

Highgate School Fire Planning Statement

Dyne House and the Island Site Tunnel Building

Highgate School

20 December 2022

Prepared for:

Highgate School

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1 Introduction

Highgate School has commissioned AECOM to provide fire strategy advice and to prepare a Fire Statement to accompany a planning application for the Dyne House and the Island Site Tunnel Building which is an existing school building undergoing redevelopment.

The west section (the existing Dyne House building and the Front Extension) is accessed from ground level and extends up to level 4 (the roof is level 5) and down to level -1. The Rear Block (the proposed new extension) spans levels -1 to -5. The Bridge Link is at level -2.

The redevelopment of Dyne House and the Island Site Tunnel Building is to include partial demolition of existing structure and refurbishment and extension of the remaining facilities.

All buildings in the England and Wales are required to comply with the Building Regulations 2010. Building Regulations Compliance is decided by a Building Control Authority via a Building Regulations submission. The Proposed Development has been designed on the basis of adopting Building Bulletin 100: Design for fire Safety in Schools: 2007 to demonstrate compliance with the performance requirements of the Building Regulations 2010 Part B (Fire Safety). Separate documentation in the form of a fire strategy will be prepared for a full Building Regulations submission after the design develops.

Major Developments within London are also required to comply with the London Plan over and above the requirements of the Building Regulations. The London Plan was published and has been officially enforced from 02 March 2021. AECOM understands that London Plan compliance is decided by the planning authority.

Policy D12 (Fire Safety) of the London Plan requires major developments to be submitted with a Fire Statement, which is an independent fire strategy, produced by a third party, suitably qualified assessor. This Fire Statement has been prepared to fulfil this requirement.

The London Plan states buildings should be designed and built to accommodate robust emergency evacuation procedures for all building users, including those who require level access. All building users should be able to evacuate from a building with dignity and by as independent means as possible. Therefore, Policy D5 (Inclusive Design) has also been included within this Fire Statement, as the provision of evacuation lifts contribute to fire safety within the building.

This Fire Statement has been prepared using information included in a number of documents that are submitted with the planning application for the proposed development. The fire safety measures described herein have been developed in consultation with members of the design team and wider project team.

This statement outlines the fire safety strategy principles that have been developed for the Proposed Development. Some elements of the fire strategy will require further, detailed development and agreement with the 'Stakeholders', which includes the Building Control Authority, who will in turn consult with the Fire Brigade.

This document is not intended to function as a design document. This Fire Statement identifies the provisions to be made for the safety of occupants as well as the provision of suitable access and equipment for firefighting and the justification for these measures. How the proposed development will meet the intent of Policy D12 and D5 is detailed within Section 7 of this report. Signed declaration of compliance with the London Plan can be found within Section 4 of this report.

2 Fire Strategy Goals and Objectives

The fire engineering design process involves the development of fire safety solutions, that meet appropriate fire safety goals within the project constraints.

The overall objective for the development is to develop a fire safety solution which will continue, once further detailed design progression has occurred, to comply with relevant legislation and planning guidance, such as:

- The Building Regulations 2010, Schedule 1, Part B;
- Construction Design and Management Regulations 2015 (CDM)); and
- Regulatory Reform (Fire Safety) Order 2005 (FSO).
- The London Plan 2021 (namely D12 (Fire Safety) and Policy D5 (Inclusive Design))

The London Plan is supported by guidance, which provides further information about how the London Plan should be implemented. The design of the proposed development and this planning statement has utilised the London Plan supplementary guidance notes;

- London Plan Guidance Fire Safety Policy D12(A) Pre-consultation draft (March 2021)
- London Plan Draft Guidance Sheet Policy D12(B) Fire Statements (August 2020)
- London Plan Draft Guidance Sheet Policy D5(B5) Evacuation Lifts (August 2020)

3 London Plan

London Plan 2021 covers fire safety in Policy D12 (Parts A and B) and Inclusive Design in Policy D5; both are relevant to fire safety of the building and have been included in this Fire Statement.

3.1 Policy D12

Policy D12 A states: “In the interests of fire safety and to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety and ensure that they:

1. identify suitably positioned unobstructed outside space:
 - a. for fire appliances to be positioned on
 - b. appropriate for use as an evacuation assembly point
2. are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures
3. are constructed in an appropriate way to minimise the risk of fire spread
4. provide suitable and convenient means of escape, and associated evacuation strategy for all building users
5. develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in
6. provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.

Policy D12 B states: “All major development proposals should be submitted with a Fire Statement, which is an independent fire strategy, produced by a third party, suitably qualified assessor. The statement should detail how the development proposal will function in terms of fire safety under a number of headings.”

AECOM have been informed by the planning consultant Bidwells that the works to be carried out on the proposed development constitute a “major development”, and therefore, a planning statement is required.

London Plan Policy D12(B) 3.12.11 states “Refurbishment that requires planning permission will be subject to London Plan policy. Some refurbishments may not require planning permission; nevertheless, the Mayor expects steps to be taken to ensure all existing buildings are safe, taking account of the considerations set out in this policy, as a matter of priority” The Proposed Development will feature areas of new build and areas of refurbishment. New build areas will comply with the requirements of the London Plan. Within the refurbishment areas, “steps have been taken” to upgrade the overall fire safety provision and meet the intent of the London Plan as best as possible. This is further outlined within Section 3.2 .

The London Plan refers to terms such as the “*highest standards of fire safety*”, “*suitably positioned unobstructed outside space*”, “*appropriate features*” and various other terms. In the absence of quantified guidance setting performance requirements in order to demonstrate compliance with these terms, it is our intention to demonstrate meeting the life safety requirement by following the guidance provided by BB100 – “Building Bulletin 100: Design for fire safety in schools”. It is on the basis that the levels of fire safety suggested therein meet those set out in the London Plan 2021.

3.2 Policy D5

Policy D5 B(5) states that a development should “be designed to incorporate safe and dignified emergency evacuation for all building users. In all developments where lifts are installed, as a minimum at least one lift per core (or more subject to capacity assessments) should be a suitably sized for evacuation lift suitable to be used to evacuate people who require level access from the building”.

Provisions have been made throughout the proposed development to include evacuation lifts and level escape in all new build areas as to meet the intention of D5 of the London plan.

The London Plan considers it acceptable in case of a refurbishment that the intent of D5 is considered to have been met where reasonably practical “*steps have been taken*” to comply with the requirement. As the building is existing it is not possible in all cases to achieve the specific requirements of policy D5 of the London Plan. However, provisions have been added where possible such as refuges and evacuation lifts to improve the overall provisions for mobility impaired egress from the Dyne House and the Island Site Tunnel Building, thereby demonstrating every attempt to meet the intent of the policy.

4 Declaration of Compliance

This Fire Statement evidences the provisions made for the safety of all occupants and suitable access and equipment for firefighting, including the justification for these measures. This report will meet the checklist for a planning fire statement as outlined within the London Plan Draft Guidance Sheet Figure 1. This is detailed in Figure 1.

