

# Highgate School Fire Planning Statement

Science Block Refurbishment and Extension

Highgate School

30 November 2022

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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 Science Block refurbishment and extension.

The refurbishment and extension of the Science Block is to include a four storey plus basement extension to the east wing to provide a new entrance and improved circulation, lift and ancillary accommodation along with internal re-planning/alterations. In addition a two storey extension above ground level colonnade to the central building, creation of additional plant space at roof level of the East link Block, replacement of the building services plant, extension of the roof top observatory, replacement of windows and restoration of existing facades, and associated landscaping.

All buildings in 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 required to comply with the London Plan as well as 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. 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 D12 of 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 do not constitute a "major development". However, as the proposals are being submitted as part of a wider planning submission, which includes other buildings on the Highgate School Site, a planning statement has been prepared for the Science Block for completeness.

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 as; 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 meeting the Building Regulations 2010 (the design uses the guidance provided by BB100 – "Building Bulletin 100: Design for fire safety in schools"). This 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

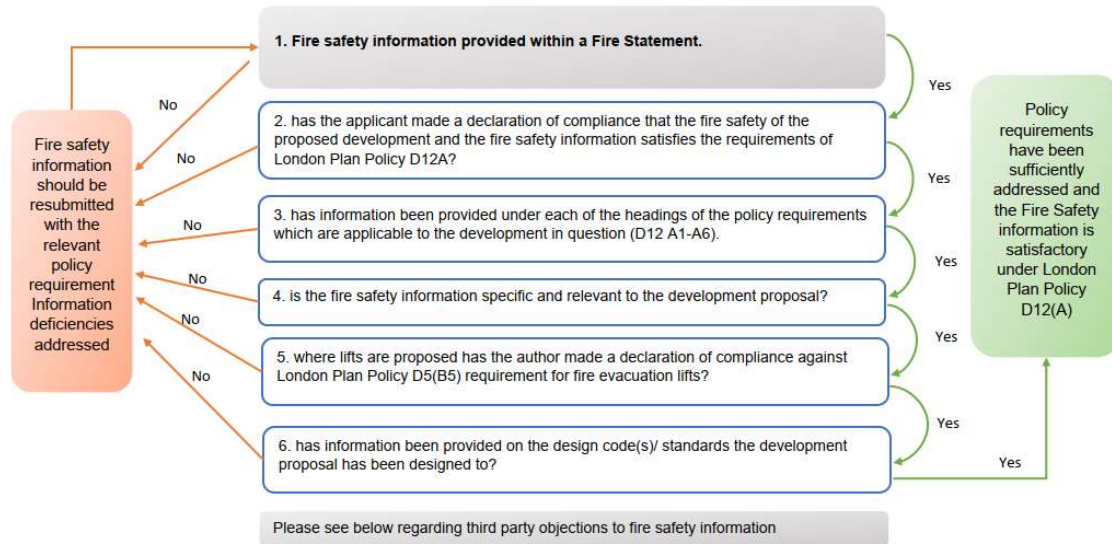
Policy D5 B(5) states that development should "be designed to incorporate safe and dignified emergency evacuation for all building users. In all developments where lifts are installed, as a minimum at least one lift per core (or more subject to capacity assessments) should be a suitably sized for evacuation 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.

Where refurbishment is occurring within the existing building "*steps have been taken*" where reasonably practical to meet the intent of D5 of the London Plan. As the building is existing it is not possible in all cases to achieve the intent 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 Science Building.

## 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 figure is detailed below.



**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                            | Signature | Date       |
|---------------------------------|-----------|------------|
| Simon Dent CEng, BEng, MIFireE. |           | 01/07/2022 |

