

GREAT ARTHUR HOUSE

Sprinkler Project



GREAT ARTHUR HOUSE, GOLDEN LANE ESTATE

Residents' Information Booklet

Plans for a Fire Sprinkler System at Great Arthur House

May 2021



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OVERVIEW

The City of London Corporation (the City Corporation) has been developing plans to fit a sprinkler system on all floors of Great Arthur House, located on the Golden Lane Estate. The sprinkler system is proposed for all residential homes as well as the lower ground floor storerooms.

We have been engaging in a detailed review of the City Corporation processes and procedures relating to fire safety across our housing portfolio. The sprinkler system project within Great Arthur House is part of a broader scheme of works to improve fire safety within the building.

As you will be aware, Great Arthur House is an iconic Grade II Listed building, which sits in the centre of the Golden Lane Estate. The estate was constructed between 1953 and 1962, and in the past 60 years there have been numerous small alterations made to the homes in Great Arthur House.

Great Arthur House contains 120 one-bed flats over the ground floor estate office. Every home is unique and has been adjusted to suit owner's tastes.

This project presents a significant and necessary step in the development of Great Arthur House. It will ensure we can give all residents improved homes that meet modern and safe standards. Residents of Great Arthur House have already been made aware of the City Corporation's proposals and internal surveys to confirm general viability have been completed in approximately 12 flats.

This booklet will give you more information on why we are considering these proposals, what it will mean for you, our project programme and methods to engage with the team.

We are keen to meet with residents and local stakeholders to discuss the proposal in more detail and address any queries or concerns relating to the sprinkler project.

WHY ARE WE CONSIDERING THIS?

We have been engaging in a detailed review of the City Corporation's processes and procedures relating to fire safety across our housing portfolio.

Regular reports have been presented to the Community and Children's Services Committee, the Housing Management and Almshouses Sub-Committee and the Audit and Risk Management Committee, outlining the actions taken in the immediate aftermath of the Grenfell Tower fire and setting out plans and proposals for further improvements.

In May 2018, the Community and Children's Services Committee agreed a proposal for the retrofitting of automatic water fire suppression systems (sprinklers) in Great Arthur House. The proposals are part of a broader scheme of works to improve fire safety within the building.

This project presents a significant and necessary step in the development of Great Arthur House. It will ensure we can give all residents improved homes that meet modern and safe standards.

THE BENEFITS OF SPRINKLER SYSTEMS



Very reliable - finding a faulty head is about one in sixteen million



Reduce property damage by 90%



Eliminate fire related deaths and injuries by at least 80%



Over the past 130 years, sprinklers have had a better than 99% success rate in controlling fires around the world



Assist search and rescue operations, and reduce the risk to firefighters



Reduce the impact of fire on the environment



Widely recognised as the single most effective method for fighting the spread of fires in the early stages



Sensitive to the heritage of buildings



In the UK, there has never been a fire related death in a building with a fully maintained sprinkler system

THE PROPOSAL

We are working with Butler and Young Associates to develop detailed proposals for sensitive refurbishment to fit the sprinkler system.

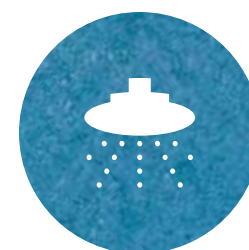
In recognition of the heritage of Great Arthur House, the sprinkler system is being tailor designed with consideration of the sensitive architectural heritage components of the building. The team is looking at bespoke designs to ensure the system has as minimal impact as possible on residents and the fabric of the building.

We are also in ongoing discussions with the local planning authority about the design and installation process of the sprinklers, to ensure there are no significant impacts on the listed features within the building.

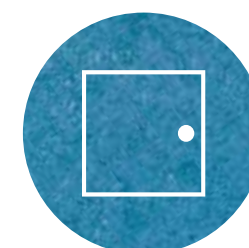
No works are planned on the two main building elevations (east and west) other than installation of a new sprinkler head onto each recessed balcony.

The installation of the sprinkler system within each home, corridor and stairwell will depend on the nature of the area.