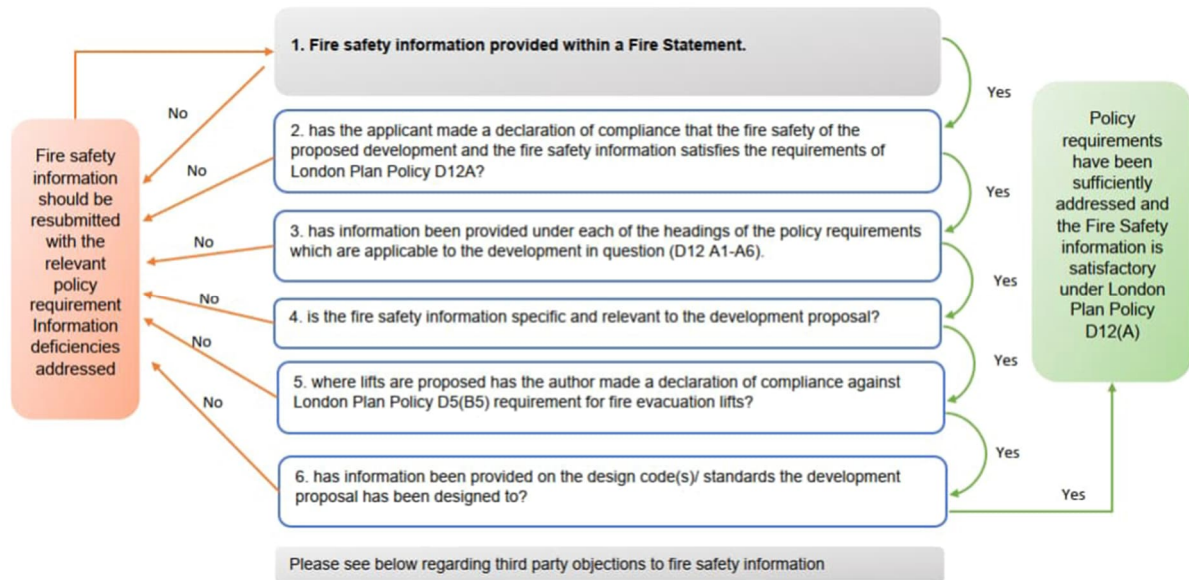


Figure 1: London plan policy d12(a) fire safety flow diagram

Guidance 3.12.9 within Policy D12 requires that the fire statement to be produced by a suitably qualified assessor, such as a Chartered Engineer registered with the Engineering Council by the Institution of Fire Engineers. The development of the fire safety statement for this project has been overseen by Simon Dent CEng, BEng, MIFireE.

Name		Date
Simon Dent CEng, BEng, MIFireE.		20/12/2022

5 Building Description

A detailed building description of the development can be found in the wider planning application documents.

Dyne House is an existing building undergoing redevelopment. The redevelopment of Dyne House, is to include:

- Retention, refurbishment and extension of the principal five storey (plus plant and lift over run) Dyne House structure;
- Demolition and redevelopment of the rear extension and associated buildings with a part one, part two storey structure;
- Retention of the Parade Ground open space, with new sports pitch surface;
- Associated improvements to the Island Site access and underground tunnel, including demolition and redevelopment of service block; and
- Associated landscaping and improved provision for emergency services, servicing and disabled parking.

The proposed building is a single building comprising of ten levels. The building is on a sloped site resulting in varying access level heights and basement depths.

The height of Dyne House, which has been used for prescribing the fire safety provisions, has been taken as the worst-case height from fire service access level to the topmost occupied storey for a given section of the building. Dyne house has fire brigade access from East for the rear block and from the west for the west block and therefore due to the separate fire brigade access facilities the two blocks will be treated as separate. For Dyne House Rear Block, this is measured from access level (Level -04) to the finished floor level of Level -03 and is Circa 3.7 m. For the West Block access level is at Level 00 and the topmost occupied storey (Level 04) and is circa 13.49 m in height with a basement depth of circa 3.5 m as demonstrated in Figure 3. The largest floor area is 1300 m² at Level -05. The intended initial primary use of the development is a school teaching facility, including seminar rooms, music practice and teaching areas, collaborative areas and a theatre.

The occupancy profile for the building as defined in BB100 is Assembly and Recreation.

The key fire safety features and challenges for the Development, as illustrated in Figure 2, include the following:

- Existing stair cores with no provision for Mobility Impaired Escape.
- External escape routes with no provision for Mobility Impaired Escape.
- Sloped site resulting in multiple level changes at final exit areas.

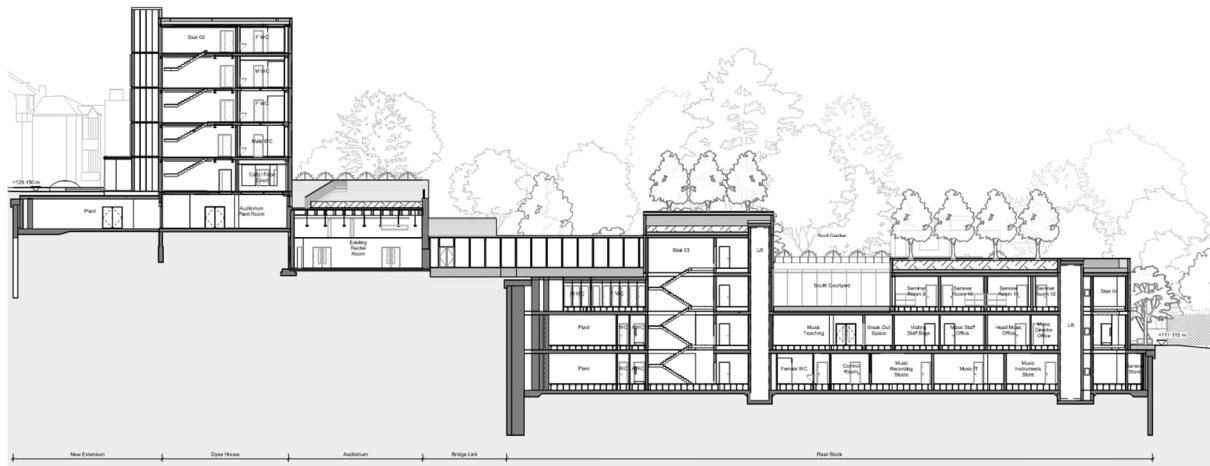


Figure 2: Building Overview



Figure 3: Dyne House Section Plan

6 Referenced Drawings and Information

This fire safety statement is based on information made available at the time of writing the report. The drawings used for reference during preparation of this statement can be found within the wider planning application.

7 Fire Safety Statement

The following section captures the London Plan fire safety requirements for the proposed development, addressing each item and detailing how compliance with the policies is met.

7.1 Building's construction (D12)

London Plan Policy which will be described in this section;

Policy D12 A (3) and Policy D12 B (1)

Is to be constructed in an appropriate way to minimise the risk of fire spread the building's construction: methods, products and materials used, including manufacturers' details.

London Plan Guidance Requirement;

"Under this heading, the Fire Statement should specify the construction method of the development and the measures that will be taken to limit any impact on the surrounding area. Construction methods that may impact on the fire safety provisions for neighbouring sites, buildings, occupants etc. must be identified and the risk reduced using suitable control measures. Building methodologies that pose a high risk of fire must also be identified within the Fire Statement with suitable control measures detailed.

Where possible, a prescriptive list of the products and materials planned for use during the construction of the asset/ development should be provided. As much information as possible should be provided e.g. planned use of timber for structural framework."

In terms of the fire strategy, the development will follow the design guidelines of BB 100. All construction methods will be subject to the requirements of the Construction, Design, and Management Regulations (CDM). It is not expected that the construction methods will impact on the fire safety provisions for neighbouring sites, buildings or occupants.

Further details of the materials to be used in the construction are detailed in the wider architecture planning proposal. It is not proposed to utilise combustible materials as part of the primary building construction.

No building methodologies that pose a high risk of fire when compared to traditional construction methods are proposed for the development.

7.2 Means of escape for all building users and evacuation strategy (D12)

London Plan policies which will be described in this section;

Policy D12 A(4)

Provide suitable and convenient means of escape, and associated evacuation strategy for all building users.

Policy D12 A(5)

Development of a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in.

Policy D12 B(2)

The means of escape for all building users including suitably designed stair cores, escape for building users who are disabled or require level access, and associated evacuation strategy approach.

Policy D12 A(1b)

Identification of suitably positioned unobstructed outside space: (b) appropriate for use as an evacuation assembly point.