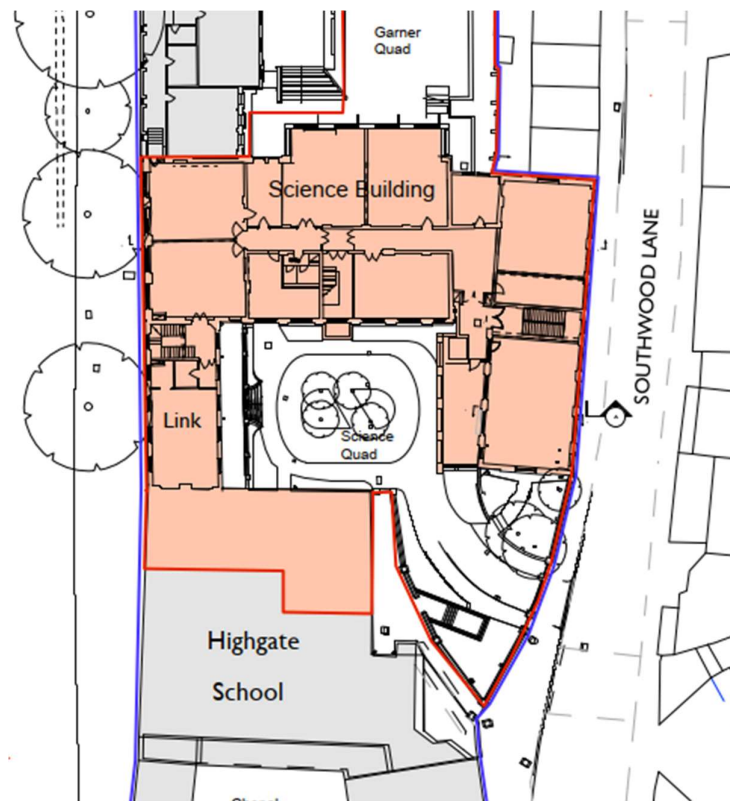
## 5 Building Description

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

The Science Block is an existing building undergoing refurbishment and extension. The works will include:

- Four storeys plus a new basement extension to the East Wing to provide new entrance and improved circulation, lift and ancillary accommodation, and internal re-planning/alterations;
- Two storey extension above ground level colonnade to central building, to provide internal re-planning and additional teaching accommodation;
- Creation of additional plant space at roof level of the East Link Block;
- Complete replacement of building services systems/plant;
- Rooftop observatory extension;
- Replacement of windows and restoration of existing facades; and
- Associated landscaping.

The Science Block comprises a single building linked to adjacent block with four levels including a ground. An overview of the building is shown in Figure 2.



**Figure 2: Building Overview**

The height of the Science Block, which has been used for prescribing the fire safety provisions, from fire service access level to the topmost occupied storey is 12.5 m. The new basement has a depth of 2.7 m. The building height and basement depth are shown in Figure 3.

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

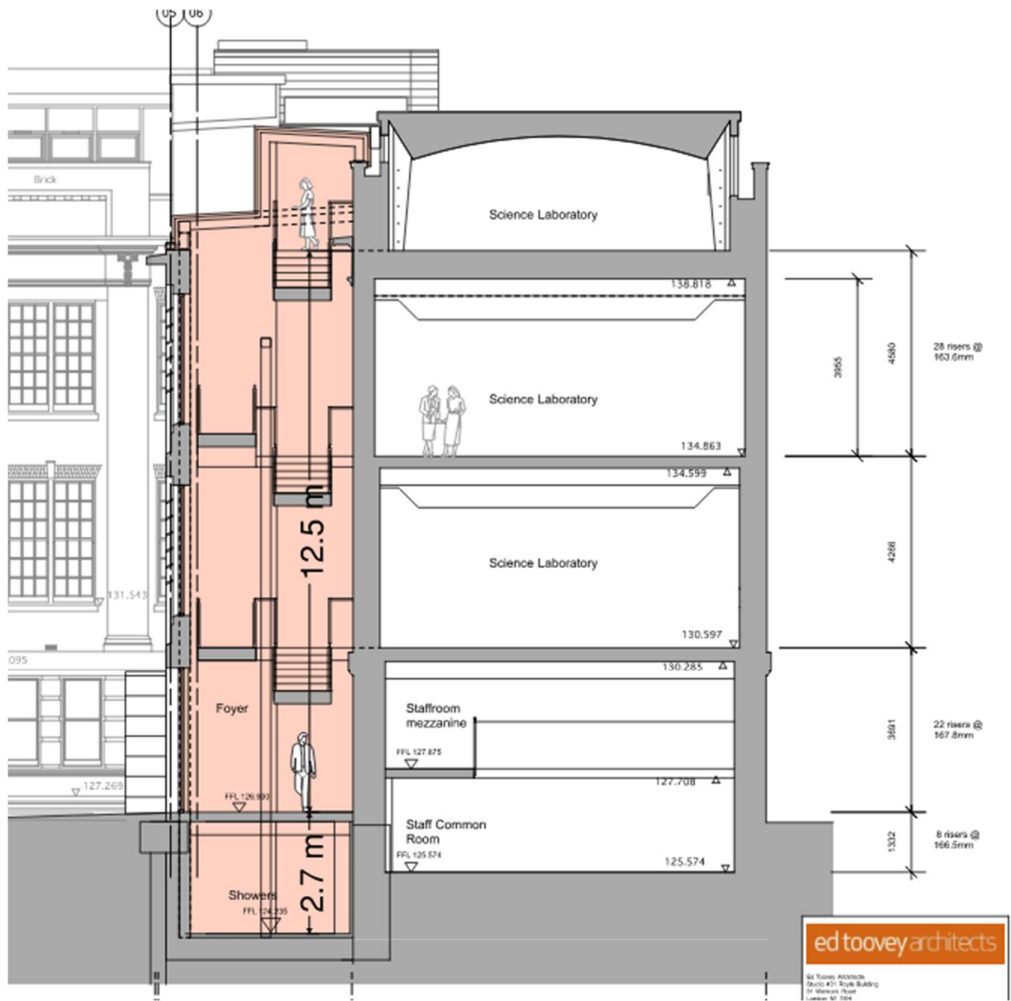


Figure 3: Science Block Section

## 6 Referenced Documents

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. The policies discussed are as follows:

**Policy D12** in its entirety which include:

1. Building's Construction
2. Means of escape for all building users and evacuation strategy
3. Passive and Active Fire Safety Measures
4. Access for fire service personnel and equipment & Fire suppression systems
5. Provisions to enable fire appliance access to the building
6. Future modifications

**Policy D5** only in relation to item B5):

1. Dignified Emergency Evacuation

## 7.1 Building's construction (D12)

London Plan Policy which will be discussed 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).

Full explanation 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. The proposed building materials for the extension and refurbished areas of the Science Block are:

- **Walls:** Clay facing brick and Portland stone, masonry cavity walls
- **Structural frame:** Steel [new building elements]
- **Structural floors:** Steel decking and concrete

It is not expected that the construction methods will impact on the fire safety provisions for neighbouring sites, buildings or occupants.

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 discussed 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.

The existing simultaneous evacuation will be employed throughout the building including the proposed extensions and refurbishment works.

The building is connected via a north and south links to other buildings on site. All connected buildings are interlinked and an existing full evacuation of all parts of the connected buildings is initiated when a fire is detected in any part of the connected buildings.

### **7.2.2 Travel Distance**

The limits on travel distance from Table 1 of BB100 will be followed in order to provide adequate means of escape to a place of relative safety. Any existing non-compliances with regards to travel distance will not be made worse and if feasible will be improved.

Places of special fire hazard and will be limited to 9 m for single direction of travel and 18 m for multiple direction of travel.

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

There are existing links on all floors to the northwest and southwest of the building where escape would be through "neighbouring" buildings. This escape strategy is existing and will not be made worse as a result of the proposed works.

The travel distances limits presented above will be met within the Science Block.

### **7.2.3 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.

The building contains three protected escape stairs. The new east wing stair core will contain a new dedicated evacuation lift. All stairs will be sized appropriately to cater for the expected maximum occupancies.

The existing occupancy will not be made worse, and the new stair will have at least an equivalent width to the existing stair at each level.

Stair 1 is provided with an existing protected lobby, all other stairs are not provided with protected lobbies.

### **7.2.4 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 the Science Block and will be sized according to expected maximum occupancies.

The existing conditions will not be made worse as the capacity of the building is not increasing and the new final exit in the new stair will be as wide as the stair.

### **7.2.5 Disabled Refuges & Evacuation Lifts**

Disabled refuges are proposed to be provided at all levels without step-free egress. The refuges will be a minimum of 900 mm x 1400 mm with doors leading to the refuge of a width of not less than 850 mm. They will be sited so that it does not obstruct people evacuating. To facilitate the effective evacuation of people from refuges an emergency voice communication (EVC) system will be provided. The EVC system will comply with BS 5839-9:2003.

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

The locations of the new disabled refuges and evacuation lift are shown in Figures 4 – 7.

