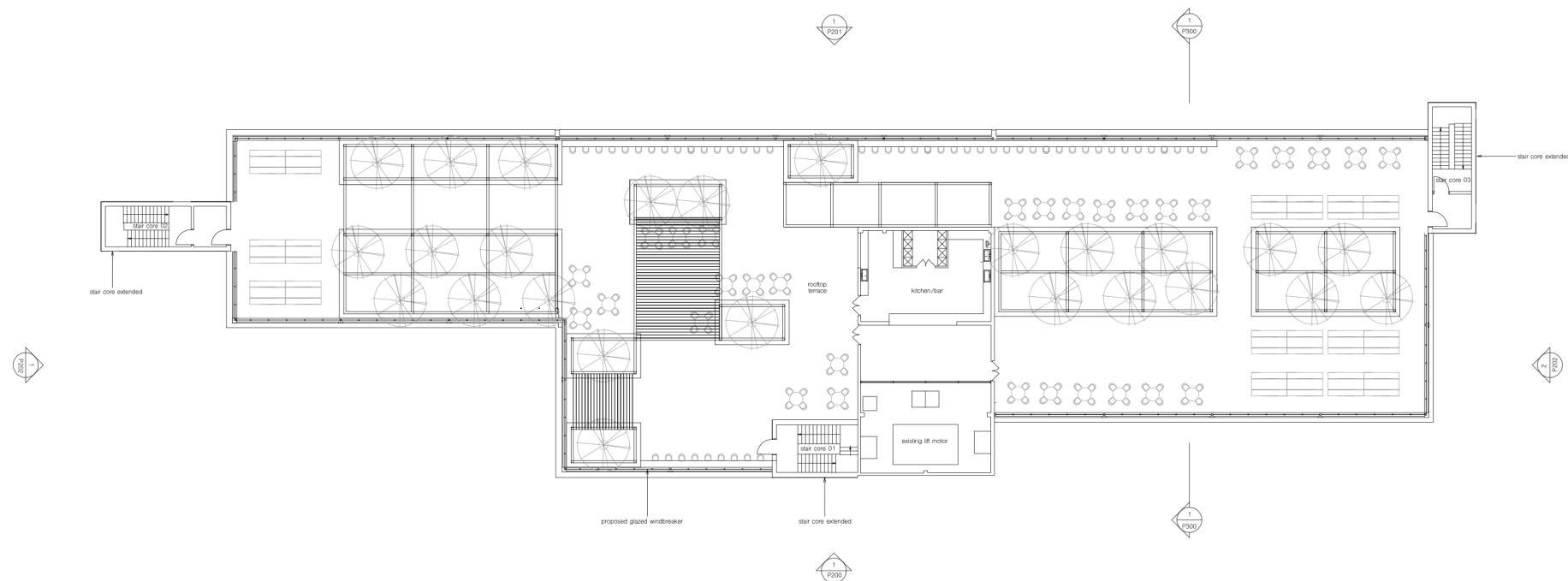


Roof Garden & Food Market

Our all weather roof garden and food market, with seating up to 400 people, will provide uninterrupted views across the the Wetlands, Alexandra Palace, stretching to central London, for both visitors and tenants to enjoy. Our food market will provide both an iconic location, and an affordable, flexible start up space for local food businesses, giving them the opportunity to grow and develop, and will look to employ a further 10 FTE at london living wage.

Licensed until 11pm, 7 days per week, sound testing and mitigation measures are to be taken to ensure compliance with our own noise management strategy.

Roof Garden & Food Market



The views from the opened roof terrace will outstretch across London from Alexander Palace, through Canary Wharf, to Walthamstow reservoirs. The proposed opened roof terrace will be able to facilitate events as well as pop up restaurants and bars, providing a new destination for visitors. It will be populated with abundance of planting to help reduce the urban heat effect of the site and free-standing furniture to ensure maximum flexibility for the space.

Newly proposed rainwater harvesting system will be used for plants irrigation and toilets flushing. While the views of the Walthamstow Wetlands combined with signage boards are to educate users about the reservoir site which is the main source of water supply for 3.5 million people.

Purpose

Messages from our tenants...

I'm really excited about the potential new Phase 2 developments at The Archives. With such a rich and varied number of businesses and creatives within the building this would be a great opportunity for tenants to network and collaborate with each other as well as with the wider community. Having an event space of this nature on the doorstep of my business would enable me to offer my clients a fully-rounded service with a hire-space perfect for PR launches, fashion shows, private events and exhibitions. Tottenham has always been a hub of creativity and diversity and I feel the area and it's residents would truly benefit from having a space like this available to them for makers markets, workshops and talks.

JESS RUNCIMAN, FOUNDER - FLUORESSE

The archive building is a great hub of Tottenham based businesses providing spaces which offer cross pollination and creative thinking.

Being based in Tottenham for our 10 years and since moving in early this year the studio the space has allowed us to grow our team, increase our capacity for our E-Shop inventory and connected us with other businesses/services which can aid out businesses in the local area.

During a time of difficult for all business The Archive has been a positive move for my business and increasing economic growth in Tottenham.

NICHOLAS DALEY, FOUNDER - NICHOLAS DALEY

'The Archives has become a great base for Bud Studio. Their discounted rent has enabled us to offer some of the cheapest studio spaces in Haringey, helping us continue our support for creatives in the borough.

We think opening up the space for events would only further The Archives offer to Tottenham residents and beyond. Through the redevelopment of Ashley Road Tottenham Hale is in desperate need for a new cultural hub and The Archives could help fill the void!'

ALBERT CLEGG, FOUNDER - BUD STUDIO

'As a year-long tenant of The Archives and eight-year-long resident of the area (Lawrence Road N15) I'd like to add my enthusiasm for the next phase of The Archives development.

Spaces in The Archives, along with the dozens of other studios in the area (High Cross, Markfield Road, Millmead) means that Tottenham Hale (and Tottenham/Haringey in general) has become the centre of London's photography scene.

To me it seems vital to build on that with success with spaces where professionals can socialise as well as work. I would argue that Tottenham Hale isn't currently overburdened with these facilities.

The management at The Archives have always been excellent and dealt with any issues quickly and efficiently. I would every confidence that any extension of services would be well run and take in consideration the needs and concerns of tenants and the local area.'

PHIL SHARP, FOUNDER - PHIL SHARP PHOTOGRAPHY

Messages from our tenants...

The Archives is best described as buzzing with lots to do, quirky, characteristic and is welcoming to people from all walks of life – following its league from being as trendy as Hackney to as jam packed as the Southbank!

With office spaces, to wall climbing, fashion shoots there's never a dull moment in the building itself. With friendly staff always on site, with the Health & Safety of the building always a top priority I would absolutely have to rate The Archives as the place to be...The Full Steam Café has got to be my fave serving the best hot milk lattes, beans from only the best – Terrone, you have stolen my heart. Thank you to all the staff & management for making this a very comfortable place not just to work but also have some fun. Looking forward to seeing much much more happening around here.

**JUBEDA HAKIM, SERVICE MANAGER -
CENTRAL ENGAGE HARINGEY**

We moved our luxury garment manufacturing company from Bethnal Green to The Archives, Tottenham at the start of 2021 and it has definitely proved to be the right decision. The studio itself provides the wow factor that we were looking for, but what really cemented it was the wider vision of The Archives and the regeneration of Tottenham.

We were attracted by the prospect of building a community of creative businesses in the area and that's what The Archives is looking to achieve. Despite the continued challenges of the pandemic, a community is forming. We've already put a few clients of ours in touch with our neighbours who specialise in fashion photography. And one of our prospective clients had recently moved into a studio a couple of floors above.

Having Tottenham Hale Retail Park nearby is handy and great for our staff, but what will attract new people and businesses to the area is The Archives. This building has the potential to offer the area something truly unique. I imagine people coming here to attend an art exhibition, a fashion show or browse some market stalls. We are keen to get involved as well and are looking to host a few events and open our business to the public on select days next year for a studio tour, offering people insight into the garment manufacturing process.

We are proud to be in Tottenham and we support the development of The Archives.

DIANA KAKKAR, FOUNDER - MAES LONDON

As a tenant of The Archives, I believe Purpose Group has been spot on in developing work spaces that benefit each business in the building and also brought the right amount of opportunity and interest in the High Cross Centre and Tottenham Hale area. Specifically in the High Cross Centre vicinity, I think The Archives provides a great hub of community and creativity amongst businesses and individuals while also maintaining a strong standard of cleanliness and security. As a freelance photographer, many of my clients visiting the building has been pleasantly surprised by the way the building has been designed and the spaces and scenic views it provides. I believe by developing more food, beverage and entertainment facilities within the building this will further enhance the benefits in the area and attract more visitors locally and around London.

DAVID REISS, FOUNDER - DAVID REISS PHOTOGRAPHY

This page is intentionally left blank

Stage 3 Fire Strategy Report

High Cross

Version	Status	Date Issued	Comment	Prepared by	Reviewed by	Verified by
01	Draft	15.05.2020	-	EP	AC	AC
02	Final	03.07.2020	Updated to latest design	EP	AC	AC
03	Issued	23.11.2021	Updated to latest design	EP	AT	AT

LIST OF AMENDMENTS

The table below lists the amendments made within the body of this report during the different versions. It should be noted that only the main changes are illustrated and therefore, it is recommended that the whole report is studied.

Version 3 (V3)		
Section	Page	Amendment reference
2.2	5	Table 1 updated.
2.2	5 to 7	Figure 2 to 6 updated.
3	8 to 10	Deviations table updated.
4.2	11	Reference to external sounders updated.
4.3	11 to 12	Table 3 updated.
4.5	13 to 14	Reference to shop and commercial accommodation updated.
4.6	14 to 15	Reference to assembly and recreation accommodation updated.
4.7	15 to 16	Reference to office accommodation updated.
4.8	16	Reference to ancillary accommodation updated.
4.9	18	Table 8 updated.
5.3	22	Table 11 updated.
7.5	31 to 32	Reference to firefighting lobby ventilation updated.
App A	36	Reference to drawings updated.

CONTENTS

1	INTRODUCTION	1
1.1	SCOPE	1
1.2	PRIMARY LEGISLATION	1
1.3	FIRE SAFETY OBJECTIVES	2
1.4	SOURCES OF INFORMATION	2
1.5	LIMITATIONS AND ASSUMPTIONS	2
2	INTRODUCTION	4
2.1	SITE LOCATION	4
2.2	BUILDING DESCRIPTION	4
3	VARIATIONS TO STANDARD GUIDANCE	8
4	MEANS OF WARNING AND ESCAPE	11
4.1	EVACUATION PHILOSOPHY	11
4.2	AUTOMATIC FIRE DETECTION AND ALARM	11
4.3	CAUSE AND EFFECT	11
4.4	TRAVEL DISTANCES	12
4.5	ESCAPE WITHIN THE SHOP AND COMMERCIAL ACCOMMODATION	13
4.6	ESCAPE WITHIN THE ASSEMBLY AND RECREATION ACCOMMODATION	14
4.7	ESCAPE WITHIN THE OFFICE ACCOMMODATION	16
4.8	ESCAPE WITHIN THE ANCILLARY ACCOMMODATION	17
4.9	WIDTH OF ESCAPE ROUTES/EXITS	17
4.10	WIDTH OF ESCAPE STAIRS	19
4.11	AUTOMATIC FIRE SUPPRESSION	19
4.12	EMERGENCY LIGHTING	19
4.13	ESCAPE ROUTE SIGNAGE	20
4.14	OCCUPANTS WITH A DISABILITY OR IMPAIRMENT	20
5	INTERNAL FIRE SPREAD	22
5.1	INTERNAL LININGS	22
5.2	ELEMENTS OF STRUCTURE	22
5.3	FIRE RESISTANCE	22
5.4	FIRE STOPPING	23
5.5	CAVITY BARRIERS	24

5.6	BUILDING SERVICES COORDINATION	26
5.7	MAXIMUM COMPARTMENT SIZE	28
5.8	FIRE DOORS	28
6	EXTERNAL FIRE SPREAD	29
6.1	BUILDINGS AND BOUNDARIES	29
6.2	EXTERNAL WALL CONSTRUCTION.....	29
6.3	ROOF COVERINGS.....	30
7	ACCESS AND FACILITIES FOR THE FIRE SERVICE.....	31
7.1	HYDRANT PROVISION	31
7.2	FIRE SERVICE VEHICLE ACCESS.....	31
7.3	FIRE SERVICE PERSONELL ACCESS	31
7.4	FIRE MAINS PROVISION	32
7.5	SMOKE CLEARANCE/CONTROL	32
7.6	FIRE CONTROL ROOM.....	33
8	FIRE SAFETY MANAGEMENT	35
8.1	GENERAL	35
8.2	KEY MANAGEMENT ISSUES.....	35
8.3	REGULATION 38	36
	APPENDIX A – ARCHITECTS DRAWINGS REFERENCED	37

1 INTRODUCTION

1.1 SCOPE

FCS-Live have been appointed to produce a Stage 3 Fire Strategy report for the project known as High Cross, Tottenham Hale, London, N15 4QN.