London Plan Guidance Requirement;

“Applicants must demonstrate within the Fire Statement that the means of escape for all building users has been considered and planned into the scheme from the outset. Applicants should identify the code/s that the means of escape has been designed to and detail how they have not only been applied/ adhered to, but also how the proposals have sought to exceed those minimum standards. It is essential that all building users have been considered and planned for within the design of the means of escape and evacuation strategy.

There are a number of evacuation strategies/ approaches applicants could incorporate/ design around. Whichever strategy is incorporated, the applicant must ensure that the Fire Statement contains reasonable justification supporting the decision and reference the relevant code/standard that has led to that outcome. The strategy must make provision for everyone, including people who require level access, disabled people with a range of impairments (including mobility, sensory and cognitive impairments), and people who do not have a good understanding of English”

7.2.1 Evacuation Regime

In terms of the fire strategy, the development will follow the design guidelines of BB 100.

A Simultaneous Evacuation will be employed throughout the Proposed Development.

7.2.2 Travel Distance

The limits on travel distance from Table 1 BB100 will be followed in order to provide adequate means of escape within the required limits.

The plant rooms and storerooms will be classified as places of special fire hazard and will be limited to 9 m single direction travel and 18 m multiple direction travel.

The auditorium will contain seating in rows for assemblies and therefore will be limited to 15 m single direction and 32 m multiple directions.

Seminar areas are assumed to have seating in rows and therefore will be limited to 15 m single direction and 32 m multiple directions.

All other areas will be limited to 18 m single direction travel and 45 m where multiple directions of travel exist.

The travel distances limits presented above will be met within Dyne House.

7.2.3 Final Exits

The width of the final exits will be sufficient to cater for the maximum evacuation flow rate equal to or greater than that from the storey exit and stair combined.

Multiple final exits are provided within Dyne House and will be sized according to expected maximum occupancies.

7.2.4 Stairs

All stairs used as a means of egress will be sized appropriately to ensure the expected maximum occupancies can be catered by the stair capacities provided.

Dyne House contains four protected stairs, four accommodation stairs and a number of external steps due to the sloped site. Of the four protected stair cores, three will contain a dedicated evacuation lift. The existing stair core which does not contain an evacuation lift will contain a refuge and management provisions will be implemented to assist with mobility impaired escape. All stairs will be sized appropriately to cater for the expected maximum occupancies.

Escape from the individual areas of the building are further described in Section 7.2.7.

7.2.5 Disabled Refuges & Evacuation Lifts

Disabled refuges are proposed to be provided at all levels without step-free egress. The refuge will be a minimum of 900 mm x 1,400 mm with doors leading to the refuge of a width of not less than 850 mm. It will be sited so that it does not obstruct people evacuating.

In addition, evacuation lifts are proposed to be provided to aid with mobility impaired escape. One existing stair within the development is not proposed to be provided with an evacuation lift however, travel distances for mobility impaired persons to a place of relative safety will be achieved.

Refuge and evacuation lift locations for individual areas of the building are further described in Section 7.2.7.

7.2.6 Assembly Points

Assembly points will be allocated appropriately and will be located sufficiently far from the premises to minimise interference with the fire and rescue service or danger from falling debris but will be accessible for all building users and not so far away as to discourage people from assembling.

7.2.7 Means of Escape from Building Areas

Means of escape from separate areas of the building for all building users is described in the following sections.

7.2.7.1 East Block Evacuation

To the east of the building, a new three storey block of classrooms, seminar rooms and music practice areas is proposed. Two means of egress are provided to all floors via two separate protected stairs

each containing an evacuation lift for mobility impaired egress as demonstrated in Figure 4, Figure 5 and Figure 6 below.

Due to the nature of the sloped site the external routes contain stairs. Refuges at final egress level will be provided to allow for occupants to call for additional help at the final egress level as demonstrated in Figure 6. MIPs will also be able to wait externally directly outside the stair core in a place of ultimate safety before being assisted further away from the building by management procedures. The escape route demonstrated in Figure 6 is along the façade of the building and therefore, the portion of the façade within 1800 mm of the escape route will be fire resisting construction up to 1100 mm above the surface of the escape route.



Figure 4: Classrooms Means of Egress from level -05

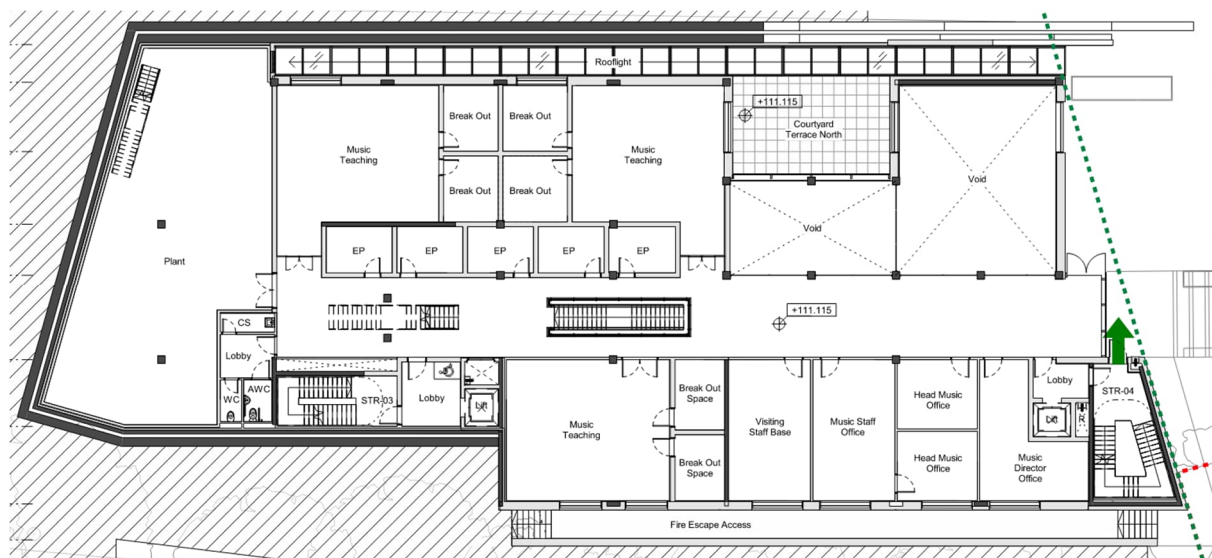


Figure 5: Final Exit Level -04

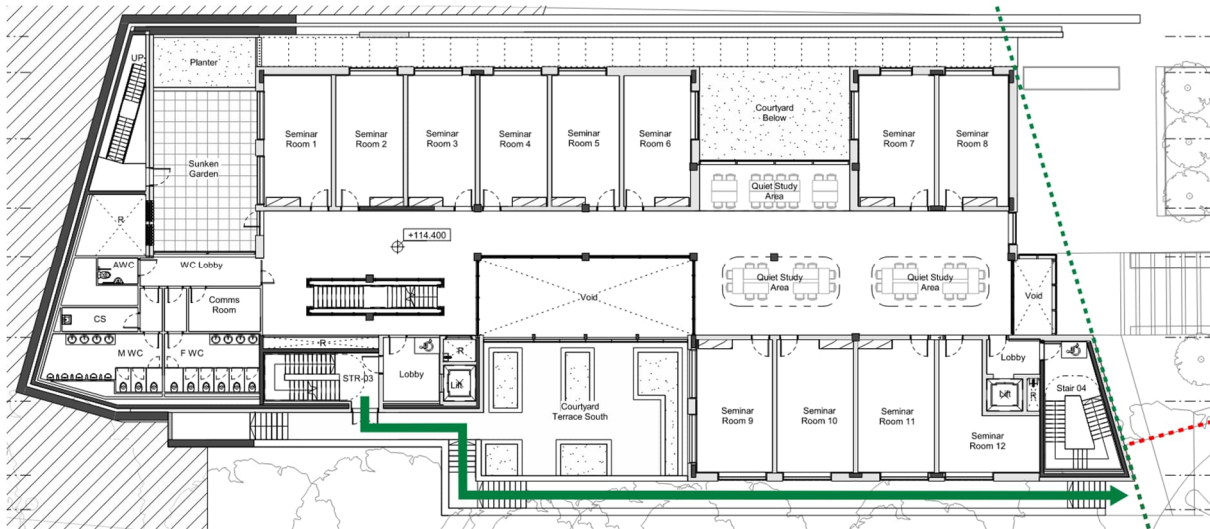


Figure 6: Final Exit Level -03

7.2.7.2 Existing Auditorium Evacuation

At level -01 and level -02 an existing auditorium is located to the west of the building. As part of the development, means of egress from the auditorium is altered slightly and is provided with the following as demonstrated in Figure 7 and Figure 8:

