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**Preliminary Fire Safety and Access & Use Strategy**

For

**Construction of a residential development**

At

**The Former Baily Court Hotel, Main Street, and at lands located south of the Martello Tower on Balscadden Rd., Howth, County Dublin**

**CLIENT** : Balscadden GP3 Limited Partnership  
**PROJECT TITLE** : Balscadden, Howth  
**REPORT NUMBER** : 20323 R01 Issue 01

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## **CONTENTS**

### **1.0 INTRODUCTION**

- 1.1 SCOPE OF REPORT
- 1.2 OUTLINE DESCRIPTION OF THE PROPOSED DESCRIPTION
- 1.3 BASIS OF COMPLIANCE

### **2.0 FIRE SAFETY STRATEGY**

- 2.1 PROVISIONS FOR MEANS OF ESCAPE
- 2.2 INTERNAL FIRE SPREAD (STRUCTURE)
- 2.3 EXTERNAL FIRE SPREAD
- 2.4 ACCESS & FACILITIES FOR THE FIRE SERVICE

### **3.0 ACCESS & USE STRATEGY**

- 3.1 EXTERNAL ACCESS ROUTES & ACCESSIBLE ENTRANCES
- 3.2 CIRCULATION WITHIN BUILDINGS
- 3.3 SANITARY FACILITIES
- 3.4 RESIDENTIAL UNITS

## 1.0 INTRODUCTION

### 1.1 SCOPE OF REPORT

This Report is submitted in support of a planning application for a proposed residential development at the Former Baily Court Hotel, Main Street, and at lands located south of the Martello Tower on Balscadden Rd., Howth, County Dublin.

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

### 1.2 OUTLINE DESCRIPTION OF THE PROPOSED DEVELOPMENT

The proposed development relates to lands located to the south of the Martello Tower on Balscadden Road & the former Baily Court Hotel, Main Street, Howth, County Dublin. The development will consist of the demolition of existing structures on the proposed site including the disused sports building and the former Baily Court Hotel buildings and the construction of a residential development set out in 4 no. residential blocks, ranging in height from 2 to 5 storeys to accommodate 180 no. apartments with associated internal residential tenant amenity and external courtyards and roof terraces, 1 no. retail unit and 2 no. café/retail units. The site will accommodate car parking spaces at basement level and bicycle parking spaces at basement and surface level. Landscaping will include new linear plaza which will create a new pedestrian link between Main St and Balscadden Rd to include the creation of an additional 2 no. new public plazas and also maintains and upgrades the pedestrian link from Abbey Street to Balscadden Road below the Martello Tower. Please see the accompanying Statutory Notices for a more detailed description.

### 1.3 BASIS OF COMPLIANCE

Purpose Group	Design Guidance (Fire Safety / Access & Use)
PG 1 (c) Apartments	TGD-B 2006 (Reprint 2020) & BS 5588-1 / TGD-M 2010, BS 8300: 2018 & UK ADM 2015
PG 5: Assembly and Recreation	TGD-B 2006 (Reprint 2020) / TGD-M 2010, BS 8300: 2018 & UK ADM 2015
PG 4(a): Retail	TGD-B 2006 (Reprint 2020) / TGD-M 2010, BS 8300: 2018 & UK ADM 2015
PG 7(b) Car Park	TGD-B 2006 (Reprint 2020) / TGD-M 2010, BS 8300: 2018 & UK ADM 2015

It is noted that the entire development will be subject to Fire Safety Certificate (FSC) and Disability Access Certificate (DAC) applications.

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## **2.0 FIRE SAFETY STRATEGY**

### **2.1 MEANS OF ESCAPE IN CASE OF FIRE**

The basement floors will be served via multiple escape stairs that discharge at ground floor level of the residential blocks.

It is noted that residential Core's B3, & D will be provided with a single stair core with ventilated common corridors providing access to the stair/lift lobby. It is noted that Core's B1, B2 & C will be provided with alternative escape via a secondary stair core on most upper floors whereby a ventilated corridor/lobby will be provided to each stair.

It is noted that the ventilated common corridor approach to the stairs will be limited to a maximum dead end travel distance of 15m from the furthest apartment entrance door to the lift lobby door. The travel distances to each apartment will be limited to a maximum of 20m. It is noted that the travel distances are based on the provision of sprinkler protection to the open plan units and venting to the common lobbies/corridors.

The retail units and the various amenity spaces will be provided with their own entrances/exits.

### **2.2 INTERNAL FIRE SPREAD (STRUCTURE)**

The proposed development structure will be designed to achieve minimum 60 minutes fire resistance (stability, integrity and insulation) noting that the topmost floor height will not be greater than 20m.

The individual residential units will each be designed as standalone compartments fire separated from all adjoining accommodation. The proposed open plan residential units will be provided with sprinkler protection in accordance with BS 9251: 2021.

The basement car park and ancillary accommodation will also be compartmented from the various Blocks overhead.

### **2.3 EXTERNAL FIRE SPREAD**

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

### **2.4 ACCESS & FACILITIES FOR THE FIRE SERVICE**

The external site access routes serving the development have been designed such that there will be adequate provision for Fire Brigade appliance access.

Dry risers will be provided in each central core for the residential Blocks in lieu of providing Fire Brigade tender perimeter access to each residential block.

Dry riser inlet valves will be provided externally to allow Fire Brigade personnel to connect fire hose reels from the Fire Brigade appliances to serve each dry riser.

It is proposed that the basement car park will be provided with a mechanical smoke extract system.

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### **3.0 ACCESS & USE STRATEGY**

#### **3.1 EXTERNAL ACCESS ROUTES**

The external site landscape has been designed to include accessible access routes to serve each of the amenity spaces, the retail units and to each residential block. The access routes will include level approach, gently sloped approach, ramped approach and stepped approach routes as applicable to ensure universal access will be provided.

Each of the amenity spaces, the retail units and the residential blocks will be provided with accessible entrances to facilitate wheelchair/disabled access.

The basement car park will be provided with designated disabled car parking spaces as per TGD-M 2010.

#### **3.2 CIRCULATION WITHIN BUILDINGS**

The upper floors to each of the residential Blocks will be served via accessible passenger lift(s) and an ambulant disabled stair designed in accordance with TGD-M / BS 8300 / UK ADM.

#### **3.3 SANITARY FACILITIES**

The ground floor retail units will be subject to a separate fit-out and accordingly their internal layouts will be subject to a separate Tenant DAC application following grant receipt of the parent DAC application.

Any sanitary facilities provided in the residential amenity spaces will comply with TGD-M 2010.

#### **3.4 RESIDENTIAL UNITS**

The internal layout of the residential units have been designed in accordance with TGD-M 2010 to include accessible entrance doors, visitable WCs and habitable rooms.