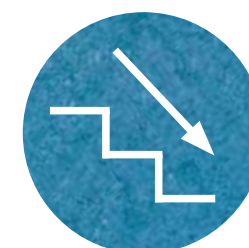
THE PROPOSED WORKS INCLUDE:



Installation of a new sprinkler system throughout Great Arthur House



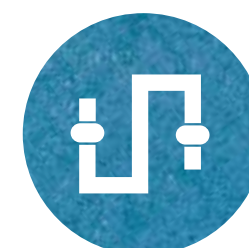
Localised boxing within the flats with side wall sprinkler heads



A new sprinkler plant located at basement level



Painting of exposed pipework to the sprinkler heads



Installation of sprinkler system at high level running through a number of existing daylight panels above internal doors and partition walls

WHAT WILL THIS MEAN FOR ME?

We are keen to hear from residents and work together as we move forward. We are keen to ensure the works are carried out with as little disruption to residents as possible.

The installation and route of pipework within each flat may differ slightly and will depend on the type of flat you occupy. The 120 flats in Great Arthur House can be identified as Type 1 or Type 2 flats:

Type 1 flat – Includes a glazed panel between the communal stairwell and flat hall and no original fixed wardrobes

Type 2 flat – Originally had built-in wardrobes in the bedrooms and has no glazed panel between the flat and communal corridor.

Pipework routing will be confined as far as possible to reduce the impact visually within all flats, and where it can not be confined it will be painted to match existing conduit.

The sprinkler heads are small, white and recessed. All that is visible is a white 85mm diameter thin disc, which will protrude from the finished surface by approx. 4mm.

We will be enforcing measures and protocols to be followed to manage the installation process and prevent impacts to residents, as follows:

- Works will only take place between the hours of 8am-6pm and there will be time restrictions in place for noisy works
- No works will be undertaken on weekends
- Residents will have access to respite in the Golden Lane Estate Community Centre
- Residents will be given seven days notice prior to access being required to their home
- An emergency call out service will be available 24 hours per day at all times, including weekends and bank holidays.

We are keen to ensure the building works associated with installation of the sprinklers causes as little disruption as possible to residents of Great Arthur House.

To find out more about how the sprinkler system pipework may look within your flat and the installation process, please get in touch with us for a one-to-one meeting or telephone call.

You can get in touch with the project team using the contact details at the end of this booklet.

EXAMPLE COMPONENTS

There are various components to the sprinkler system, as shown in the following photos.



High Level Boxing in Flats
(showing sprinkler head)

Location: All homes

Dimensions: 200 (h) x varies (w) x 115 (d)



Sample Board Alarm

Location: Valve concealed within assembly boxing



Assembly Boxing

Location: Stairwells and lobbies



Sprinkler Alarm Panel

Location: Ground floor lift lobby

Dimensions: 250 (h) x 400 (w) x 90 (d)

**YOU SAID:
WE DID**

Following initial feedback from residents of Great Arthur House, we have removed sprinkler valves from the communal lobbies to stairwells, which reduces the impact on the fabric of the building.



Gerda Box

Location: Ground floor lift lobby

Dimensions: 400 (h) x 300 (w) x 90 (d)

SPRINKLER FAQs

'HOW VISIBLE WILL THE SPRINKLER HEADS BE?'

The proposed sprinkler heads are recessed and all that is visible is a white 85mm diameter thin disc, which will protrude from the finished surface by approx. 4mm.

'WILL I HAVE TO PAY FOR THE SPRINKLERS?'

The sprinkler system project within Great Arthur House is part of a broader scheme of works to improve fire safety within the building so you will not have to pay for them.

'CAN THE SPRINKLER HEADS BE PAINTED OR COVERED UP?'

You must not conceal, block or paint the white disc of the sprinkler head as it may affect the operation of the sprinkler.

'WILL ACCESS BE REQUIRED TO MY FLAT FOR MAINTENANCE?'

The City Corporation may be required to visually inspect the sprinklers annually or at the same time as they inspect the fire detection system. We will keep residents updated of any inspections that are required and ensure sufficient notice is provided.