- Three step free egress points at level -02 which lead to a final exit;
- One protected stair core to the north at Level -01 provided with a refuge; and
- One non step free exit at Level -01 leading to the link bridge across the road;

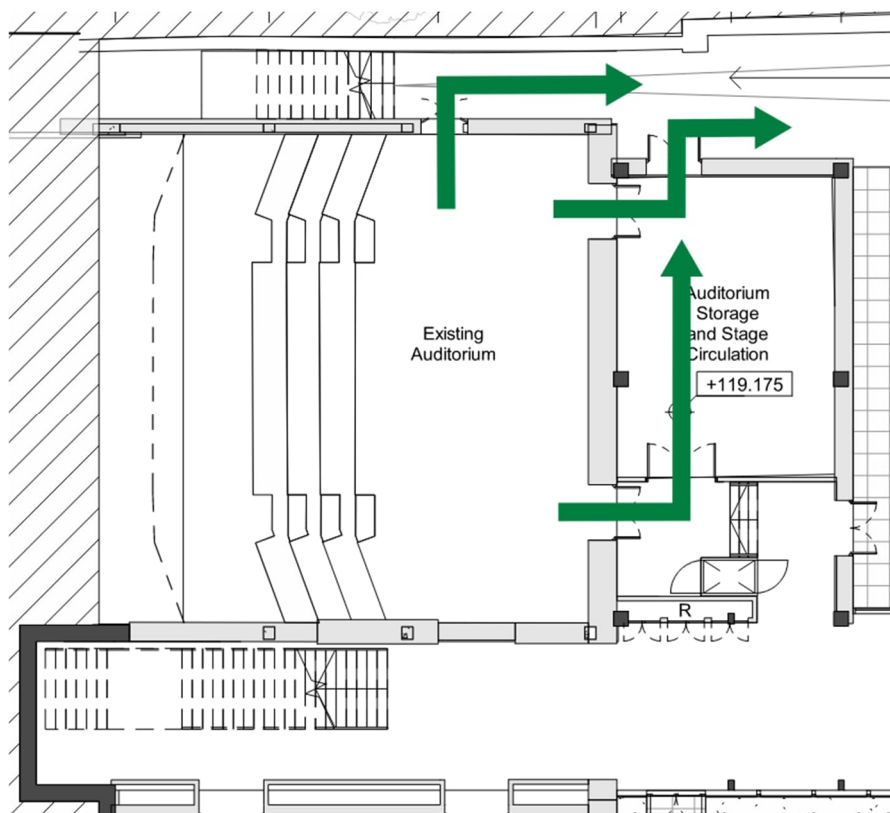


Figure 7: Auditorium Means of Egress Level -02

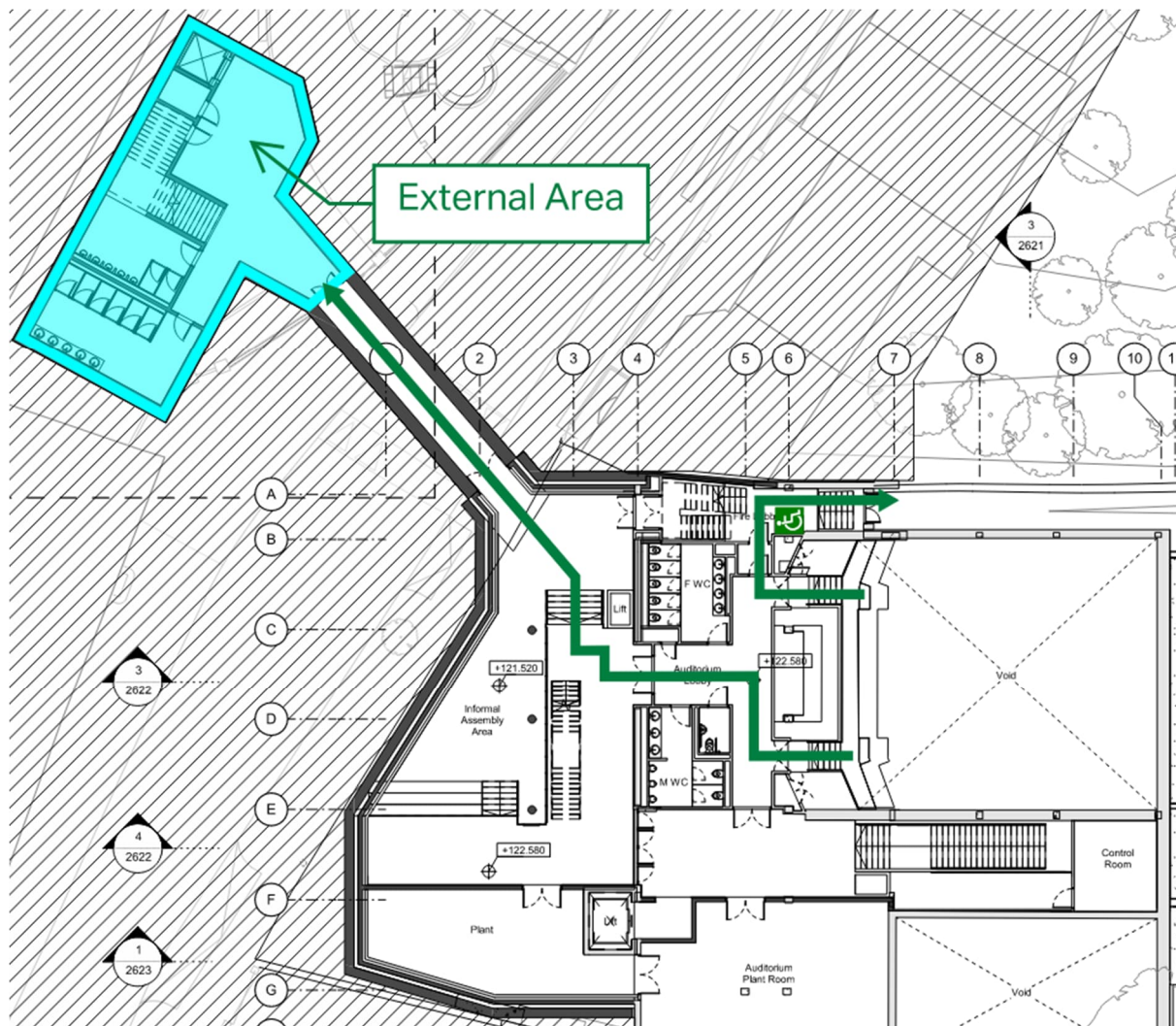


Figure 8: Auditorium Means of Egress Level -01

7.2.7.3 Informal Assembly Area

At level -01 an informal assembly area (blue area in Figure 9) is located to the west of the building. The informal assembly area is provided with multiple means of egress however, only one provides step free egress as shown in Figure 9. Step free egress is provided via a tunnel link to the neighbouring building which provides step free egress to a place of ultimate safety. The lower level (green area in Figure 9) is an existing condition which is not provided with step free egress. Therefore, to better this condition a refuge is provided and MIP's in this space shall be managed and shall be accompanied by a "buddy" such that they can be carried down the short flights of stairs.

