
55-57 Pont Street, London, UK



Client: Crimson Developments

Consulting Engineers: Edward Pearce

Numbers 55 and 57 Pont Street are two seven storey Victorian red brick terrace houses situated in Knightsbridge, London. The houses were laterally converted into five luxury private apartments with a communal entrance and a basement level. The basement level comprised of a car parking facility for each apartment, store rooms, electrical rooms, refuse and plant areas. The basement level is accessed from the communal entrance via a staircase and passenger lift, and vehicles access the car park via a vehicle lift at the rear of the building.

As a condition of the planning consent for the project, the local authority insisted on an automatic fire control system in accordance with the Building Regulations, within the basement level due to the specific risk and hazard of the carpark, plantrooms and stores.

Incendia Consulting acted as the specialist fire engineering consultants for the projects consulting engineers to develop the proposal for the basement fire control system.

The system had to be effective for controlling a class A fire within the plant and store rooms and a class A and B fire within the car park and also achieve the requirements of the Building Regulations – Approved Document B – Vol 2.

The considerations for the system were the limited available area for the system plant and the layout and construction of the basement level.

A low pressure water mist system was selected and developed by Incendia Consulting as the fire control system for the basement level due to its effectiveness on class A and B fires and its compatibility with the considerations.

Incendia Consulting prepared the tender technical performance specification stating the design and construction of the system which was accepted by the local authority as fulfilling the requirements of the Building Regulations.