'IF THERE IS A FIRE, CAN ALL OF THE SPRINKLER HEADS GO OFF AT ONCE?'

No, each sprinkler head is independent and only the head(s) adjacent to the fire will go off. Sprinkler heads are designed to react individually to temperatures in each room. In most fires, only the sprinkler over or closest to the fire will activate.

'WILL THE SPRINKLER WORK ON A KITCHEN FIRE?'

This would be subject to the source of the fire in the kitchen but the intent of a sprinkler system is to prevent the spreading of the fire until the fire brigade arrives.



Sample Sprinkler Head

Location: Throughout the building and within each home

'CAN THE SPRINKLERS GO OFF ACCIDENTALLY?'

Records show that the chance of an accidental discharge from a defective sprinkler head is in the region of 16 million to one.

'WILL THE SUN SHINING ON A SPRINKLER HEAD MAKE IT GO OFF?'

The sun shining on the head will not set it off. The outer disc requires a temperature of 57 degrees to fall off and expose the head, which then requires a temperature of 74 degrees to operate and allow the flow of water.

'HOW MUCH WATER WOULD THE SPRINKLER DISCHARGE?'

The function of a sprinkler system is to detect and prevent a fire from spreading. A typical sprinkler discharges 55 litres per minute. A firefighting hose discharges over 600 litres per minute. You can expect a sprinkler to discharge less than 5% of the water used by the fire service.

'CAN I OPT OUT OF HAVING A SPRINKLER IN MY FLAT?'

All homes in Great Arthur House are required to have a sprinkler fitted as part of the scheme of works to improve fire safety in the building.

'CAN THE SPRINKLERS CAUSE FLOODS?'

Sprinkler systems are under the same pressure as the plumbing system but are tested at 2-3 times higher pressure during installation. The system is held at pressure and all pressure gauges are regularly inspected. In the unlikely event that there is a leak, the system alarms will operate, which will initiate an instant response for remedial action.

'CAN A SPRINKLER BE SET OFF BY THE FIRE ALARM?'

No, while the systems are connected they operate independent of each other and are activated in different ways.

'WILL YOU ENGAGE WITH RESIDENTS ABOUT THE SPRINKLERS?'

We will keep residents updated as we move through the process and are keen to meet with residents of Great Arthur House to discuss the proposal in more detail. We have provided more information about how to engage with us later in this booklet.

'WILL THE SPRINKLERS DAMAGE LISTED FEATURES?'

The team is looking at bespoke designs to ensure the system has as minimal impact as possible on residents and the fabric of the building.

NEXT STEPS

The City Corporation has submitted a Listed Building Application, for installation of the sprinkler system.

We will keep residents updated as we move through the process and are keen to meet with residents of Great Arthur House to discuss the proposal in more detail.

Ahead of works starting on-site, we will be liaising closely with all residents of Great Arthur House.

We will be launching a project website shortly with further information. In the meantime, please visit www.cityoflondon.gov.uk/services/housing/golden-lane-major-works-programme

Spring - Summer 2021

- Submission of a Listed Building Application
- One-to-one meetings
- Stakeholder meetings
- Online public webinar - Wednesday 26 May 2021
- Feedback loops and regular updates

Early 2022

- Target for sprinkler installation works to begin

Spring 2022

- Target for sprinkler installation works to be complete

GET IN TOUCH

Comm Comm UK is supporting the City Corporation on community engagement for the project.

We are keen to engage with residents of Great Arthur House, throughout the process, to hear your thoughts and answer any queries or concerns.

QR Code



There are several ways to engage with the team:



Book a one-to-one meeting with the team



Complete our feedback form and return to us in the enclosed Freepost envelope



Email us at catherines@commcommuk.com



Call us on 0800 772 0475



Email, call us or scan the QR code above to register to attend our public webinar on Wednesday 26 May 2021 at 6pm



Visit www.cityoflondon.gov.uk/services/housing/golden-lane-major-works-programme to download an electronic copy of this booklet

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Please contact Comm Comm UK on the details above
to request larger font, Braille or translations.**