Escape from this location does not meet the London Plan for step free access for all building users. However, this is an existing condition and under D12(B) 3.12.11 of the London Plan "steps have been taken" to upgrade the overall fire safety provision and meet the intent of the London Plan as best as reasonably practical.

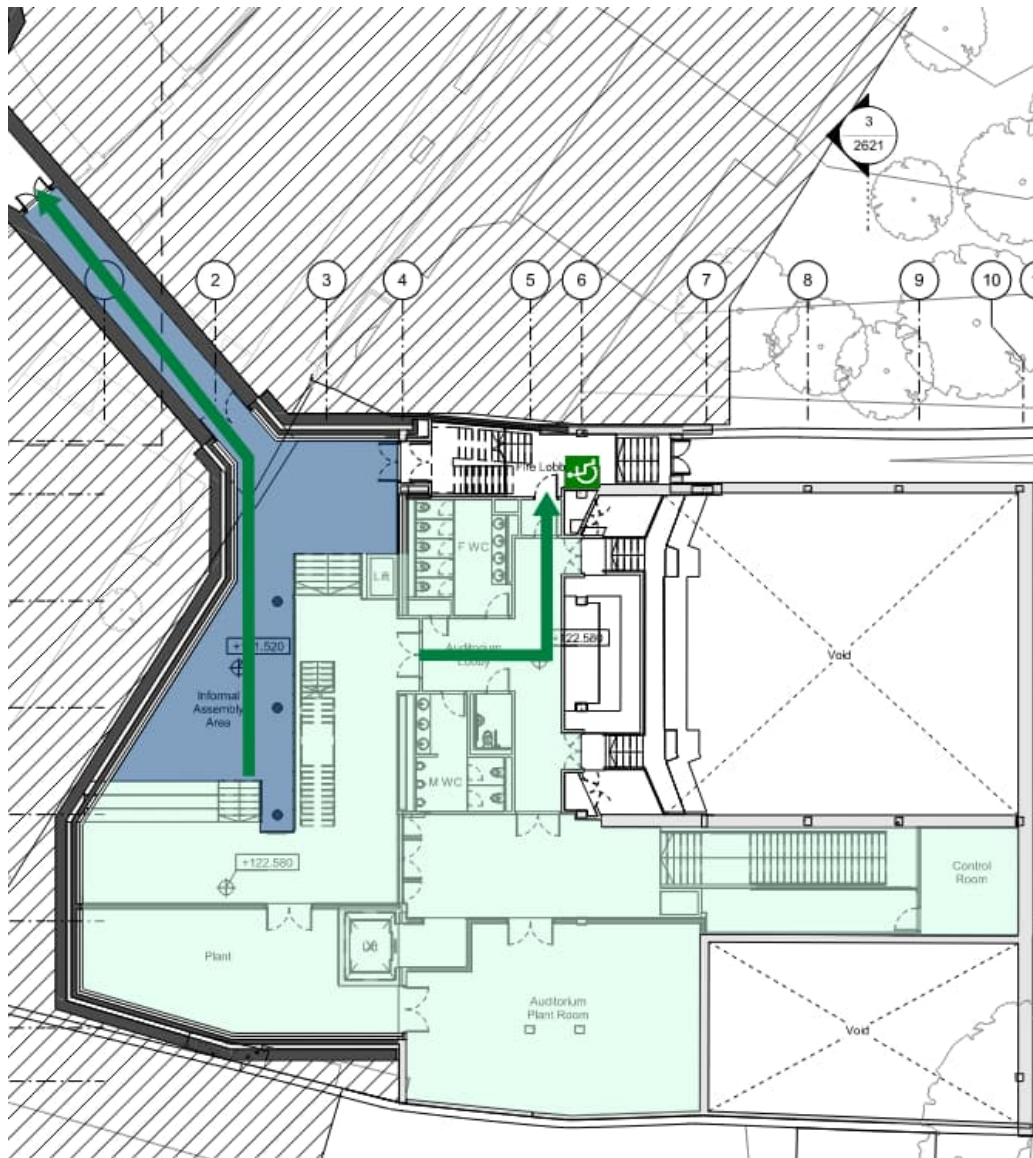


Figure 9: Informal Assembly Area Means of Egress

7.2.7.4 West Block Evacuation

The west block is located to the west of the building and has ground plus 4 storeys. The west block has two means of egress as shown in Figure 10, Figure 11 and Figure 12. One is provided with a dedicated evacuation lift; the other does not have an evacuation lift, however, will be provided with a lobby and a refuge in order for MIPs to await onward evacuation in a place of relative safety. MIP's shall be managed so that they are aware of the evacuation lift to the south.

Escape from this location does not meet the London Plan for step free access for all building users. However, this is an existing condition and under D12(B) 3.12.11 of the London Plan "steps have been taken" to upgrade the overall fire safety provision and meet the intent of the London Plan as best as reasonably practical.