The Stage 3 Fire Strategy is intended for discussion between the design team and to assist the design team in gaining approval in principle from the Building Control Body.

This report is based on the guidance illustrated in Approved Document B – Volume 2: 2019 (ADB).

This report follows the main sections of ADB; however, in specific areas fire engineering has been utilised to justify deviations from the guidance. Such deviations are presented in each section as appropriate. These justifications are subject to approval by the Approving Authorities and until then should be registered as approvals risk items.

The design team should ensure that the contents of this report are fully incorporated in the building design.

This report should form part of the information handed over to the end user, as per Regulation 38 of The Building Regulations 2010 (as amended in 2018).

1.2 PRIMARY LEGISLATION

The primary fire legislation applicable to this development is as follows.

- The Building Regulations 2010 (as amended in 2018): Pre-occupation;
- The Regulatory Reform (Fire Safety) Order 2005: Post-occupation;
- Construction (Design and Management) Regulations 2015;

The Building Regulations: 2010 (as amended in 2018)

Approved Document B – Volume 2: 2019 is guidance approved and issued by the Secretary of State for the purpose of providing practical guidance with respect of the requirements of Schedule 1 and Regulation 7 of The Building Regulations 2010 (as amended in 2018).

Responsibility for deciding if the requirements of the Regulations have been met, rests with the Building Control body.

Regulatory Reform (Fire Safety) Order 2005

The Regulatory Reform (Fire Safety) Order 2005 (FSO) is a primary piece of legislation relating to fire safety in existing, non-domestic premises and the common areas of residential buildings and is enforced by the local Fire Authority.

Responsibility for ensuring that the requirements of the Order are met, rests with the 'Responsible Person', who must undertake (or cause to undertake) a risk assessment for the purpose of identifying the fire precautions required.

Construction, Design and Management Regulations 2015

UK projects are subject to the requirements of the Construction (Design and Management) Regulations 2015 (CDM).

Where any conclusions or recommendations contained within this report specify materials, products, or forms of construction, these will have been assessed in accordance with CDM - Regulations 11 and 18 (duties for designers).

If these involve significant residual risks or health and safety critical assumptions, this information will be made available to the principal designer. Where the architect or other consultants use all or part of this report to specify works, they are assumed to be competent in alerting the client, principal designer, designers, contractors and building occupier of issues arising under the CDM.

Statutory Consultation

During the Building Regulations application process, the Building Control body is required by law to consult with the Fire Authority. The purpose of this consultation is to give the Fire Authority an opportunity to make observations, with respect to The Building Regulations 2010 (as amended in 2018), and to provide an opportunity to make the applicant aware of action that may have to be taken in order to meet the requirements of the FSO.

If the Fire Authority require physical changes to be made to the building, in order to meet the requirements of the FSO, the Building Control body has a legal responsibility to pass on all comments and recommendations to the applicant/responsible person. The applicant should take note of all comments and where necessary, implement these into the buildings design.

1.3 FIRE SAFETY OBJECTIVES

This report aims to satisfy the following statutory fire safety objectives.

Occupants' life safety

The occupants must be able to escape the building without being exposed to hazardous or untenable conditions. This shall be satisfied by meeting the Functional Requirements B1 to B3 of The Building Regulations 2010 (as amended in 2018).

Protection of adjoining buildings

Structures must not collapse onto adjacent property and fire spread by radiation shall not occur. This shall be satisfied by meeting the Functional Requirement B4 of The Building Regulations 2010 (as amended in 2018).

Firefighters' life safety

Firefighters must be given a reasonable vehicular access to allow time to rescue any remaining occupants before hazardous conditions develop or structure collapse occurs. This shall be satisfied by meeting the Functional Requirement B5 of The Building Regulations 2010 (as amended in 2018).

1.4 SOURCES OF INFORMATION

This report is based on the drawings referenced in Appendix A.

1.5 LIMITATIONS AND ASSUMPTIONS

This report is based on the following assumptions and limitations.

- This report is based on the information provided by ROAR Architects and Purpose Group and the drawings listed in Appendix A;
- The description of the works which have been covered by the report are listed in §1.1;
- It has been assumed that all other parts of the building design are in accordance with The Building Regulations 2010 (as amended in 2018);
- It is assumed that the completed development will be used as defined (under the specific purpose groups and level of fire risk attached to these uses). Any change to the use or level of fire risk within the development and its surroundings will require further assessment and potentially a new fire strategy report to achieve compliance;
- The development is to be managed, operated, and maintained in accordance with the guidance provided in each relevant section of this report;

2 INTRODUCTION

2.1 SITE LOCATION

The site is located at Tottenham Hale, London, N15 4QN, as shown in the figure below.

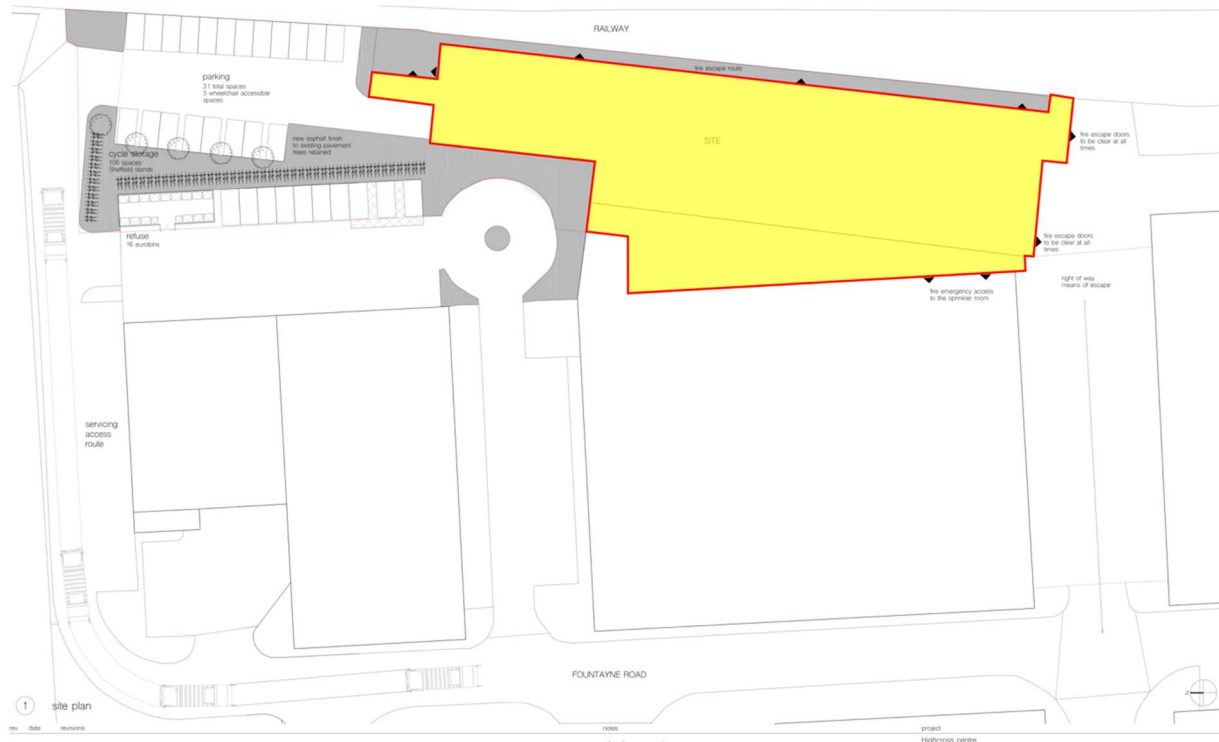


Figure 1: Site location plan

2.2 BUILDING DESCRIPTION

The proposed development will include the refurbishment of an existing building (warehouse type), which spans Ground to 6th floor level and is served internally by three protected staircases (i.e., Core 01 to 03).

It will be a 'mixed-use' building and will include various accommodations. The description of the type of accommodation per floor level, as well as the purpose group (as per ADB) they fit into, is detailed in the table below.

Floor	Accommodation	Purpose group	Served by	Height ^{A)}
Ground ^{B)}	Café/Bar	Shop and commercial	N/A	29.5m
	Various types of uses (e.g., conferences, fashion shows, events, film shoots)	Assembly and recreation		
	Storage, Smoking shelter, Gas storage, Cycle storage	Ancillary		
1 st	Climbing centre ^{C)}	Assembly and recreation	Core 01, 02, 03	
	Reception/Cafe	Shop and commercial		
	Cleaner's cup'd, WC, Changing facilities, Storage	Ancillary		
2 nd , 3 rd , 4 th	Office	Office	Core 01, 02, 03	
5 th	Office/Music studios	Office	Core 01, 02, 03	
6 th (roof)	Rooftop bar/Community garden	Shop and commercial	Core 01, 02, 03	

Note A): The height is measured from Ground floor to the floor slab of the top floor level. The aforementioned height has been confirmed by the Architect to be 29.5m.

Note ^{B)}: It should be noted that this floor level will also be utilised as a multi-functional event space, with the ability to be used as two separate spaces split by the middle partition, or as a whole floor. The day-to-day uses of the aforementioned floor level will be as described in the table above. The whole concept of the floor is to be flexible to accommodate the above types of use, taking into the account the single and combined use of the floor.

Note ^{c)}: This has been confirmed by the client, to be already built and occupied.

Table 1: Type of accommodation/Floor level(s)

The figures below indicate the layout of all floor levels, as well as the location of Core 01, 02 and 03.

