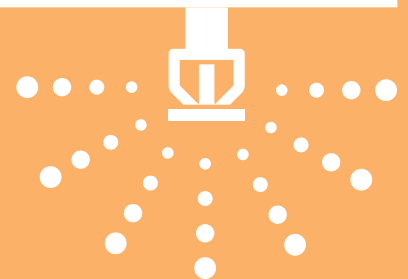


New Sprinkler System at **PETTICOAT TOWER**



Residents' Information Booklet

Plans for a Fire Sprinkler System at
Petticoat Tower in Middlesex Street Estate



ABOUT THIS BOOKLET

This booklet provides information for all residents about the City of London Corporation's plans for installing a new sprinkler system on all floors of Petticoat Tower in Middlesex Street Estate.



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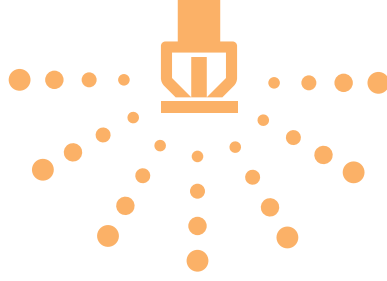
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OVERVIEW

The City of London Corporation (the City Corporation) has been developing plans to fit a sprinkler system on all floors of Petticoat Tower in Middlesex Street Estate.

The sprinkler system is proposed for all residential homes as well as the ground floor store rooms.





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 Petticoat Tower is part of this scheme of works.

We shall also be upgrading the fire alarm and smoke detection systems in residents' homes in conjunction with the sprinkler installation works.

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

This booklet will give you more information on why we are considering this proposal, 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.



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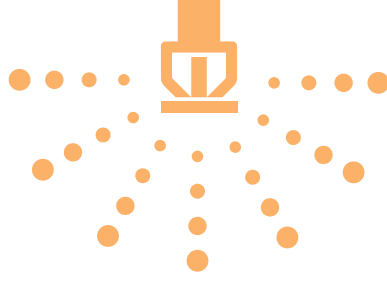
WHY ARE WE CONSIDERING THIS?

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.

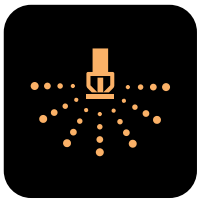
In May 2018, the Community and Children's Services Committee agreed a proposal for the retrofitting of automatic water fire suppression systems (sprinklers) in Petticoat Tower.

The proposals are part of a broader scheme of works to improve fire safety within the building.



THE BENEFITS OF SPRINKLER SYSTEMS

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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 homes and fabric of the buildings



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

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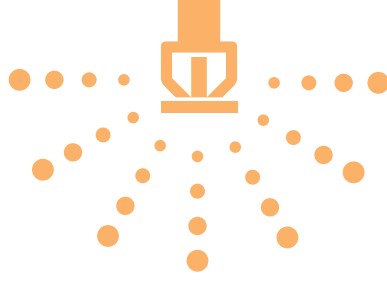
THE PROPOSAL

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

The sprinkler system is being tailor designed with consideration of the components of the building. The team is looking at bespoke designs to ensure the system has as minimal an impact as possible on residents and the fabric of the building.

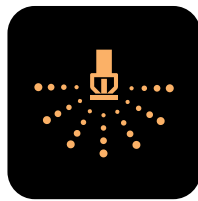
We are also in ongoing discussions with the Building Control Department about the design and installation process of the sprinklers, to ensure there are no significant impacts on the fabric of the building or residents' homes.

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

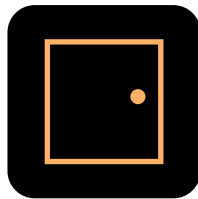


THE PROPOSED WORKS INCLUDE:

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Installation of a new sprinkler system throughout the block



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



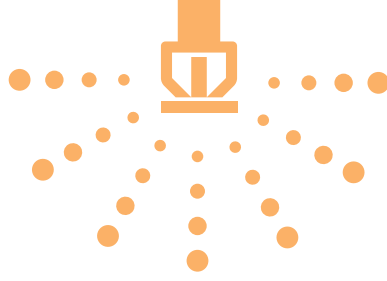
WHAT WILL THIS MEAN FOR ME?

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.

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 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 Petticoat Tower.