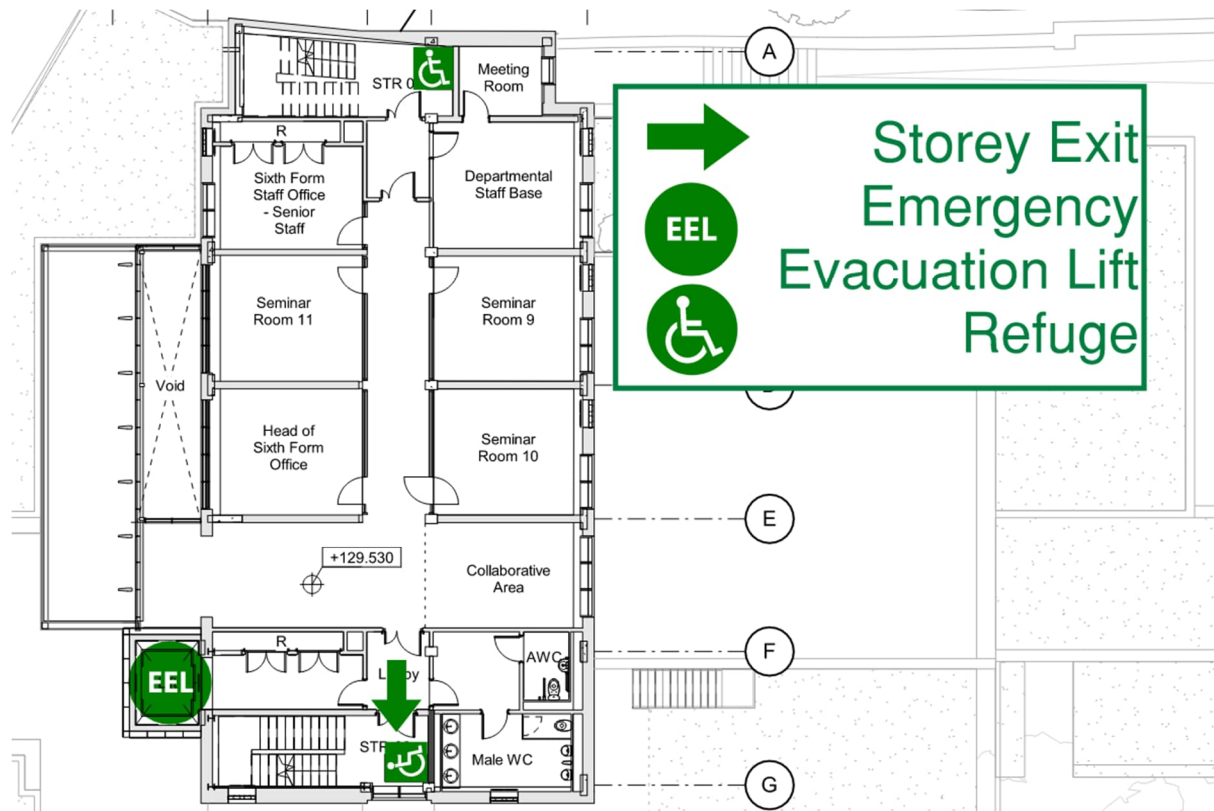


Figure 10: Means of Egress West Block from level 01

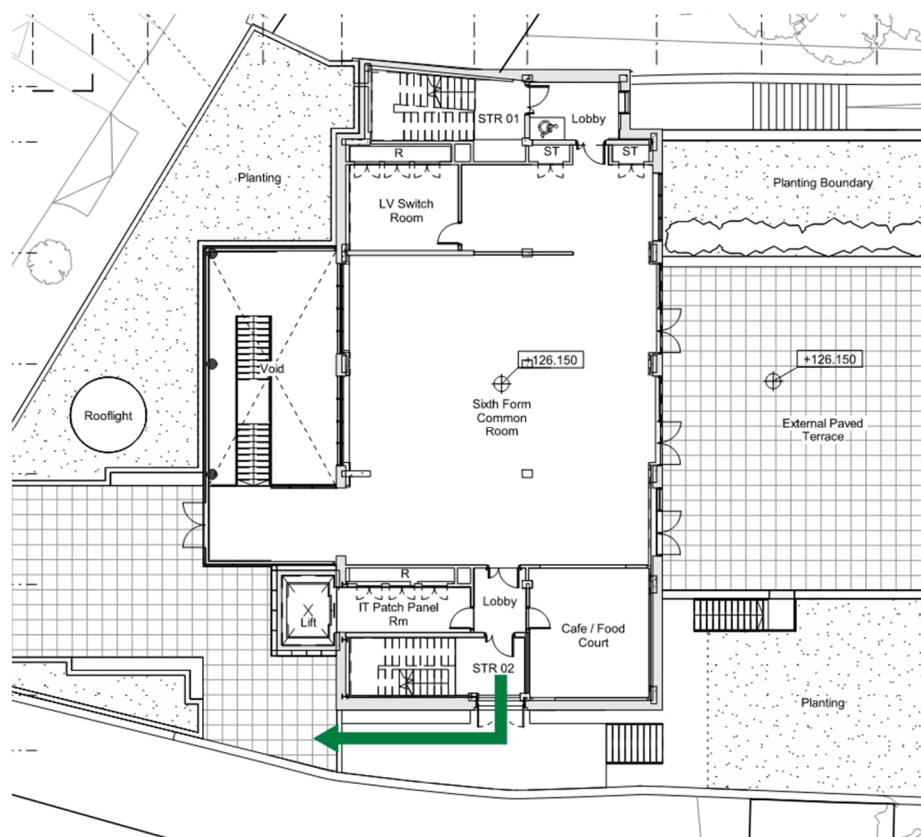


Figure 11: South Stair Final Exit Route

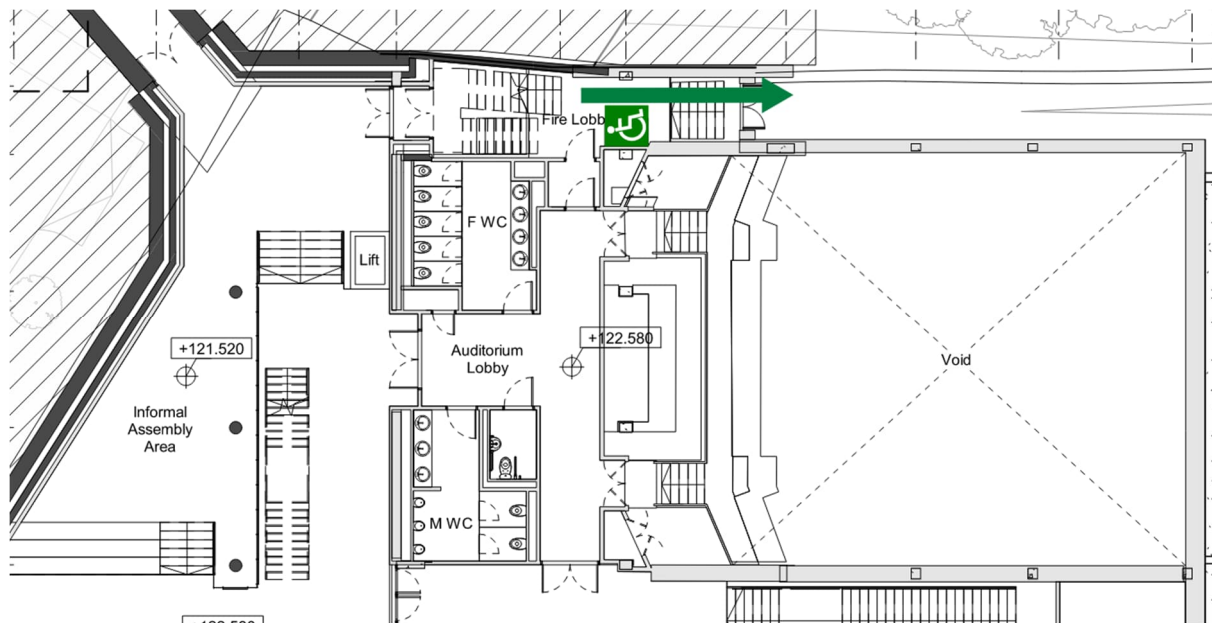


Figure 12: North Stair Final Exit Route

7.3 Passive and Active Fire Safety Measures (D12)

London Plan policies which will be described in this section;

Policy D12 A(2)

Design of development proposals to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire; including appropriate fire alarm systems and passive and active fire safety measures.

Policy D12 B(3)

Features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans

London Plan Guidance Requirement;

"Applicants must demonstrate within the Fire Statement that provisions for passive and active fire safety measures have been considered at the earliest design stage. Again, applicants should identify the code/s that these measures have been designed to and demonstrate how the proposals have sought to exceed those minimum standards"

7.3.1 Fire detection and alarm system

To facilitate evacuation, it is intended that an automatic fire detection and alarm system will be installed throughout the development. The system shall be designed and installed in accordance with BS 5839-1. Manual call points will be provided at storey exits. Point detection will be provided throughout the Proposed Development.

7.3.2 Emergency and escape lighting

It is intended that emergency signage and lighting will be installed throughout the building to facilitate evacuation for all building occupants. Emergency lighting will be provided in line with the recommendations of BS 5266-7. Emergency signage will be provided in line with the recommendations of BS 5499-4 and BS ISO 3864-1.

7.3.3 Back-up power

All life safety systems shall be provided with dual power supply in accordance with the BB100 recommendations and the standards to which they refer.

7.3.4 Linings

It is proposed that all linings for walls and ceilings shall meet the classifications as defined in Table 7 of BB100.

7.3.5 Structural fire resistance

In accordance with BB100 and ADB all elements of structure shall achieve 90 minutes (R).

7.3.6 Compartmentation

Appropriate compartmentation shall be provided to appropriately protect means of egress and to enclose places of special fire hazard from the rest of the building. Compartment floors resisting to 90 minutes (REI) shall be provided to Level -5 and Level -1.

7.3.7 Fire Stopping

Penetrations through lines of fire resisting construction, for example for services, should be appropriately fire stopped to maintain the fire resistance of the construction through which they pass. Junctions between external walls with compartment floors and walls should have appropriate detailing to maintain fire separation at these interfaces.