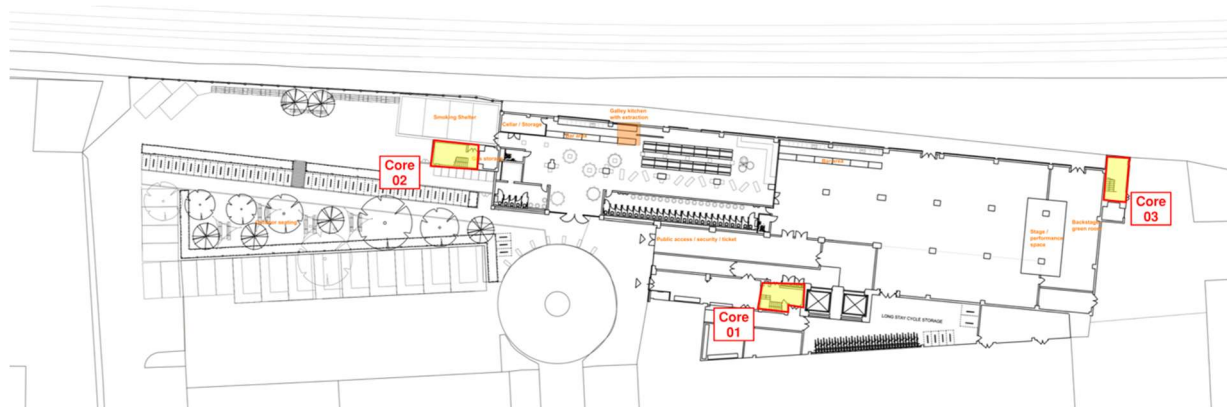


Figure 2: Ground floor level

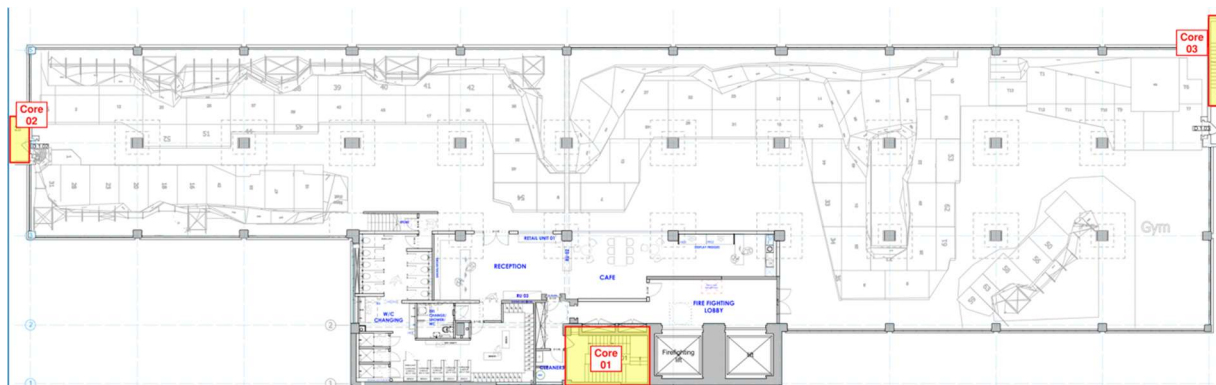


Figure 3: 1st floor level

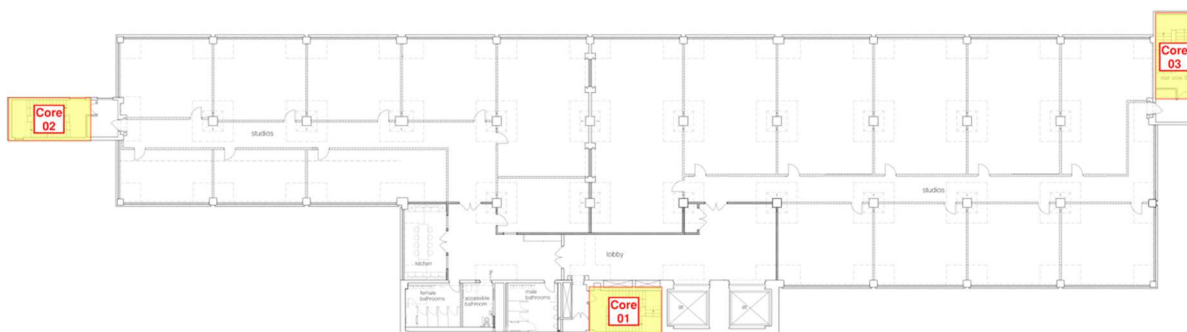


Figure 4: 2nd, 3rd, 4th floor level

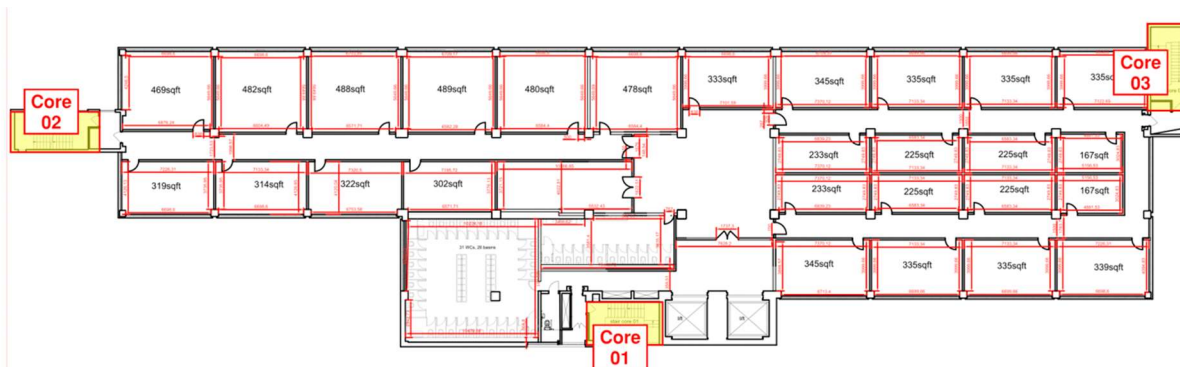


Figure 5: 5th floor level



Figure 6: 6th floor level

3 VARIATIONS TO STANDARD GUIDANCE

The table below lists the deviations from the guidance of ADB, in addition to the analysis methodology proposed for the fire engineering justification.

The following actions should be registered as risk items until agreed with the Approving Authorities.

Clause/Recommendation	Deviation/Justification
As per ADB, different purpose groups/ accommodations should not share means of escape.	<p>It is noted that the building will comprise of different purpose groups/accommodations. Typically, these should not share the same means of escape. However, this is not the case in this building, as Core 01, 02 and 03 are utilised as means of escape from the upper floor levels (i.e., 1st to 6th).</p> <p>This is considered acceptable based on the following provisions incorporated in the design.</p> <ul style="list-style-type: none"> • The building will follow a simultaneous evacuation procedure; • An enhanced fire alarm and detection system will be provided, designed to an L2 standard, in accordance with BS 5839-1; • Different purpose groups/ accommodations will be enclosed in fire-rated construction; • Different occupancies will not escape through separate occupancies;
As per ADB, the travel distance within a shop or commercial use premises should be limited to 18m where escape is only available in a single direction and the position of internal layout/fittings/furniture/etc. is known.	<p>It should be noted that both cases (i.e., as presented in Table 1 of this report) in regard to the use of Ground floor level are assessed (i.e., as individual uses (shop/commercial and assembly/recreation) and as a single use (assembly/recreation)).</p> <p>The travel distances within the shop and commercial accommodation on Ground floor level are not within the recommendations ^{A)} stated in Table 4 and therefore, further consideration is required. It is advised that an alternative final exit is introduced on east façade.</p> <p>Note ^{A)}: It should be noted that the travel distance requirements are achieved only when considering the additional escape available via the adjacent assembly and recreation accommodation (i.e., in addition to the double doors leading directly to the outside from the shop and commercial accommodation). However, as different purpose</p>

	groups should not share means of escape, the aforementioned exit is not considered acceptable.
A place of high fire hazard should be enclosed in fire-resisting construction.	It is noted that a galley (open-plan) kitchen will be introduced to the shop and commercial accommodation on Ground floor level. As a kitchen is considered a high fire hazard area, it is either recommended that the kitchen is enclosed in 30-minute fire-rated construction or it is provided with a localised fire suppression system.
A place of high fire hazard should be enclosed in fire-resisting construction.	<p>It is noted that, as stated by the client, there is potential for food vendors to operate on 6th floor level, utilising gas cooking. On the basis that this is an open-air area, this is considered acceptable; however, it should be noted that the cooking facilities are kept away from the routes of escape.</p> <p>Further to the above, as stated by the client, there is potential for a canopy stretch tent to be installed to allow full year use. In this case, the area will be considered to be designed with open opposing sides providing sufficient ventilation and thus, will still be treated as an open-air area, subject to the above comments. However, a more detailed design will need to be provided, indicating the exact area of enclosure, in addition to the openings/ventilation provisions and satisfactory flame retardant properties of the 'roof tent' material are known and recorded. The area will be further assessed within the fire risk assessment regime.</p>
As per ADB, the travel distance within an office accommodation should be limited to 12m where escape is only available in a single direction and the position of internal layout/fittings/furniture/etc. is not known.	<p>The travel distances within the office accommodation on 2nd to 4th floor level are within the recommendations stated in Table 4, except within one room, where the travel distance is extended to 15.3m.</p> <p>It is advised that following the fit-out design, the aforementioned travel distance is kept to below 18m.</p>
As per ADB, the travel distance within an ancillary accommodation should be limited to 12m where escape is only available in a single direction and the position of internal layout/fittings/furniture/etc. is not known.	The travel distances within the ancillary accommodation on all floor levels are within the recommendations stated in Table 4, except within the smoking shelter on Ground floor level. It is advised that the travel distance within the aforementioned room is kept to below 18m, following the fit-out.

As per ADB, rooms that contain flammable/combustible materials should not open directly into the firefighting lobby.	<p>Typically, rooms that contain flammable/combustible materials should not open directly into the firefighting lobby. This is not achieved in this building, as various rooms (e.g., comms cup'd.) open into the firefighting lobby.</p> <p>To justify this deviation, the firefighting lobby of Core 01 will be provided with smoke control (as described in §7 of this report).</p>
The occupancy exit(s) provision should satisfy the requirements stated in ADB.	Please look at the comments in Table 8.
As per Section 17.5 of ADB, for a building with a height that exceeds 18m and includes a storey with an area that exceeds 900m ² , a minimum of two firefighting shafts should be provided.	<p>On the basis that the building is existing and also considering the following provisions, it is considered acceptable to only include one firefighting shaft (incl. a firefighting lift).</p> <ul style="list-style-type: none"> • All parts of the floor plate will be within 60m of the dry riser outlet; • Core 02 and 03 will also be provided with dry rising mains in accordance with BS 9990;
The firefighting lobby smoke control design should follow the provisions stated in BS 9999.	Please refer and note Section 7.5 of this strategy report and the associated Design Note (document reference: "High Cross_V1_Design Note (Smoke Ventilation)").

4 MEANS OF WARNING AND ESCAPE

4.1 EVACUATION PHILOSOPHY

The evacuation strategy for the whole building (i.e., shop and commercial, assembly and recreation, office, and ancillary accommodations) will be simultaneous on activation of the fire alarm in any area.

4.2 AUTOMATIC FIRE DETECTION AND ALARM

A summary of the fire alarm and detection systems is shown in the table below.

Accommodation	Detection and alarm category designed in accordance with BS 5839: Part 1		
	Minimum level	Proposed level	Comments
Shop and commercial	M	L2	Detection/Alarm system
Assembly and recreation	M	L2	Detection/Alarm system
Office	M	L2	Detection/Alarm system
Ancillary	M	L2	Detection/Alarm system

Table 2: Fire alarm and detection systems

The fire alarm and automatic fire detection system within the **shop and commercial accommodation** will be designed in accordance with BS 5839-Part 1 to a category L2 Standard.

The fire alarm and automatic fire detection system within the **assembly and recreation accommodation** will be designed in accordance with BS 5839-Part 1 to a category L2 Standard.

The fire alarm and automatic fire detection system within the **office accommodation** will be designed in accordance with BS 5839-Part 1 to a category L2 Standard.

The fire alarm and automatic fire detection system within the **ancillary accommodation** will be designed in accordance with BS 5839-Part 1 to a category L2 Standard.

The 6th floor level will be provided with external sounders, designed in accordance with BS5839-1.

Fire Alarm Systems (Voice messaging system)

Fire Alarm Systems (Voice messaging system) are not required in this development and compliance is achieved with a standard cause and effect fire alarm.

4.3 CAUSE AND EFFECT

The cause and effect principles are summarised in the table below.

Accommodation (use)	Cause	Effect
Shop and commercial	Smoke detector activates	<ul style="list-style-type: none"> Alarm signal sound throughout the building; Smoke control (firefighting) system will activate; Lifts will return to ground level;
Assembly and recreation	Smoke detector activates	<ul style="list-style-type: none"> Alarm signal sound throughout the building; Smoke control (firefighting) system will activate; Lifts will return to ground level;
Office	Smoke detector activates	<ul style="list-style-type: none"> Alarm signal sound throughout the building; Smoke control (firefighting) system will activate; Lifts will return to ground level;
Ancillary	Smoke detector activates	<ul style="list-style-type: none"> Alarm signal sound throughout the building; Smoke control (firefighting) system will activate; Lifts will return to ground level;

Table 3: Cause and effect

The above is only an indicative cause and effect matrix, presented in order to assist the design team. A detailed cause and effect design will be developed by the specialist M&E contractor.

4.4 TRAVEL DISTANCES

Travel distances for the different parts of the building should be in accordance with the guidance stated in ADB, presented below.

Accommodation (use)	Travel within	Maximum travel distance			
		Single Means of Escape		Alternative Means of Escape	
		Direct ^{A)}	Actual	Direct ^{A)}	Actual
Shop and commercial		12.0m	18.0m	30.0m	45.0m
Assembly and recreation	Areas with seating in rows	10.0m	15.0m	21.3m	32.0m
	Elsewhere	12.0m	18.0m	30.0m	45.0m
Office		12.0m	18.0m	30.0m	45.0m
Ancillary	Places of special fire hazard	6.00m	9.00m	12.0m	18.0m
	Escape route in open air	40.0m	60.0m	66.7m	100m
	Other	12.0m	18.0m	30.0m	45.0m

Note ^{A)}: Where the internal layout (i.e., internal fittings, furniture arrangement, etc.) is not known, the travel distance is assessed on a direct basis (i.e., 2/3rds of the actual travel distance).

