

SAFE Sets Precedence in the City of London

Approval to reduce the fire rating from 120 minutes to 60 minutes, and to omit the structural fire protection from secondary beams of a building in the City of London has been granted to SAFE Consulting Ltd, the fire engineers.

The project:

35 Basinghall Street is a new-build 196,000 sq ft office building and retail space of 11 storeys (two basements, ground and eight floors). The structural design uses a steel frame and composite floor slab on a typical 9x9 metre grid.

Reduced Fire Rating:

The Structural Fire Analysis allowed for a substantial reduction of the building's fire rating from 120 to 60 minutes by adopting the time equivalence method. Negotiations with the City of London followed, from which approval was granted.

This achievement is a precedence created by SAFE for a new-build development of this height (approximately 38 metres), in the City of London.

Omitted Fire Protection on Secondary Beams:

Approval from the City of London was also granted to omit the structural fire protection on many of the secondary beams of the structure. This was achieved by implementing the Colin Bailey method, an advanced fire design method for steel frames with composite floor slabs.

Benefits:

By reducing the fire rating, intumescent paint can be applied (as opposed to conventional fire protection systems) allowing services to pass through the cellular beams resulting in reduced floor to floor heights.

The total cost savings due to the reduction in fire rating and the omission of fire protection on most of the secondary beams amounted to approximately £500,000 for the development.

- End -

Photography credits: Bennetts Associates

For further information & printable images

contact Alex Soltynski, Business Development Manager, SAFE Consulting +44 (0)20 7631 5300



35 Basinghall Street, London EC2

Developer: Stanhope
 Architect: Bennetts Associates
 Structural Engineer: Whitbybird
 Completion Date: 2007
 Construction Cost: c£50m

