

18/09/25

To Whom It May Concern

CITYLABS 4.0 GAS STORE - H&S STATEMENT

To bring this project to work stage 2 the services of a Mechanical Consultant and Fire Engineer were obtained to safely design four nr. Gas Stores to the curtilage of Citylabs 4.0 containing in one instance, flammable gases.

The consultation of the expert Trade Association British Compressed Gases Association (BCGA) also fed into the design specifically with respect to safeguarding the owned building, but also Melrose Apartments and others, from any hazards associated with the work proposals.

The separation distances between flammable and non-flammable gases between site boundaries exceeds those stated in the BCGA guidelines. These guidelines state that non-flammable gases must be a minimum of 3m, and flammable gases must be to a minimum of 5m from neighbouring properties. The nearest Gas Store to a neighbouring property is 6m. As such, the locations are compliant and will not pose a safety risk to the neighbouring residents.

The proposed development has been designed in accordance with Functional Requirement B4 of Schedule 1 of the Building Regulations, which requires that external walls adequately resist the spread of fire both over their surfaces and between buildings, taking into account the building's height, use, and position. The use of the term "adequately" reflects the regulatory acceptance that while fire safety measures significantly reduce risk, a residual level of risk remains inherent and is accepted within regulatory frameworks.

The base-build fire strategy was developed to address the potential for fire spread to adjacent properties. This strategy includes the provision of fire-resisting external walls, designed in accordance with recognised industry standards, to mitigate the risk of fire propagation beyond the site boundary.

For the new gas cylinder storage areas, their locations have been determined in line with guidance issued by the British Compressed Gases Association (BCGA). Specifically, BCGA Guidance Note GN41, which recommends a minimum separation distance of 5 metres between gas storage areas and neighbouring properties. This requirement has been met in all cases, ensuring alignment with industry best practice and minimising any potential safety risk to nearby residents. The same BCGA guidance has also informed the design of the proposed fire-resisting wall to the Citylabs 4.0 building, supporting a consistent and robust approach to fire safety for all users.

References:

- BCGA CP 44 – The Storage of Gas Cylinders
- BCGA CP 4 – Gas Supply and Distribution Systems
- BCGA GN 41 – Separation Distances in the Gases Industry

Kind regards

A handwritten signature in black ink that reads "Colm Donaghy". The script is fluid and cursive, with the first letters of "Colm" and "Donaghy" being capitalized and prominent.

Colm Donaghy
B&C Associate Director
Bruntwood SciTech