Table 4: Travel distance requirements

4.5 ESCAPE WITHIN THE SHOP AND COMMERCIAL ACCOMMODATION

General

It is noted that the building will comprise of different purpose groups/accommodations. Typically, these should not share the same means of escape. However, this is not the case in this building, as Core 01, 02 and 03 are utilised as means of escape from the upper floor levels (i.e., 1st and 6th). This is considered acceptable based on the following provisions incorporated in the design.

- The building will follow a simultaneous evacuation procedure;
- An enhanced fire alarm and detection system will be provided, designed to an L2 standard, in accordance with BS 5839-1;
- Different purpose groups/accommodations will be enclosed in fire-rated construction;
- Different occupancies will not escape through separate occupancies;

This is subject to agreement with the Approving Authorities and until then should be registered as a risk.

Ground floor level

It should be noted that both cases (i.e., as presented in Table 1 of this report) in regard to the use of Ground floor level are assessed (i.e., as individual uses (shop/commercial and assembly/recreation) and as a single use (assembly/recreation)).

The travel distances within the shop and commercial accommodation on this floor level are not within the recommendations ^{A)} stated in Table 4 and therefore, further consideration is required. It is advised that an alternative final exit is introduced on east façade.

Note ^{A)}: It should be noted that the travel distance requirements are achieved only when considering the additional escape available via the adjacent assembly and recreation accommodation (i.e., in addition to the double doors leading directly to the outside from the shop and commercial accommodation). However, as different purpose groups should not share means of escape, the aforementioned exit is not considered acceptable.

The shop and commercial accommodation does not exceed the limitations set in Table 8.1 of ADB (i.e., compartment size 2,000m², where a sprinkler system is not provided) and therefore, no further comment or recommendation is made.

Inner room situations (i.e., room from which escape is possible only by passing through another room) will follow the design illustrated in Section 2.11 of ADB.

It is noted that a galley (open-plan) kitchen will be introduced to the examined accommodation. As a kitchen is considered a high fire hazard area, it is either recommended that the kitchen is enclosed in 30-minute fire-rated construction or it is provided with a localised fire suppression system. This is subject to agreement with the Approving Authorities and until then should be registered as a risk.

The wall separating the shop and commercial accommodation to the assembly and recreation accommodation, will be constructed as a compartment wall, achieving at least 90-minutes fire rating.

1st floor level

The travel distances within the shop and commercial accommodation on this floor level are within the recommendations stated in Table 4 and therefore, no further comment or recommendation is made.

The shop and commercial accommodation does not exceed the limitations set in Table 8.1 of ADB (i.e., compartment size 2,000m², where a sprinkler system is not provided) and therefore, no further consideration is required.

Inner room situations (i.e., room from which escape is possible only by passing through another room) will follow the design illustrated in Section 2.11 of ADB.

6th floor level

Although the current layout is not finalised (i.e., as stated by the client, this will be activated last and it is subject to design changes, but these will mainly be aesthetic changes) the travel distances within the shop and commercial accommodation on this floor level are within the recommendations stated in Table 4 and therefore, no further comment or recommendation is made.

It is noted that, as stated by the client, there is potential for food vendors to operate on this floor level, utilising gas cooking. On the basis that this is an open-air area, this is considered acceptable; however, it should be noted that the cooking facilities are kept away from the routes of escape. This is subject to agreement with the Approving Authorities and until then should be registered as an approvals risk.

Further to the above, as stated by the client, there is potential for a canopy stretch tent to be installed to allow full year use. In this case, the area will be considered to be designed with open opposing sides providing sufficient ventilation and thus, will still be treated as an open-air area, subject to the above comments. However, a more detailed design will need to be provided, indicating the exact area of enclosure, in addition to the openings/ventilation provisions and satisfactory flame retardant properties of the 'roof tent' material are known and recorded. The area will be further assessed within the fire risk assessment regime. This is subject to agreement with the Approving Authorities and until then should be registered as an approvals risk.

4.6 ESCAPE WITHIN THE ASSEMBLY AND RECREATION ACCOMMODATION

General

It is noted that the building will comprise of different purpose groups/accommodations. Typically, these should not share the same means of escape. However, this is not the case in this building, as Core 01, 02 and 03 are utilised as means of escape for the upper floor levels (i.e., 1st). This is considered acceptable based on the following provisions incorporated in the design.

- The building will follow a simultaneous evacuation procedure;
- An enhanced fire alarm and detection system will be provided, designed to an L2 standard, in accordance with BS 5839-1;
- Different purpose groups/accommodations will be enclosed in fire-rated construction;
- Different occupancies will not escape through separate occupancies;

This is subject to agreement with the Approving Authorities and until then should be registered as an approvals risk.

Ground floor level (as an individual unit, separate to the shop/commercial accommodation)

The travel distances within the assembly and recreation accommodation on this floor level are within the recommendations stated in Table 4 ^{A)} and therefore, no further consideration is required. For the aforementioned assessment, it is assumed, although not illustrated in the current drawings, that escape in two directions will be available from the stage/performance space.

Note ^{A)}: As the worst-case scenario, the travel distances under category 'areas with seating in rows' (as these are illustrated in Table 4) have been utilised during the travel distance assessment.

The assembly and recreation accommodation has individual exits on this level and thus, no further comment or recommendation is made.

Inner room situations (i.e., room from which escape is possible only by passing through another room) will follow the design illustrated in Section 2.11 of ADB.

The walls separating the assembly and recreation accommodation to the Fire Service entrance will be constructed as a compartment wall, achieving at least 120-minutes fire rating. If glazing is fitted to the aforementioned compartment wall, it will follow the provisions stated in Section 3.32 (e) of ADB and will achieve the same fire rating as the wall it forms into (Integrity only).

The assembly and recreation accommodation does not exceed the limitations set in Table 8.1 of ADB (i.e., compartment size 2,000m², where a sprinkler system is not provided) and therefore, no further comment or recommendation is made.

Ground floor level (as a single unit, including the shop/commercial accommodation)

The travel distances within the assembly and recreation accommodation on this floor level are within the recommendations stated in Table 4 ^{A)} and therefore, no further comment or recommendation is made. For the aforementioned assessment, it is assumed, although not illustrated in the current drawings, that escape in two directions will be available from the stage/performance space.

Note ^{A)}: As the worst-case scenario, the travel distances under category 'elsewhere' (as these are illustrated in Table 4) have been utilised during the travel distance assessment.

The assembly and recreation accommodation has individual exits on this level and thus, no further comment or recommendation is made.

Inner room situations (i.e., room from which escape is possible only by passing through another room) will follow the design illustrated in Section 2.11 of ADB.

It is noted that a galley (open-plan) kitchen will be introduced to the examined accommodation. As a kitchen is considered a high hazard area, it is either recommended that the kitchen is enclosed in 30-minute fire-rated construction or it is provided with a localised water suppression system. This is subject to agreement with the Approving Authorities and until then should be registered as an approvals risk.

The walls separating the assembly and recreation accommodation to the Fire Service entrance will be constructed as a compartment wall, achieving at least 120-minutes fire rating. If glazing is fitted to the aforementioned compartment wall, it will follow the provisions stated in Section 3.32 (e) of ADB and will achieve the same fire rating as the wall it forms into (integrity only).

The assembly and recreation accommodation does not exceed the limitations set in Table 8.1 of ADB (i.e., compartment size 2,000m², where a sprinkler system is not provided) and therefore, no further comment or recommendation is made.

1st floor level

The travel distances within the assembly and recreation accommodation on this floor level are within the recommendations stated in Table 4 ^{A)} and therefore, no further comment or recommendation is made.

Note ^{A)}: As the worst-case scenario, the travel distances under category 'elsewhere' (as these are illustrated in Table 4) have been utilised during the travel distance assessment.

The assembly and recreation accommodation shares exits on this level (i.e., Core 01, 02 and 03) and thus, the provisions stated in Section 4.6 (General) of this report apply.

Inner room situations (i.e., room from which escape is possible only by passing through another room) will follow the design illustrated in Section 2.11 of ADB.

The assembly and recreation accommodation does not exceed the limitations set in Table 8.1 of ADB (i.e., compartment size 2,000m², where a sprinkler system is not provided) and therefore, no further comment or recommendation is made.

4.7 ESCAPE WITHIN THE OFFICE ACCOMMODATION

General

It is noted that the building will comprise of different purpose groups/accommodations. Typically, these should not share the same means of escape. However, this is not the case in this building, as Core 01, 02 and 03 are utilised as means of escape for the upper floor levels (i.e., 2nd to 5th). This is considered acceptable based on the following provisions incorporated in the design.

- The building will follow a simultaneous evacuation procedure;
- An enhanced fire alarm and detection system will be provided, designed to an L2 standard, in accordance with BS 5839-1;
- Different purpose groups/accommodations will be enclosed in fire-rated construction;
- Different occupancies will not escape through separate occupancies;

This is subject to agreement with the Approving Authorities and until then should be registered as an approvals risk.

2nd to 4th floor level

The travel distances within the office accommodation on this floor level are within the recommendations stated in Table 4, except within one room, where the travel distance is extended to 15.3m. It is advised that following the fit-out design, the aforementioned travel distance is kept to below 18m.

The office accommodation shares exits on this level (i.e., Core 01, 02 and 03) and thus, the provisions stated in Section 4.7 (General) of this report apply.

Inner room situations (i.e., room from which escape is possible only by passing through another room) will follow the design illustrated in Section 2.11 of ADB.

It is advised that the wall separating the two zones comprising of office accommodations is constructed as a compartment wall, achieving at least 90-minutes fire rating.

5th floor level

The travel distances within the office accommodation on this floor level are within the recommendations stated in Table 4 and thus, no further consideration is required.

The office accommodation shares exits on this level (i.e., Core 01, 02 and 03) and thus, the provisions stated in Section 4.7 (General) of this report apply.

Inner room situations (i.e., room from which escape is possible only by passing through another room) will follow the design illustrated in Section 2.11 of ADB.

It is recommended that the corridors serving the office accommodation are enclosed in fire-rated construction, as these connect storey exits and thus, should be provided with cross-corridor fire doors. It is understood that no dead-end access routes are included in the current design. This is also required if utilised by different occupancies.

4.8 ESCAPE WITHIN THE ANCILLARY ACCOMMODATION

Ground to 5th floor level

The travel distances within the ancillary accommodation on all floor levels are within the recommendations stated in Table 4, except within the smoking shelter on Ground floor level. It is advised that the travel distance within the aforementioned room is kept to below 18m, following the fit-out.

It is noted that kitchen rooms are provided on 1st to 4th floor level. These will be enclosed in fire-rated construction, achieving at least 30-minutes fire rating.

It should be noted that the firefighting lobby of Core 01 should be kept sterile and free of combustible materials at all times.

Typically, rooms that contain flammable/combustible materials should not open directly into the firefighting lobby. This is not achieved in this building, as various rooms (e.g., comms cup'd, etc.) open into the firefighting lobby. To justify this deviation, the firefighting lobby of Core 01 will be provided with smoke control (as described in Section 7 of this report).

4.9 WIDTH OF ESCAPE ROUTES/EXITS

General

Where the expected occupancy to be accommodated exceeds 60 people, then the door should open towards the direction of escape.

The building should be designed based on the minimum number of routes/exits and widths presented in the tables below.

Maximum number of persons	Minimum number of escape routes/exits
60	1
600	2
More than 600	3

Table 5: Minimum number of escape routes/exits

Maximum number of persons	Minimum width of escape routes/exits
60	750mm
110	850mm
220	1050mm
More than 220	5mm per person

Table 6: Minimum widths

Occupancy and escape routes/exits assessment

The table below presents the occupancy load factors (OLF) utilised, in accordance with ADB. Where the occupancy is illustrated in the drawings or where the occupancy is provided by the client, this figure is used instead.

Unit	Occupancy load factor
Shop and commercial	2.0m ² per person
Assembly and recreation	1.0m ² per person
Office	6.0m ² per person
Plant room, Storage	30.0m ² per person

Table 7: Occupancy load factors

The table below presents the occupancy and escape routes/exits assessment.

