

BUILDING LAYOUT		
Height:	23.17m	
Construction:	Walls:	Masonry and blocks
	Floors:	Reinforced concrete
	Stairs:	Reinforced concrete
	Roof:	Reinforced concrete
Number of floors:	- Block A (front, 55 Portland Place): x7 + GF + basement - Block B (rear, Devonshire Cl.): x4 + GF + basement	
Layout:	<u>Mixed-use building</u> mostly residential but with x2 commercial units on ground and basement floors (53 and 57 Portland Place). <u>x2 blocks</u>: Block A at the front, and block B at the rear, connected by a basement level and ground floor hallway with gardens on both sides. <u>Basement</u> composed of carpark, private storage, technical rooms, staff room, x2 commercial spaces, boiler room and x1 main electrical room. <u>Carpark</u> access (entry/exit) via a car lift, located at back of property (block B). <u>Block A (front)</u>: Reception with concierge desk (office hours and weekend only), x7 upper floors with main stairwell, lift, service stairwell, service lift, flat roof with x2 lift engine rooms, tank room. <u>Block B (rear)</u>: x4 upper floors with main stairwell, passenger lift, service stairwell, flat roof with lift engine room and tank room.	
Lifts:	Firefighting:	No
	Passenger:	Block A: x2 (passenger + service) Block B: x2 (passenger + car).
Types of Front Entrance Doors:		
Rubbish chutes / Bin rooms:	x1 Rubbish chute located in Block B service stairwell, but rarely being used. x1 bin room (ex garage) located in Block B, access via Devonshire Close only.	
Common voids:	Risers for services in both blocks.	
Access to roof / Service rooms:	Access to x2 flat roofs (blocks A and B) via service stairs only (not through main stairwells). Only Block A has a lift located in service stairwell. Service rooms located: - On both roofs: lift engine rooms and tank rooms; - In basement: boiler room, main electrical room, water & gas shut-off valves.	
Occupants:	Based on 24 flats, estimate at 60 residents.	
Fire Alarm System:	Yes. Only connected to Fire Call Points and smoke/heat detectors.	
Evacuation Strategy:	Simultaneous evacuation.	

FIRE FIGHTING SYSTEMS	
Water supply:	Fire hydrant located 15m from MAP.
Fire Mains:	No Dry Risers.
Firefighting lift:	None.
Firefighting shaft:	None.
Smoke Control Systems:	None.
Sprinkler System:	Covering basement carpark and LGF (garages and offices only), with sprinkler control valve located in Block B / bin room accessible via Devonshire Close only.

DANGEROUS SUBSTANCES	
Location, type and quantity:	Yes. Nitrogen and oxygen. They are stored in the basement at the front of the property, but they are part of the x2 commercial units (both medical surgeries) and not under our responsibility.

SERVICES	
Electricity:	Mains located in Block A basement in a vault under the pavement.
Gas:	Mains located in Block A basement in a vault under the pavement.