7.3.8 Cavity barriers

Cavity barriers will be implemented where necessary and will comply with the guidance provided in Section 6.4.2 of BB100.

7.3.9 Sprinklers

No automatic water suppression system is proposed within the development.

7.3.10 External Fire Spread

The distance between Dyne House and the boundary varies and certain elevations of Dyne House will require a certain percentage of fire resisting façade. External fire spread requirements will be assessed at the next design stage in accordance with BRE 187.

7.3.11 Systems Maintenance and Management

A fire safety management plan will then be developed by the responsible person to incorporate these requirements and demonstrate compliance with the Regulatory Reform (Fire Safety) Order 2005.

All maintenance shall be in accordance with manufacturer's recommendations. The following fire safety systems will require maintenance (it is noted that this list is not exhaustive):

- a) Emergency lighting;
- b) Detection and alarm system;
- c) Evacuation lifts;
- d) EVCs and evacuation chairs;
- e) Fire/Fire and Smoke Dampers;
- f) Door hold-open devices; and

g) Fire extinguishers.

Passive fire precautions, such as doors and their seals and signage will also require inspection and maintenance. External means of egress such as external stairs should be maintained clear of ice and snow. The fire safety manager for the building will have the responsibility for ensuring a maintenance regime is implemented.

7.4 Access for fire service personnel and equipment & Fire suppression systems (D12)

London Plan policy which will be described in this section:

Policy D12 B(4)

Access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these.

London Plan Guidance Requirement;

“Any and all provisions for active measures that have been designed into the development proposal for use by the fire and rescue service must be clearly identified within the Fire Statement. Requirement B5 of Approved Document B (volumes 1 and 2) provides a means of compliance against the functional requirements of the Building Regulations 2010 for such measures.

Development proposals may readily opt to defer to the provisions made within Approved Document B as a minimum standard, however excerpts taken from Approved Document B without specific context and references to the development proposal do not demonstrate compliance with this policy

Contained within the Fire Statement should also be an outline management plan for the ongoing maintenance of these provisions”

7.4.1 Water Supplies

External hydrants shall be located within 90 m of the vehicle location points and not more than 90 m apart. Due to the site being existing, it is expected that the currently existing hydrants in the public highway are sufficient in terms of location and flows as demonstrated in Figure 14.

7.4.2 Fire Mains

There is limited access to the perimeter for fire service operations so the building will be fitted with internal dry fire mains with inlets within 18 m from fire appliance parking location.

Each part of the building is less than 18 m in height from the fire brigade access level to the finished floor. Therefore, firefighting shafts are not proposed.

Dry mains will be provided within Dyne House to assist firefighting operations, one in each of the four protected escape stairs or their lobbies. This is an enhancement to the existing building, which currently has none. They will be designed in accordance with BS 9990 and therefore outlets will be provided at every level, including the fire brigade access level.

Hose laying distances from the dry riser outlets to all areas of the building will be limited to 45 m.

7.4.3 Systems

A fire alarm panel shall be provided at the main fire brigade access point to the East of Dyne House.

7.4.4 Suppression

Fire Extinguishers shall be provided in accordance with the recommendations of BB100 and BS 5306-8.

No automatic water suppression system is proposed within the development.

7.5 Provisions to enable fire appliance access to the building (D12)

London Plan policies which will be described in this section;

Policy D12 A(1a)

*Identification of suitably positioned unobstructed outside space:
(b) for fire appliances to be positioned on.*

Policy D12 A(6)

Provision of suitable access and equipment for firefighting which is appropriate for the size and use of the development.

Policy D12 B(5)

How provision will be made within the curtilage of the site to enable fire appliances to gain access to the building

London Plan Guidance Requirement;

“Any and all provisions for active measures that have been designed into the development proposal for use by the fire and rescue service must be clearly identified within the Fire Statement. Requirement B5 of Approved Document B (Volumes 1 and 2) provides a means of compliance against the functional requirements of the Building Regulations 2010 for such measures.

Development proposals may readily opt to defer to the provisions made within Approved Document B as a minimum standard, however they should be specific and relevant to the development in question.

The Fire Statement should clearly demonstrate how the above provisions do not adversely impact on neighbouring sites and access to the surrounding areas”

7.5.1 Fire Brigade Access

The location of the fire brigade vehicle access to the building should be agreed with all relevant authorities as the design develops. The access has been developed in accordance with the recommendations of BB100.

Vehicle access to Dyne House for the fire service will be from either Southwood Lane or from Kingsley Place which is to the east of the building. Access from Southwood Lane will be at ground level while access from Kingsley Place is from level -4 due to the sloping site which Dyne House is located.

There is limited access to the perimeter for fire service operations so the building will be fitted with internal dry fire mains, with inlets within 18 m from fire appliance parking location. Inlet locations and fire service access distances are to be discussed with the local Fire Service as the design develops.

The development of this building does not adversely impact on neighbouring sites and access to the surrounding areas.