Floor level	Total occupancy per floor	Minimum required exit widths ^{A)}	Available exit widths ^{A)}
Ground (shop/commercial - individual)	164 (based on OLF)	1x 1,050mm, or 1x 850mm	1x 2,030mm Comment ¹⁾
Ground (assembly/recreation - individual)	612 ^{B)} (based on OLF)	3x 1,050mm 1x 850mm	2x 1,700mm Comment ²⁾
Ground (assembly/recreation – entire floor)	1500 (provided by the client)	14x 850mm, or 7x 1,050mm	1x 2,030mm 1x 1,700mm Comment ³⁾
1 st	180 (based on OLF)	2x 850mm	2x 850mm
2 nd , 3 rd & 4 th	180 (based on OLF)	2x 850mm	2x 850mm
5 th	160 (based on OLF)	2x 850mm	2x 850mm
6 th	750 (provided by the client)	2x 1,805mm	N/A Comment ⁴⁾

Note ^{A)}: Following discounting the largest storey exit.

Note ^{B)}: Excluding the stage and backstage green room, where the occupancy is expected to be limited.

Comment ¹⁾: Currently, on the basis that escape is not allowed via the adjacent assembly/recreation accommodation, only 1x 2,030mm door is provided directly to the outside. This is not considered sufficient to satisfy the expected occupancy. Therefore, it is advised that an additional 1x 1,050mm door is introduced to the east of building.

Comment ²⁾: Currently, on the basis that escape is not allowed via the adjacent assembly/recreation accommodation, 4x 1,700mm doors are provided that lead directly to the outside or into the public access corridor. However, 2x 1,700mm are located adjacent to each other and therefore, both are discounted as the worst-case scenario. Considering that the 1x 1700mm door will only be available to the occupants in the backstage green room, only 1x 1,700mm door is left to accommodate 750 occupants. This is not considered sufficient to satisfy the expected occupancy, as it can only accommodate 350 occupants. Therefore, it is proposed that 2x 1,050mm doors are introduced to the east of the building. It should be noted that alternative escape routes (i.e., exits in this instance) should be in direction 45 degrees or more apart. The exact design/positioning of the aforementioned doors will be carried out by the specialist contractor (e.g., architect). The above are subject to further review/confirmation once the layouts have been updated.

Comment ³⁾: Currently, on the basis that escape is allowed via the adjacent assembly/recreation accommodation, 4x 1,700mm and 1x 2,030mm doors are provided that lead directly to the outside or into the public access corridor. However, 2x 1,700mm are located adjacent to each other and therefore, both are discounted as the worst-case scenario. Considering that the 1x 1700mm door will only be available to the occupants in the backstage green room, only 1x 1,700mm and 1x 2,030mm door is left to accommodate 1500 occupants. In addition to the two aforementioned exits, the proposed 2x 1,050mm doors recommended to be introduced in Comment ²⁾ and the 1x 1,050mm door recommended to be introduced in Comment ¹⁾ above are taken into

consideration. On that basis, the 1x 1,700mm, 1x 2,030mm door and 3x 1,050mm can accommodate 1,426 occupants. This is not considered sufficient to satisfy the expected occupancy. Therefore, it is proposed that an additional 1x 850mm door is introduced to lead into the public access corridor. It should be noted that alternative escape routes (i.e., exits in this instance) should be in direction 45 degrees or more apart. The exact design/positioning of the aforementioned doors will be carried out by the specialist contractor (e.g., architect). The above are subject to further review/confirmation once the layouts have been updated.

Comment ⁴⁾: Currently, the layouts do not illustrate any storey exits. It is understood that all cores (i.e., Core 01, 02 and 03) will be extended to cover this floor level. Following discounting of the largest storey exit, in order to accommodate 750 occupants, 2x 1,805mm doors should be introduced. However, this is not achievable as the stairs should be at least as wide as the doors opening onto them. On that basis, it is advised that all storey exits are designed to 1,200mm doors (i.e., 3x 1,200mm). This is considered sufficient to accommodate 750 occupants. On the basis that the 6th floor level will be designed as open to air, it is considered acceptable not to discount a storey exit. This is subject to agreement with the Approving Authorities and until then should be registered as a risk.

Table 8: Occupancy and escape routes/exits assessment

4.10 WIDTH OF ESCAPE STAIRS

General

The stairs should be at least as wide as the exits opening onto them.

The final exit route from the stairs and the final exit door from the stairs should be at least as wide as the stairs.

The stairs should maintain their width throughout the building.

Where the means of escape and the Fire Service access are shared, a minimum of 500mm should additionally be introduced to the route.

Staircase width assessment

Core 01, 02 and 03 are measured to approximately 1200mm.

As per ADB, each staircase can accommodate 465 people over six floors (discounting is not applied as the staircases are approached via a protected lobby).

On this basis all Cores are considered sufficient and therefore, no further consideration is required.

4.11 AUTOMATIC FIRE SUPPRESSION

There is no requirement for a building of this size and type to be provided with an automatic water suppression system.

However, it has been confirmed by the client that the existing sprinkler system will be upgraded and utilised; Although, it will not achieve the specifications of a BS EN 12845 system, it is considered an improvement to the overall fire safety of the development.

4.12 EMERGENCY LIGHTING

Emergency lighting will be provided throughout the development in accordance with the recommendations of BS5266-Parts 1 and 7 and will be included in the following areas.

Areas requiring escape lighting	Escape lighting duration required
Premises used as sleeping accommodation (if any)	3 hours maintained to all escape routes/corridors/stairs
Access rooms	3 hours maintained

Open-plan areas greater than 60m ²	3 hours maintained
Areas outside the building leading to a place of safety	3 hours maintained

Table 9: Emergency lighting

Emergency lighting shall be provided on all escape routes. The installation shall also comply with the Codes of Practice for Emergency Lighting BS 5266 Part 1.

4.13 ESCAPE ROUTE SIGNAGE

Escape signage will be provided above storey exits and final exit doors from the common areas within the accommodation.

Emergency escape signage will be required to meet the requirements of the Regulatory Reform (Fire Safety) Order 2005. Such signage will meet the recommendations of BS5499-Part 4 and will be located as follows (except for escape routes which are in ordinary use).

- All designated escape routes or escape routes across open areas will be provided with signage, especially stairs and other changes in level and direction;
- The position of all doors and other exits sited on escape routes, including storey exits and final exits will be identified by signs;
- Where an escape route from a room is not conspicuous or confusion could occur, the route will be indicated by a sign, including intermediate signs where necessary;
- All changes of direction in corridors, stairways and open spaces forming part of an escape route will be marked with intermediate signs. Each intermediate door or junction will be similarly signed;

It is recommended that the final signage provision is agreed with the Approving Authorities prior to occupation of the building.

Other Signage

Fire resisting doors, fire exit doors and escape routes in and around the building will be provided with signage meeting the recommendations of BS5499-Part 5.

4.14 OCCUPANTS WITH A DISABILITY OR IMPAIRMENT

Ground floor level

Escape is available directly to the outside and therefore, no further consideration is required.

1st to 6th floor level

As escape is not direct to the outside on these floor levels, a refuge point will be provided within the staircase lobby of Core 02 and 03, as well as within the firefighting lobby of Core 01.

Each refuge space will be contained within a protected area achieving at least 30-minutes fire resistance (with FD30S doors) and should always lead to a suitable escape route.

Each refuge will be at least 1400mm x 900mm in area and located outside the general escape route.

In accordance with ADB, the refuge will be signed and contain a means for occupants to communicate with the building management that they need assistance (EVC system as per BS5839-9).

A management strategy will be developed for the accommodation by the owner/building management and will incorporate details of how the building complies with the requirements of The Equality Act 2010. The management strategy should include information on staff training, how occupants with a disability will be evacuated in the event of a fire and identify key roles in ensuring that they are assisted in a fire situation.

5 INTERNAL FIRE SPREAD

5.1 INTERNAL LININGS

The wall and ceilings should meet the recommendations presented in the table below.

Location	Class of lining	
	National class [*]	European class [#]
Small rooms of area up to: • 30m ² in non-residential accommodation.	3	D-s3, d2
Other rooms	1	C-s3, d2
Circulation spaces	0	B-s3, d2

Table 10: Wall and ceiling linings

Note^{*}: National Classifications are based on tests in BS 746 Part 4, 6 and 7.

Note[#]: The European classifications are described in BS EN 13501-1.

The class of linings recommended in the table above can be downgraded (but not less than Class 3 or D-s3, d2) in walls of rooms, providing the total area of those parts in any one room does not exceed one half of the floor area of the room and subject to a maximum of 60m² in non-residential accommodation.

It should be noted that the reduction in classification does not apply to circulation routes/escape routes but small rooms outside of these areas.

5.2 ELEMENTS OF STRUCTURE

Where one element of structure supports or gives stability to another, the supporting element should have no less fire resistance than the other element. The measures also provide for elements of structure that are common to more than one building or compartment and these should be constructed to the relevant provisions. Any elements of structure which only support themselves or a roof do not require any fire resistance.

Elements of the structure are based on the height of the top floor level within the building.

The height of the building is measured to be less than 30m, but over 18m from ground floor and Fire Service access level.

Based on the above, the minimum period of fire resistance for all elements of structure is to be 90 minutes (as the building will not be fitted with a sprinkler system, designed in accordance with BS EN 12845).

Including, but not limited to, structural frame, load bearing walls, protected shafts and any space that connects compartments such as stairs and service shafts should be considered a protected shaft and should be constructed accordingly. Openings within a protected shaft (doors, etc.) will be fire resistant to at least half the recommended rating of the shaft in which they are located.

5.3 FIRE RESISTANCE

General

Places of special fire hazard (oil-filled transformer room, switch gear room, boiler room, storage space for fuel or other highly flammable substances) within the building will be enclosed into fire resisting construction affording at least 30 minutes of fire resistance.

Openings in compartment walls will be limited to the passage of service ducts and access doors fitted with smoke seals. Where service ducts pass through compartment walls these will be provided with a fire and smoke damper. All openings will be provided with a period of fire resistance which is half to the wall they are provided within, and the fire doors are to be locked closed.

As per ADB §8.11 (e), since the building includes also shop and commercial accommodation, every wall/floor dividing the building into separate occupancies (spaces used by different organisations, whether they fall within the same purpose group or not), will be constructed as compartment walls/floor, achieving at least 90-minutes fire rating.

The entrance for the Fire Service on ground floor, as well as the firefighting lobby will be enclosed in fire-rated construction, achieving at least 120-minutes fire rating. The aforementioned areas will be kept sterile and free of combustible materials.

Fire resistance/Fire door assessment

The elements within the building will follow the follow recommendations, in regard to the fire resistance.

Element	Fire resistance	Fire door
Firefighting stair (Core 01)	120 minutes	FD60S
Firefighting lift		FD60
Entrance for the Fire Service		FD60S
Elements of structure	90 minutes	N/A
Compartment walls/floors (as specified above)		N/A
Protected stairs (Core 02, 03)		FD60S
Places of special hazard	30 minutes	FD30S
Office corridors separating staircases		FD30S
Kitchen		FD30S

Table 11: Fire resistance/Fire door requirements

5.4 FIRE STOPPING

Any openings for services (exceeding a dimension set out in the table below) breaching compartment walls will be fire stopped (unless protected throughout their entire length with fire resisting material).

This is to prevent the passage of fire and assist in retarding the movement of smoke. Joints between elements of structures that serve as barriers to fire will be fire-stopped to prevent the passage of fire and smoke.

Situation	Pipe material and maximum nominal internal diameter (mm)		
	Non-combustible material	Lead, Aluminium, Aluminium alloy, uPVC, Fibre cement	Any other material
Structure (but not a wall separating buildings) enclosing a protected shaft which is not a staircase or a lift shaft	160	110	40
Compartment Wall or Compartment floor	160	160 (stack pipe) 110 (branch pipe)	40
Any other situation	160	40	40

Table 12: Permitted pipe penetration details

The figure below illustrates typical fire stopping details. It is only indicative and is presented in order to assist the design team. A detailed fire stopping design will be developed by the specialist contractor.

