



## RESIDENTIAL

With flexibility, usability and future sustainability in mind, we work with clients to maximise the potential of their residential projects with the assurances of fire safety at the forefront of their plans.

Our long standing track record working across the residential sector spans over our entire thirty year history. We work with many of the top tier construction firms, developers and innovative architects to help achieve outstanding residential spaces whilst adhering to the highest standards of fire safety within that creative vision.

Over this time IFC's team of highly knowledgeable fire engineers and fire safety professionals have created innovative and effective designs for residential living spaces, comprising of mixed use complexes, apartment blocks and care homes to halls of residence and the change of use for heritage buildings.

IFC are trusted by many of the most prestigious construction firms, architects and also works directly for developers and estate owners, has seen delivery of many successful projects for new builds, extensions and refurbishments, to cutting-edge offsite modular construction.

As well as providing critical understanding for projects for all complexities and budget levels, **one of the unique benefits of IFC is our ability to provide expert insight and advice that spans all 0-7 RIBA stages of planning and development** encompassing conceptual design and planning, fire safety design, construction phase management and ongoing fire safety management throughout the lifespan of a facility.

Either individually per project or as a package tailored to specific client requirements, we are able to lend valuable



insight and practical expertise for: **Fire Safety Engineering, Fire Risk Management, Product Evaluation, Fire Life Safety Systems, Expert Witness Testimony, Fire Protection Training and 3rd Party Certification** (through IFC Certification).

This independent and holistic approach to all aspects of Fire Engineering and Fire Risk Management ensures that you can be confident our advice remains impartial, fair and confidential and is based upon realistic and long term value.

In addition, consultation with IFC will allow for optimisation of your designs without compromising any fire safety aspects. IFC will be able to provide evidence-based input to meet standards and regulations, relating to new materials, products and construction methods.

At IFC we are actively challenging and helping to shape the fire safety industry by innovation, improved standards and refined approaches to delivery. We are developing new fire protection systems, designs, and processes as well as assisting to bring in regulations that ensure fire safety in the construction process is safer, smarter and more sustainable.

Key insight and advice available from the IFC Group includes:

- ✓ Fire Safety Strategies
- ✓ Smoke & Evacuation Modelling
- ✓ Structural Fire Engineering
- ✓ Expert Witness Testimony
- ✓ Peer Reviews
- ✓ Fire Safety Audits
- ✓ Fire Risk Assessments
- ✓ Emergency Planning
- ✓ On-Site Safety
- ✓ Engineering Assessments
- ✓ Detection & Alarm Systems
- ✓ Suppression Systems
- ✓ Fire Testing
- ✓ Fire Protection Training
- ✓ External Walls & Attachments

Chelsea Bridge Wharf  
Royal Arsenal Riverside  
1 Hyde Park  
Grosvenor House Apartments  
Elephant and Castle MP3,4,5  
One Tower Bridge  
Kidbrooke Village  
Woodberry Down  
Fallow Gate Finchley  
434-452 Old Kent Road  
Goat Wharf  
The Lancaster  
Charles House  
Douglas House  
4-6 Queensgate  
Ennismore Gardens Knightsbridge

RESIDENTIAL PROJECTS  
Low & High Rise | Heritage  
Mixed Used | Modular

## CHELSEA BRIDGE WHARF

IFC were commissioned to support Berkeley Homes in a number of roles throughout the development of Chelsea Bridge Wharf. As a large and progressive development there were a number of challenges to ensure the buildings met regulatory requirements at each phase of the project.

By working closely with the project and site managers we were able to give the client access to our team's vast array of expertise – from intumescent seal product evaluations, to site fire safety strategies – providing them with the assurances required to enable the project to proceed fluidly.

We were able to help Berkeley Homes to avoid the over-engineering of services, and avoid unnecessary overprovision of systems through thorough assessment of the necessary fire protection installations and design.

## 16 BROADWAY MARKET

Our challenge was to create a code compliant design for a duplex and triplex apartment and a retail unit, whilst retaining the architectural design ambitions of the client.

We created a high-level fire engineering solution to allow for an open plan design to be designed into a building that exists on multiple floors.

We provided the client and building control inspector with multiple options that allowed for a discussion into what would be a code compliant design, whilst satisfying the client's vision.

The designs were altered and discussed with all parties throughout the process to make sure that the optimal solution was achieved.

## ROYAL ARSENAL RIVERSIDE

The IFC Group developed the fire safety strategies for three English Heritage Grade II\* buildings on the site being converted into predominantly residential accommodation. The strategies included the use of residential sprinklers and bespoke common area mechanical ventilation systems.

## KENSINGTON HIGH STREET

The IFC Group produced fire strategies for the medium-high rise residential buildings and Ground Floor commercial units including extended travel distances and removing sprinkler systems from the two storey basement car park required under Section 20.

## HENDON WATERSIDE

The IFC Group reviewed the fire safety aspects of the proposed development with the design team in order to achieve planning permission on the 23-storey four-core tower and linked 6-storey blocks. The project also included a car park in the basement and lower ground floor alongside associated low-rise housing.