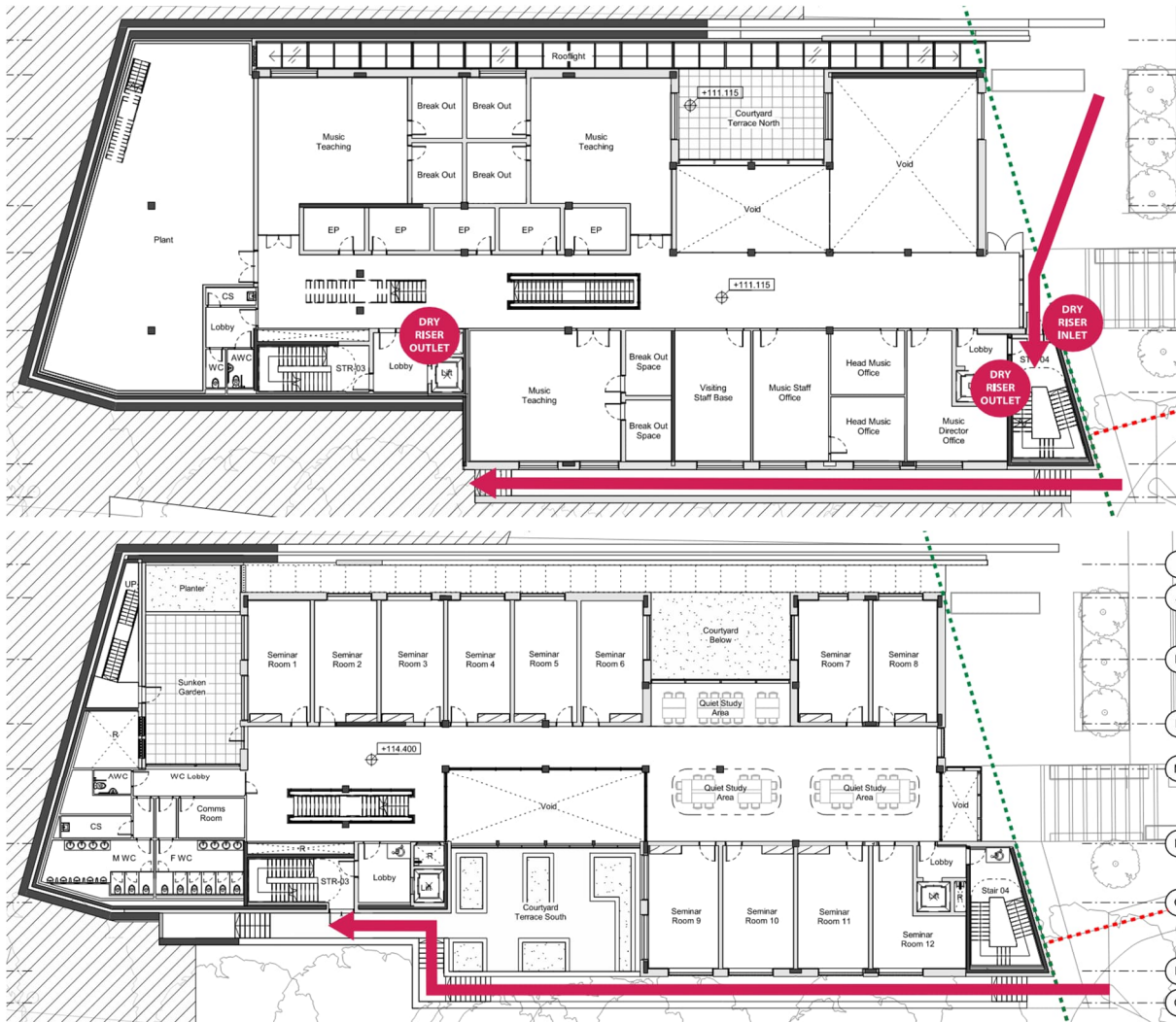


Figure 13: Fire Brigade Access Points Level -04 and Level -03

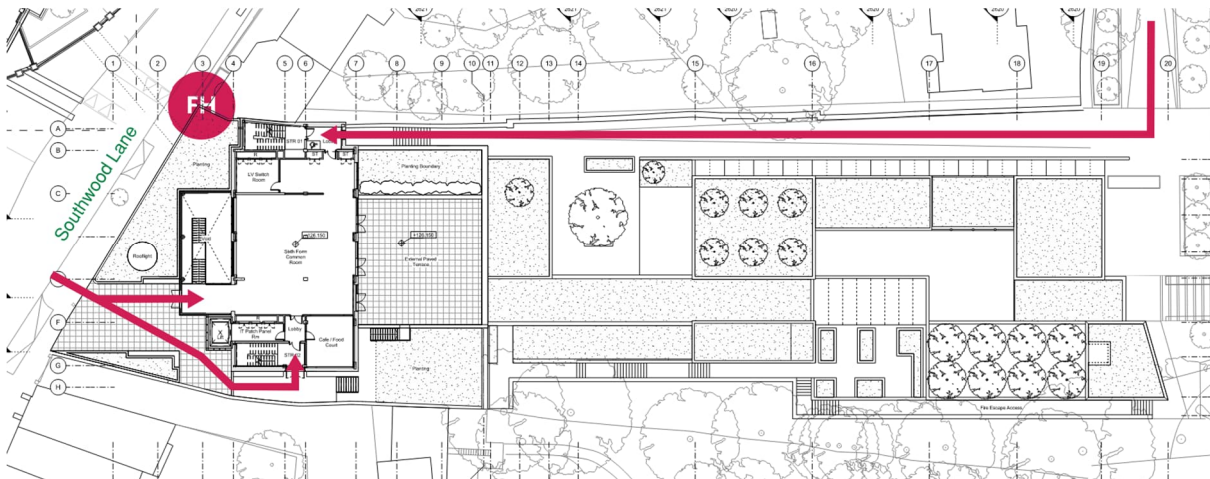


Figure 14: Fire Brigade Access Points and Hydrant Location Level 00

7.6 Future modifications (D12)

London Plan policy which is described in this section;

Policy D12 B(6)

Future modifications will take into account and not compromise the base build fire safety/protection measure

London Plan Guidance Requirement;

“To ensure the highest standards of fire safety are considered throughout the lifecycle of the proposed asset, London Plan Policy D12(B) part 6 requires applicants to consider how, if the proposed asset was to be redeveloped in the future, the fire strategy and the protective measures within the asset would not be compromised. This may be presented in the form of a professional statement from the author identifying the constituent elements of the building that, if modified, may adversely affect the original fire safety strategy.

The fire safety information produced within the Fire Statement should be presented and managed in such a way as to consider the evolution of the development and the principles of the golden thread concept

It is anticipated that the information from the Fire Statement will be used to inform the overall fire strategy for the development. When adopting information from the Fire Statement into the fire strategy, consideration should be given to the accuracy and relevance of the information to ensure the build is as per the design. A handover process for the passing of all relevant fire safety information contained within the fire strategy to the building owner should be planned³ and, where possible, outlined within the Fire Statement.”

This Fire Statement has been drafted to demonstrate compliance with the London Plan in terms of providing appropriate level of fire safety given the characteristics of this building (i.e. use, height, anticipated number of occupants, evacuation strategy, etc.) Therefore, the fire safety approach provided in this report cannot be relied upon should changes to these (and other pertinent) characteristics are made in the future. As required by Regulation 38(2) of the Building Regulations, evidence of suitable provision to maintain the fire precautions, regimes, and systems in support of the fire strategy is required. A Regulation 38 file is to be prepared for the Proposed Development and issued to the responsible person at handover. It is expected that appropriately competent individuals follow the operational and maintenance requirements set out in the documents in the file.

It should be noted that there are no current plans for any future developments of Dyne House. However, if future modifications to the building are made, the impact of a proposed change to any of the building's characteristics will need to be assessed in terms of the impact it might have on life safety prior to implementation. The person carrying out such an assessment should be appropriately competent for the change proposed and may require consultation with other parties, including Planning, Building Control, Fire Service and/or others. Typical changes which will require professional input include, but are not limited to:

- Further extensions to the building or surrounding building;
- Changes in internal partition layouts which may impact means of egress and compartmentation;
- Future change in building height; and
- Further developments on the neighbouring Parade Ground which may impact tender access.

7.7 Dignified Emergency Evacuation D5 (B5)

London Plan policy which is described in this section;

Policy D5 (B5)

In all developments where lifts are installed, as a minimum at least one lift per core (or more subject to capacity assessments) should be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building

Step free egress within the allowable travel distances is to be provided within all new build areas of Dyne House. This is described in Section 7.

Within the Proposed Development, there is one area where step free access has not been provided. This is the escape from the Level -01 (green area in Figure 9). This is an existing escape condition where a refuge will be provided on the external stair as part of the upgrade works. Mobility impaired persons will wait in this location until assisted evacuation can be conducted. This is an existing escape condition which has been improved with the addition of an evacuation lift and provision of refuges on all levels. This location does not meet the London Plan for step free access for all building users. However, this is an existing condition and under D12(B) 3.12.11 of the London Plan “*steps have been taken*” to upgrade the overall fire safety provision and meet the intent of the London Plan as best as possible

The west block of Dyne house has two protected escape stairs with one of the protected stairs not containing an evacuation lift. This stair will be provided with a lobby and a refuge in order for MIPs to await onward evacuation in a place of relative safety. MIP's shall be managed so that they are aware of the evacuation lift to the south. This is an existing escape condition which has been improved with the addition of an evacuation lift and provision of refuges on all levels. This location does not meet the London Plan for step free access for all building users. However, this is an existing condition and under D12(B) 3.12.11 of the London Plan “*steps have been taken*” to upgrade the overall fire safety provision and meet the intent of the London Plan as best as possible.

Due to the nature of the sloped site the external routes contain stairs. Refuges at final egress level will be provided to allow for occupants to call for additional help at the final egress level as demonstrated in Figure 6. MIPs will also be able to wait externally directly outside the stair core in a place of ultimate safety before being assisted further away from the building by management procedures.

8 Conclusion

This statement outlines the fire safety strategy principles for the Proposed Development.

This statement details how the Proposed Development meets the requirements of the London Plan, specifically Policy D12 and D5 and includes a signed declaration from a competent person confirming its compliance with the Plan.

Some elements of the fire strategy will require further, detailed development and agreement with the ‘Stakeholders’ as the design progresses. This will include consultation with the Building Control Authority, who will in turn consult with the Fire Brigade

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