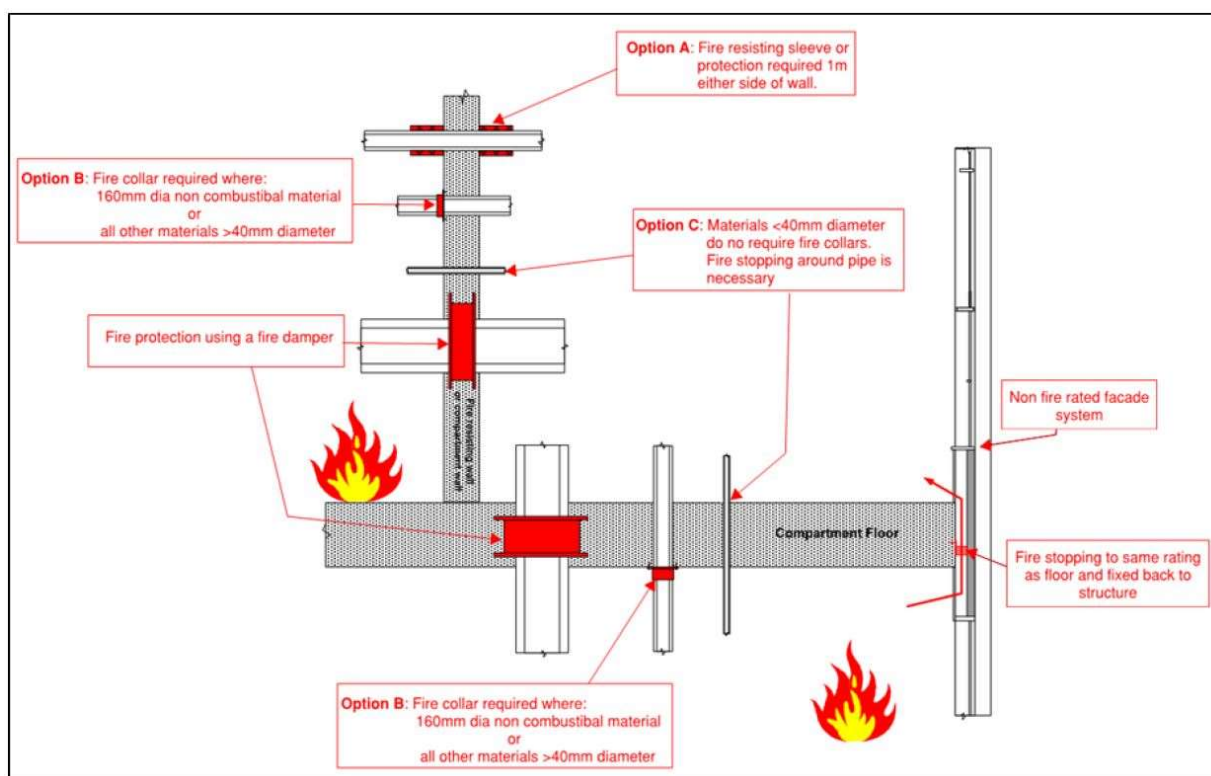


Figure 7: Fire stopping details

5.5 CAVITY BARRIERS

Cavity barriers will be included in any large cavity with the potential for extensive unseen fire spread. The key areas that require cavity barriers are as follows:

- At the junction between an external cavity wall and a compartment wall that separates buildings; and at the top of such an external cavity wall;
- At the junction between an external cavity wall and every compartment floor and compartment wall;

- At the junction between a cavity wall and every compartment floor, compartment wall, or other wall or door assembly that forms a fire-resisting barrier;
- In a protected escape route, above and below any fire-resisting construction that is not carried full storey height;
- Within the void behind the external face of rain screen cladding at every floor level and on the line of compartment walls abutting the external wall;
- At the edges of cavities (including around openings, i.e., windows).

In addition to the above locations, cavity barriers are also normally required in cavities (including ceiling voids and under floor service voids) where the cavity exceeds 20m. However, ADB makes the recommendation those cavity barriers (including dampers in air conditioning ductwork) can be omitted, resulting in unlimited cavity sizes providing the criteria outlined in Paragraph 9.12 of ADB are adopted. There are a number of certain situations that have to be achieved for the removal of cavity barriers in this situation and each project must be assessed on its individual conditions and merits as stated below.

If larger cavities are required a summary of the necessary provisions are listed below:

ADB recommendations from §9.12	
A)	The room and the cavity together are compartmented from the rest of the building
B)	An automatic fire detection and alarm system meeting the relevant recommendations of BS 5839-Part 1 is fitted in the building (however detectors are not required in the cavity) if it meets certain criteria*
C)	The cavity is used as a plenum and the recommendations about re-circulating air distribution systems in BS9999 are followed
D)	The surface of the ceiling exposed in the cavity is Class 0 and the supports and fixings in the cavity are non-combustible construction
E)	The flame spread rating of any pipe insulation system is Class 1
F)	Any electrical wiring in the void is laid in metal trays, or in metal conduit
G)	Any other materials in the cavity are of limited combustibility

Table 13: Cavity details

Note*: Detectors are required in voids that exceed 800mm in depth, in order to satisfy the requirements stated in BS5839-Part 1.

The cavity barriers will provide at least 30-minutes fire rating (i.e., 30-minutes integrity and 15-minutes insulation).

Any penetrations through the cavity barriers will be either fitted with a proprietary sealing system, or pipes of limited diameters that are sealed with fire-stopping or sealed with sleeving of non-combustible pipe material.

The figure below illustrates typical cavity barrier details. It is only indicative and is presented in order to assist the design team. A detailed cavity barrier design will be developed by the specialist contractor.

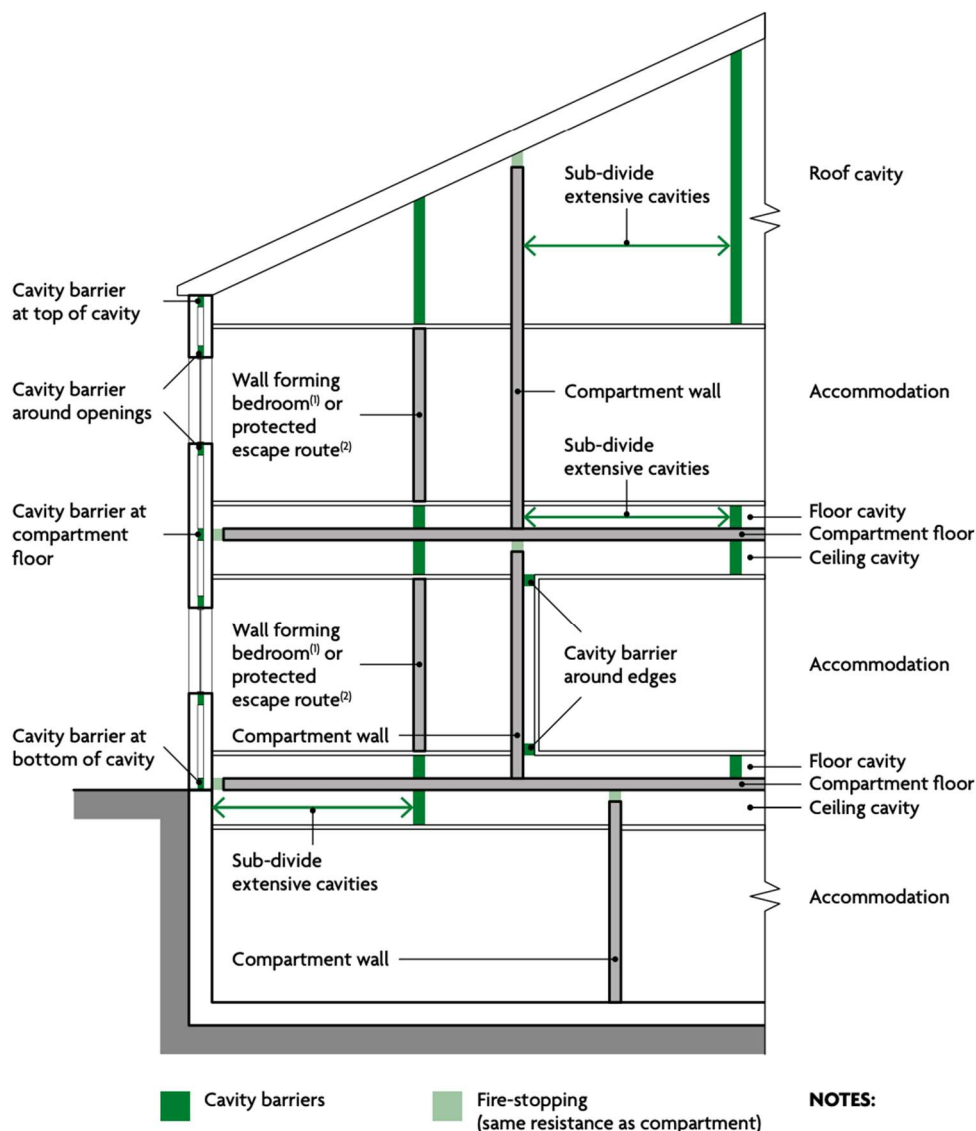


Figure 8: Cavity barrier details

5.6 BUILDING SERVICES COORDINATION

Primary and secondary power supplies

In the event of a failure of the mains power supply a secondary backup power supply will be provided to feed all life safety systems that require electricity to function as intended. The secondary supply will be appropriate for the life safety system concerned. The following life safety systems will include a backup power supply.

- Automatic fire alarm and detection system;
- Automatic fire water suppression system;
- Smoke control system;

- Illuminated emergency signage;
- Emergency lighting;

As a life safety system, dual power supplies will be needed as part of this system. It is recommended that where practicable, power supplies should be provided via two separate intakes into the building from the same external substation or via a single intake and a standby generator. Where neither of these options is technically viable, e.g., a risk assessment has been undertaken which concludes that a life safety generator would not be suitable, a single intake from the external substation may be provided as the only alternative option remaining, provided that the following recommendations are met.

- a) The life safety system should be connected to an independent distribution board used exclusively for that system.
- b) The life safety distribution board should be clearly marked at the point of isolation with a warning explaining that isolation would switch off the life safety system.
- c) The life safety distribution board should be located in a separate fire-resisting enclosure (with a minimum of 60-minutes fire resisting construction) to the primary main electrical distribution board and should not be accessible directly from the communal areas of the building or from a part of the building where dual supply is required (such as a shaft serving an evacuation lift).
- d) The enclosure surrounding the primary main electrical distribution board should be provided with a minimum of 60-minutes fire resisting construction.
- e) The substation or transformer room should be either located outside the building or separated by 120-minutes fire resisting construction and directly accessible from the outside.

The diverse (primary and secondary) power cables should only come together in the fire compartment housing the control panel by means of an automatic change-over switch, unless the cable route is via a fire compartment, which does not open onto areas requiring protection via the relevant life safety system.

Protected Stairs and Firefighting Shafts

Core 01 will be constructed as a firefighting shaft and will be enclosed in 120-minutes fire rated construction with FD60S self-closing doors.

Core 02, 03 will be constructed as protected stairs and will be enclosed in 90-minutes fire rated construction with FD60S self-closing doors.

Gas Services

All gas services will need to be installed in accordance with all current safety Regulations. It should be confirmed by the design team that no gas services are passing within the building and in particular protected escape routes or protected staircase shafts. Please discuss the provision of gas services to the whole building. Any gas riser in the building will be ventilated to fresh air at the top and bottom of the riser.

It has been confirmed that gas pipes that run within the building will be enclosed in a fire-rated construction, achieving at least 120-minutes fire rating.

Electrical Services

Electrical services should be designed and installed in accordance with the latest version of electrical guidance and Regulations, mainly BS7671 18th Edition.

Fire and Smoke Dampers

Fire and smoke dampers will be required to all lines of internal compartmentation and fire resistance when the integrity has been breached. Fire dampers should always be located within the thickness of the

fire separating element they are protecting and suitable access for inspection, maintenance and testing should always be provided.

In general, fire dampers activated by fusible link are not permitted in escape routes. Fire and smoke dampers activated by the fire alarm may be used in this situation. When a building includes sleeping risk, all fire dampers should be activated by smoke detection within the building, so they release automatically in the event of a fire. This mechanism is in addition to the thermally activated device (fusible link). However, where the building has been provided with an L1 standard fire alarms system in accordance with the latest version of BS5839-Part 1, and the occupants can make an un-aided escape the following may be applied.

- If, on detection of smoke the alarm signals for the immediate evacuation of all occupants (simultaneous evacuation procedure), then fire/smoke dampers are not needed; and
- If the building has been divided into separate fire compartments and the alarm system has been designed to immediately evacuate the compartment in question, then smoke/fire dampers only need to be provided on the fire compartment lines of the building where they enter or leave the fire compartment to be evacuated.

5.7 MAXIMUM COMPARTMENT SIZE

The maximum compartment size limitations that are applicable to the shop and commercial and assembly and recreation accommodations (i.e., 2,000m² since a sprinkler system will not be provided) have been met and thus, no further consideration is required.

5.8 FIRE DOORS

Each fire door provided should be tested and achieve the appropriate performance as stated in BS476-22.

All doors utilised as means of escape should be openable without the use of a key at all material times.