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.

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High Level Boxing in Flats
(showing sprinkler head)

Location

All homes

Dimensions

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



Sample Board Alarm

Location

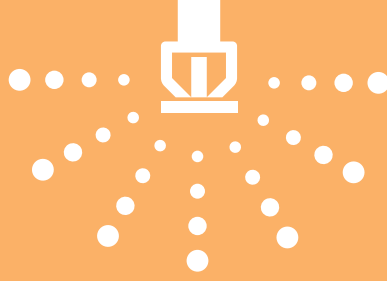
Valve concealed within
assembly boxing below



Assembly Boxing

Location

Refuse chute area on each floor



Sprinkler Alarm Panel

Location

Ground floor external wall of sprinkler room

Dimensions

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

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Gerda Box

Location

Ground floor external wall of sprinkler room

Dimensions

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

YOU SAID **WE DID**

Following initial feedback from residents of other estates, we have reduced the number of sprinkler valves in the communal lobbies, which reduces the impact on the fabric of the buildings.

SPRINKLER FAQs

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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.

CAN THE SPRINKLER HEADS BE PAINTED OR COVERED UP?

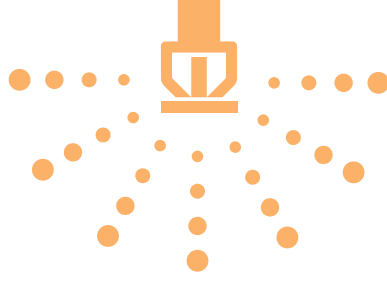
You must not conceal, block or paint the white disc of the sprinkler head as it will affect the operation of the sprinkler.

WILL I HAVE TO PAY FOR THE SPRINKLERS?

The sprinkler system project within Petticoat Tower is part of a broader scheme of works to improve fire safety, so you will not have to pay for them.

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

Ground floor residents' store rooms and within each home

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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.

HOW MUCH WATER WOULD THE SPRINKLER DISCHARGE?

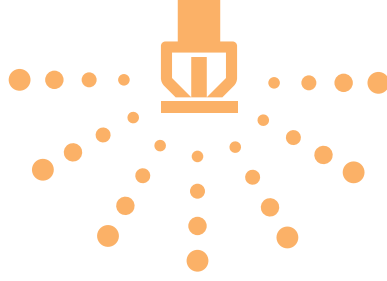
The function of a sprinkler system is to detect and prevent a fire from spreading. A typical sprinkler discharges 55 litres per minute. A firefighting hose discharges over 600 litres per minute. You can expect a sprinkler to discharge less than 5% of the water used by the fire service.

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.

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

All homes in Petticoat Tower are required to have sprinklers 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 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 OUR HOMES?

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.

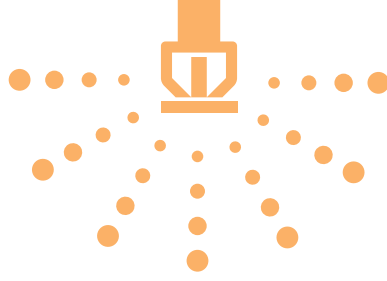
NEXT STEPS

The City Corporation has approved the plans, 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 Petticoat Tower to discuss the proposals in more detail.

Ahead of works starting on-site, we will be liaising closely with all residents of the block.

For further information, you can contact the team using the details on the back page of this booklet.



Summer 2021

- Meet the contractor events
- One-to-one meetings
- Stakeholder meetings
- Online ZOOM discussion -
Tuesday 3 August 6.30pm - 7.30pm
- Feedback loops and regular updates

Autumn 2021

- Target for sprinkler installation works to begin

Early 2022

- Target for sprinkler installation works to be complete

GET IN TOUCH

PPCR Associates is supporting the City Corporation on community engagement for the project.

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

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There are several ways to engage with the team:



Book a one-to-one meeting with the team - email or phone us to book a slot



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



Email us at info@ppcr.org.uk



Call us on Freephone 0800 317066



Email or call us to register to attend our online ZOOM discussion on **Tuesday 3 August 6.30pm - 7.30pm**



Visit <https://ppcrcity.wordpress.com> to download an electronic copy of this booklet

This document is available in alternative formats.

Please contact PPCR using the details above to request larger font, Braille or translations.