6 EXTERNAL FIRE SPREAD

6.1 BUILDINGS AND BOUNDARIES

Unprotected areas are the areas of the façade that are not fire rated and have to be limited in size so that fire spread is unlikely to occur to buildings on the adjacent site or to separate fire compartments/buildings on the same site which may be under the same occupation and ownership.

As the building will still occupy the existing curtilage, it is considered that with the compartmentation described in the report and with the implementation of the fire safety measures described in this document, the potential risk of external fire spread is limited to as low as reasonably practicable (ALARP) and therefore should be considered acceptable.

6.2 EXTERNAL WALL CONSTRUCTION

General

The external wall of a building includes all of the following.

- Anything located within any space forming part of the wall;
- Any decoration or other finish applied to any external (but not internal) surface forming part of the wall;
- Any windows and doors in the wall;
- Any part of a roof pitched at an angle of more than 70 degrees to the horizontal (if that part of the roof adjoins a space within the building to which persons have access, but not access only for the purpose of carrying out repairs or maintenance);

A specified attachment includes any of the following.

- A balcony attached to an external wall;
- A device for reducing heat gain within a building, by deflecting sunlight which is attached to an external wall;
- A solar panel attached to an external wall;

The following are exempt from this regulation.

- Membranes, however membranes used above ground level should achieve at least Class B-s3, d0 to meet Requirement B4;
- Window frames and glass, however window spandrel panels and infill panels must comply with Regulation 7;
- Door frames and doors;
- Electrical installations;
- Insulation and water proofing materials used below ground level;
- Intumescent and fire stopping materials, where the inclusion of the materials is necessary to meet the requirements of Part B of Schedule 1;
- Seals, gaskets, fixings, sealants, and backer rods;
- Thermal break materials, where the inclusion of the materials is necessary to meet the thermal bridging requirements of Part L of Schedule 1. However, thermal break materials should not span two compartments and should be limited in size to the minimum required to restrict the thermal bridging (the principal insulation layer is not to be regarded as a thermal break).

Regulation 7

Regulation 7 requires that the materials used in the construction are appropriate for the circumstances in which they are used, adequately mixed or prepared and are applied, used, or fixed so as to adequately perform the functions for which they are designed.

The Building Regulations 2010 (incorporating 2018 Amendments) place specific regulatory requirements upon materials incorporated into external wall construction, for any development which falls under the following categories.

1. Is over 18m in height (measured from the lowest ground floor level to the floor slab of the top storey); AND
2. Contains any of the following:
 - Dwelling(s);
 - An institution;
 - A room for residential purposes (excluding hostel, hotel, or boarding house);

Regulation 7 is not applicable to this building. However, it is recommended that materials forming part of an external wall or specified attachment achieve at least Class A2-s1, d0 or Class A1.

Surface spread of flames

Regulation 7 is not applicable to this building. However, it is recommended that the external façade is provided with Class A2-s1, d0 or Class A1 materials to limit the surface spread of flames, tested in accordance with BS EN 13501-1 (21).

To protect the stairs and the external walkway access routes from a fire on the floor plates, the wall construction within 1.8m of the escape/firefighting stairs and walkway will be fire rated to at least 30 minutes.

Material

Regulation 7 is not applicable to this building. However, it is recommended that all significant elements (cladding, insulation, sheathing board, and internal wall lining) of the external wall construction achieve at least Class A2-s1, d0 or Class A1 in accordance with BS EN 13501-1.

Cavity barriers

Cavity barriers are required in the following locations of any external cavity walls, or behind rainscreen cladding.

- In line with all compartment walls and floors;
- Around all windows and openings within the external wall;

All cavity barriers should be mechanically fixed to the structure of the building and in all cases be installed in accordance with the recommendations of the manufacturer.

Cavity barriers should achieve at least 30-minutes fire resistance for integrity and 15 minutes for the insulation value; no structural fire resistance is required.

6.3 ROOF COVERINGS

To limit the spread of fire over the roof of the building, roof coverings are to be provided in order to limit and reduce the risk of a fire impacting the surface of a roof and potential spreading the fire into other compartments.

All roof coverings are to be tested, installed, and designed in accordance with BS EN 13501-5 (22).

7 ACCESS AND FACILITIES FOR THE FIRE SERVICE

7.1 HYDRANT PROVISION

Hydrants should be provided to all new developments where an existing hydrant is more than 100m from an entry point into the building and the building contains a compartment greater than 280m² in floor area.

In addition, where there is no piped water available or there is insufficient capacity or flow in an existing main, alternative means of providing water for firefighting should be considered.

Alternative methods may be:

- A charged static tank of at least 45,000 litres capacity;
- A spring, river or canal/pond which is capable of providing at least 45,000 litres of water at all times of the year;
- Any other suitable method of providing water for the firefighting operations that the local fire service considers appropriate.

A site survey should be carried out to confirm the above criteria is achieved based on any existing hydrant provisions. If this survey establishes that the existing hydrants are inadequate, then an additional private hydrant or water supply will need to be included on the site.

7.2 FIRE SERVICE VEHICLE ACCESS

Due care should be given to ensure that the vehicle access route meets the requirements for a pump appliance as shown in the table below.

Appliance type	Min. width of road between kerbs	Min. width of getaways	Min. turning circle between kerbs	Min. turning circle between walls	Min. clearance height	Min. carrying capacity
Pump	3.7m	3.1m	16.8m	19.2m	3.7m	12.5t

Table 14: Fire Service vehicle – Appliance type

Any access/security measures in and around the site (especially any bollards preventing vehicle access) will need to be by-passable by the Fire Service. The details of the bypass arrangements will need to be developed and agreed with the Fire Service as applicable.

7.3 FIRE SERVICE PERSONELL ACCESS

As per §17.5 of ADB, for a building with a height that exceeds 18m and includes a storey with an area that exceeds 900m², a minimum of two firefighting shafts should be provided. However, on the basis that the building is existing and also considering the following provisions, it is considered acceptable to only include one firefighting shaft (incl. a firefighting lift).

- All parts of the floor plate will be within 60m of the dry riser outlet;
- Core 02 and 03 will also be provided with dry riser mains;

This is subject to agreement with the Approving Authorities and until then should be registered as a risk.

Core 01 will be designed as a firefighting shaft in accordance with Section 6 of BS9999 and will form the main access for the Fire Service.

The 60m hose run distance requirement is met and therefore, no further consideration is required.

7.4 FIRE MAINS PROVISION

The building will be provided with dry riser outlets on every floor level, within the firefighting lobby of Core 01 and within the staircase of Core 02 and 03.

Dry riser main connection points will be located adjacent to the entrances and within 18m of a point where the Fire Service vehicle can park on the roadway.

The dry riser outlets on ground floor will be within 18m from the dry riser inlet point.

7.5 SMOKE CLEARANCE/CONTROL

Firefighting/Protected stairs

Core 01, 02 and 03 will be provided with 1.62m² OV windows, within the staircase itself, on each floor level.

Firefighting lobby

Core 01 (incl. a 4m x 4m lift shaft) is an existing element of the building.

It is currently proposed to split the aforementioned lift shaft into two parts and utilise one of the two (i.e., the northern one) for smoke ventilation purposes, while the other part (i.e., southern one) will be utilised as a firefighting lift designed and installed in accordance with BS EN 8172: 2015. The firefighting lift will be provided with the required back-up power supply and will achieve the required certificates.

The lift shaft is cased in structural concrete and has been confirmed by the architect to achieve at least 120-minutes fire resistance.

Considering the above, the following are noted as part of the smoke control ventilation approach.

Size

The part of the existing lift shaft utilised for smoke ventilation purposes, will now be designed as a Natural Smoke Ventilation Shaft (NSVS), achieving at least 2.0m² free area.

AOV dampers

On each floor level, it will be provided with AOV dampers within the firefighting lobby, achieving at least 2.0m² free area and opening into the NSVS.

The NSVS will utilise the existing opening at the top of the shaft, on the side elevation. The aforementioned opening will achieve at least 2.0m² free area. It has been confirmed (see Figure 1 below) that the opening will be located at least 0.5m above any surrounding structures that fall within a 2.0m radius on a horizontal plane, so that it is not subject to adverse wind effects.

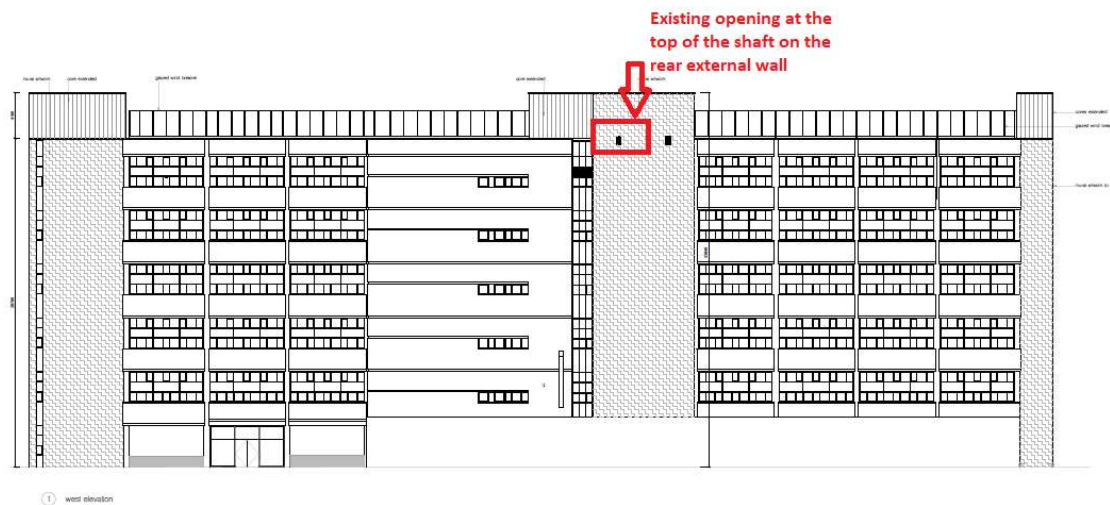


Figure 9: West elevation - AOV damper

It should be noted that as and when the roof is converted, the NSVS will be extended to the roof, above means of escape to prevent any potential smoke obstruction.

Cause & effect

The detailed cause & effect design will be developed by the specialist contractor. However, the following table illustrates a summary of the systems' actions following the activation of a smoke detector within the firefighting lobby.

Accommodation	Cause	Effect
Firefighting lobby	Smoke detector activates	<ul style="list-style-type: none"> Alarm signal throughout the building; Simultaneous evacuation will commence; Lift(s) will ground; AOV on the affected floor level only will activate; AOV at the top of the NSVS will activate;

Table 15: Cause & effect

7.6 FIRE CONTROL ROOM

It is recommended that a single point of control/management for all life safety systems within the building is introduced, mainly for the following.

- Fire alarm and detection system;
- Automatic water fire suppression system;
- Smoke control system;
- Gas safety devices;

The fire alarm panel should be visible to the Fire Service at the main entrance of the building, so that in the event of a fire, they can determine where the fire has occurred quickly, in order to activate the firefighting strategy and operations.

8 FIRE SAFETY MANAGEMENT

8.1 GENERAL

Given the use and likely occupancy of the building, management procedures will assist in the prevention and control of fires and the evacuation of occupants.

Good housekeeping standards will be enforced to ensure that the effectiveness of the fire safety provisions is not affected.

Maintenance procedures should be developed to ensure that all equipment and services within the building are able to operate effectively.

A full Fire Risk Assessment should be carried out by the occupier/developer of the building (coordinated by the landlord where multiple tenants are present) nearer to the development completion and be in place on occupation to meet the Regulatory Reform (Fire Safety) Order (RRO) 2005. The assessment should be maintained and act as a record of the provision and measures, passive and active, used to minimise fire risk within and around the building.

8.2 KEY MANAGEMENT ISSUES

This section describes each of the key management areas that will need to be implemented and maintained during the lifetime of the building:

- All necessary fire safety systems must be regularly maintained and tested.
- The building management will regularly monitor and control the specification and use of combustibles within the escape routes and circulation areas. These areas will generally be maintained free of all combustibles and the escape routes will be unobstructed at all times.
- A full Fire Risk Assessment should be developed and kept up to date at all times and especially when any physical changes are made or the use of the building changes.
- All building staff and tenants will receive regular training including roles and responsibilities for key members of staff.

Control of Evacuation and Fire Safety Planning/Implementation

A detailed fire safety plan will be drawn up by the building management, which will provide clear simple advice for the occupants/residents in the event of an emergency.

The fire safety plan will be prepared, maintained, and implemented by the fire personnel responsible for the building in question and will include:

- The procedures to be adopted in the event of a fire signal being given.
- Procedures for evacuation of occupants.
- Procedures for equipment maintenance.
- Procedures for recording and monitoring equipment maintenance and any fire incidents.
- Special procedures which are in place for occupants who may have a disability and procedures which are in place to ensure that all occupants are made aware to staff when they are in the building.

Expanding on the information given above, the fire strategy includes a number of risk critical areas resulting in the need to formalise the fire safety management in the building. To develop and maintain the safety of the building, the building management should formulate a policy statement appropriate to the building configuration, location, occupation, and if relevant, to the building users. The policy statement should include:

- a) General safety issues related to the use of the building
- b) Possible fire scenarios
- c) Aims and objectives of the proposed management system and its methodology

This policy should be endorsed by the highest level of management.

8.3 REGULATION 38

To satisfy Regulation 38 of The Building Regulations 2010 (as amended in 2018) it is proposed that a full package of building design information is passed to the end user. It is proposed that the following relevant information is provided to the end users:

- This fire strategy report;
- Any management information proposed in addition to that contained in this strategy;
- Details of all passive fire safety measures (including compartmentation, cavity barriers, fire doors, self-closers, and duct dampers);
- Details of the fire alarm and detection systems, emergency lighting, emergency signage, access controls, door hold open devices;
- Details of all active fire safety measures including the smoke control system design, mode of operation and control systems; (where applicable)
- Details of the dry risers and fire hydrants;
- Any high-risk rooms and equipment present;
- As built plans for the building;
- Fire strategy drawings of every floor level within the building.
- O&M Manuals for the building systems, including commissioning information and certification.

This information will be transferred as a package of information by the main contractor at handover of the building.

APPENDIX A – ARCHITECTS DRAWINGS REFERENCED

Architect/Provider	Drawing ref.
ROAR Architect & Purpose Group	116_existing
	0393 - M400 - GF - MEP Services Requirements (C3)
	Ant 497-SK01.2 Proposed First Floor Plan Overall
	Canopy Bar - Roof Layout Plan
	FifthFloorConcept_Rev3
	GROUND FLOOR MASTER
	PG_PL_03 GROUND FLOOR MASTERPLAN

This page is intentionally left blank

Purpose

GROUP

Prospectus 2021

What we do	01 - 03
How we work	04
The story so far	05
Case studies	06 - 14
Contact	15

What we do

COMMERCIAL PROPERTY OPERATIONS

WE:
DESIGN & BUILD
SELL
MANAGE

FACTS:

- 500,000 sq ft sold
- 400,000 sq ft under management
- In-house fit out team

P

Page 91

What we do



We work with all types of commercial property, no matter the size or existing use class, and for any term longer than 12 months. Our projects can be categorised in three ways.

Refurbished			3. Regeneration projects
Secondary		2. Vacant offices	
Obsolete	1. Meanwhile sites		
	Short term 12-36 months	Medium term 3-5 years	Long term 5 years+

What we do



We activate space in various ways. The majority of our sites have been transformed into vibrant workspaces pointed to the right tenant base for the asset and commercials around it.



Purpose delivers affordable, blank canvas, workspace for creative businesses and individuals.



MILO offers fully customised and managed offices to desk-based businesses.



We manage our own café's and event spaces through our Full Steam brand.



Together with our film studio, London North Studios, we supply production houses with space and locations to shoot. We also sell space for brand activations.

How we work

We take leases or we work under management agreements depending on the asset. If we work under a management agreement we work in the following way:



1. Sales & marketing

We charge 15% for non-agent deals and 10% for agent deals.



2. Management

We charge a fixed, monthly fee for our management services, depending on the size and complexity.



3. Design & build

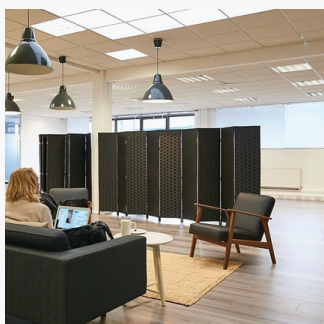
We can deliver as much or as little as you want. We charge a 5% fee across the total build that we deliver.

The story so far



2017

180,000 SQ FT
3 buildings



London Bridge
30,000 sq ft

Clerkenwell
70,000 sq ft

Bermondsey
80,000 sq ft

London Bridge
30,000 sq ft

Clerkenwell
70,000 sq ft

Bermondsey
80,000 sq ft

King's Cross
20,000 sq ft



2018

215,000 SQ FT
5 buildings

2019

315,000 SQ FT
6 buildings



London Bridge
30,000 sq ft

Clerkenwell
70,000 sq ft

Bermondsey
80,000 sq ft

Bethnal Green
15,000 sq ft

King's Cross
20,000 sq ft

London Bridge
30,000 sq ft

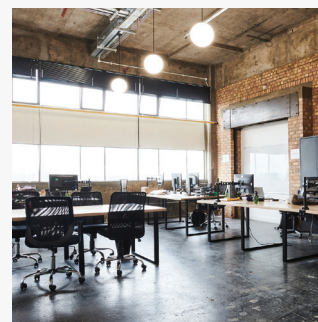
Bermondsey
80,000 sq ft

Bethnal Green
15,000 sq ft

King's Cross
20,000 sq ft

Tottenham Hale
100,000 sq ft

Borough
10,000 sq ft



2020

255,000 SQ FT
6 buildings

2021

401,000 SQ FT
7 buildings



Bethnal Green
15,000 sq ft

King's Cross
20,000 sq ft

Tottenham Hale
100,000 sq ft

Borough
10,000 sq ft

Kentish Town
30,000 sq ft

Mill Hill
200,000 sq ft

Bruce Grove
20,000 sq ft

CASE STUDIES

Regeneration project



We have established The Archives as the leading creative hub in Haringey. We filled 100,000 sq ft between August 2020-July 2021 and in 2022 we are launching a 1,500 capacity events space and a rooftop bar.

Key facts

Project type	Regeneration Project
Location	Tottenham, N15
Size	100,000 SQ FT
Agreement Type	Management Agreement
Term	10 years
Use / Tenant Type	Mixed Use: 4 floors of creative workspace, 1 floor is a climbing centre and the ground is an events space and café/bar



Regeneration project



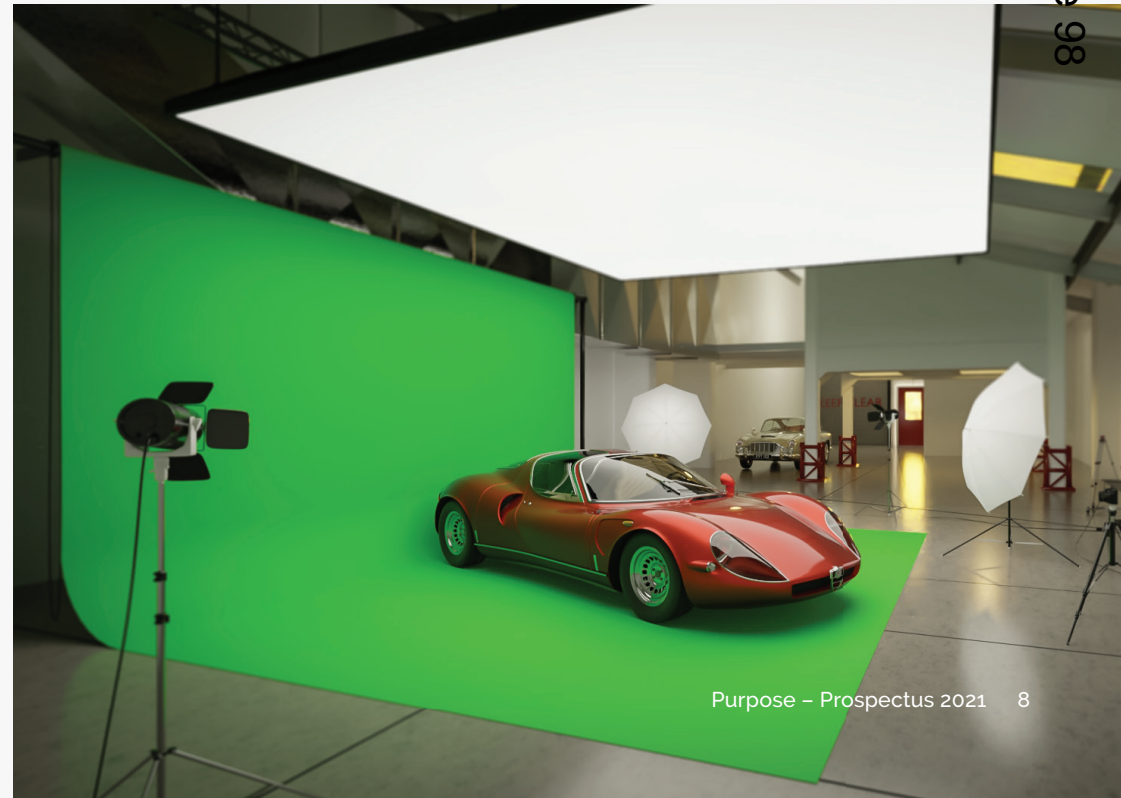
London North Studios

MILL HILL

We repurposed the former Jehovah's Witness HQ in Mill Hill into a Film and TV Studio. London North Studios opened in June 2021 and was fully booked as of November 2021. We are housing large scale productions.

Key facts

Project type	Regeneration Project
Location	Mill Hill, NW7
Size	200,000 SQ FT
Agreement Type	Management Agreement
Term	10 years
Use / Tenant Type	Mixed Use: office, Film studios, café/bar, catering, events



Meanwhile project



**Biscuit
Factory**
BERMONDSEY

The 80,000 sq ft Block F at The Biscuit Factory was repurposed as a creative workspace at affordable rates while the owners negotiated planning. Our flexible term allowed the Landlord to retain our solution as they encountered delays.

Key facts

Project type	Meanwhile Project
Location	Bermondsey, SE16
Size	80,000 SQ FT
Agreement Type	Lease
Term	18 months + 2 years rolling
Use / Tenant Type	B1 Creative Workspace with ancillary café and events

Meanwhile project



Capital House was our first and was consistently full of charities, artists, and start ups paying substantially below market rent. The owners sold it and the new owners kept us in occupation while they worked up planning.

Key facts

Project type	Meanwhile Project
Location	Capital House, SE1
Size	30,000 SQ FT
Agreement Type	Lease
Term	6 months + 3 years rolling
Use / Tenant Type	B1 offices



Meanwhile project



Laser House was filled with office tenants and a virtual reality theatre experience for the 18 months we were in occupation while the owners contested a rejected planning application.

Key facts

Project type	Meanwhile Project
Location	Clerkenwell, EC1V
Size	70,000 SQ FT
Agreement Type	Lease
Term	12 months + 6 years rolling
Use / Tenant Type	Mixed use: B1 Offices & Sui Generis VR experience

Vacant office



Pelican
House
BETHNAL GREEN

Pelican House was vacant for a while and was squatted. We took it on in 2019 and transformed it into a vibrant creative workspace with creative studios, retail, a gym, and a café.

Key facts

Project type	Vacant
Location	Bethnal Green, E1
Size	15,000 SQ FT
Agreement Type	Lease
Term	5 years
Use / Tenant Type	Mixed use: B1 Offices, gym, café & events, retail



Vacant office



Borough High St. BOROUGH

We signed a 5 year lease on Borough High Street on a site owned by the Department of Education. The site had sat empty for a number of years and was falling into disrepair. It is now home to tech businesses.

Key facts

Project type	Vacant
Location	Borough, SE1
Size	10,000 SQ FT
Agreement Type	Lease
Term	5 years
Use / Tenant Type	B1 Offices

Vacant office



Tileyard Qtr. KINGS CROSS

230 York Way was vacant for a while before we took it over and filled it with companies in research and development.

Key facts

Project type	Vacant
Location	Kings Cross, N7
Size	20,000 SQ FT (+ 6,000 SQ FT IN 2021)
Agreement Type	Lease
Term	5 years
Use / Tenant Type	B1/B8 Workspace and Workshops



**SAY
HELLO**

For more details please contact:

Dan Cohen

dan@purposegroup.co.uk

020 3538 7678

07870 666 909



This page is intentionally left blank