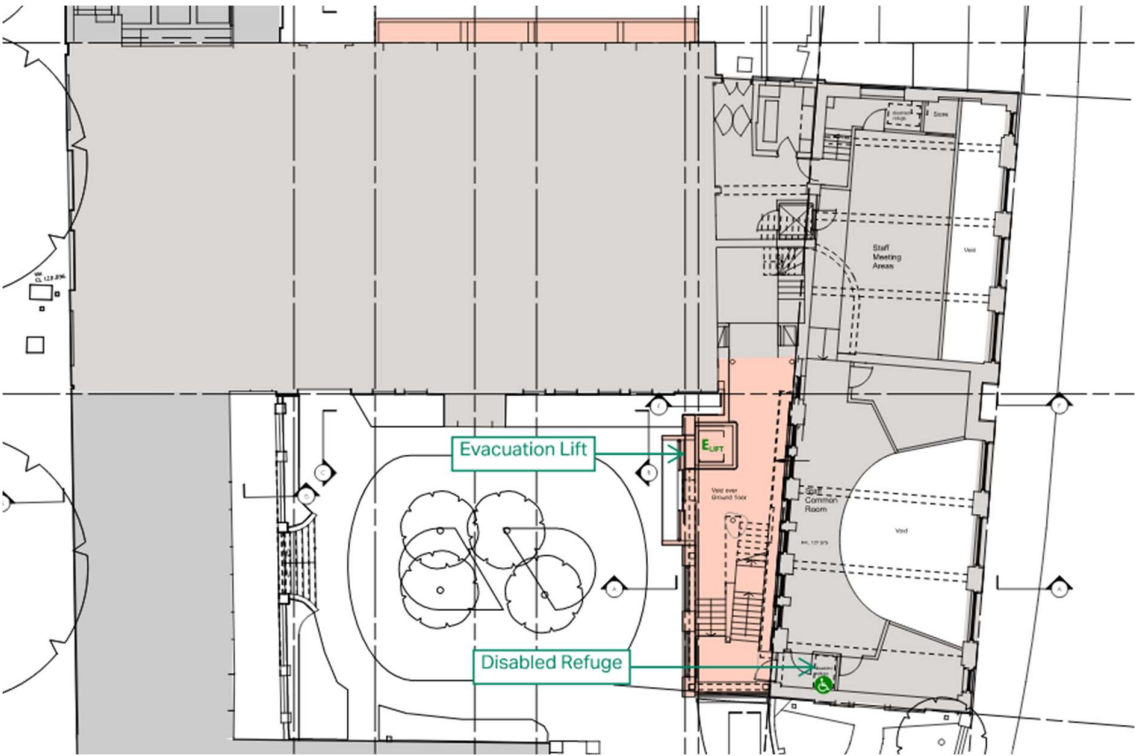


Figure 4: Mezzanine Floor Evacuation Lift and Disabled Refuge Locations

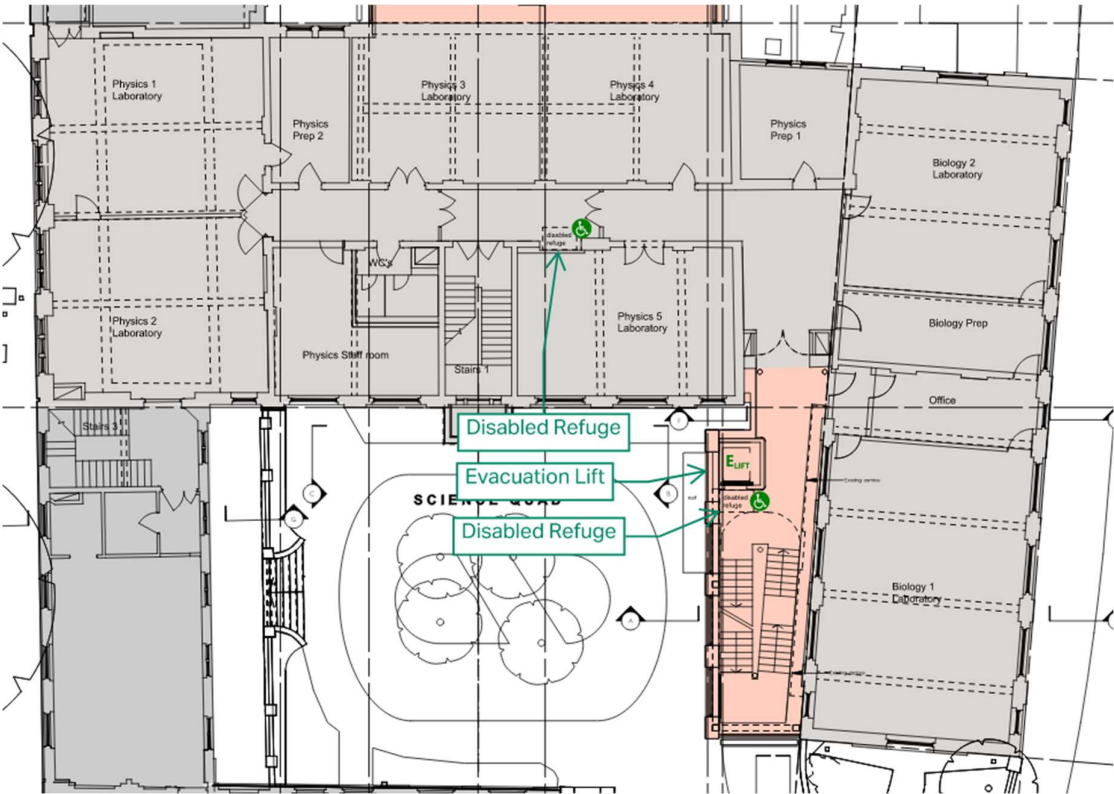


Figure 5: First Floor Evacuation Lift and Disabled Refuge Locations

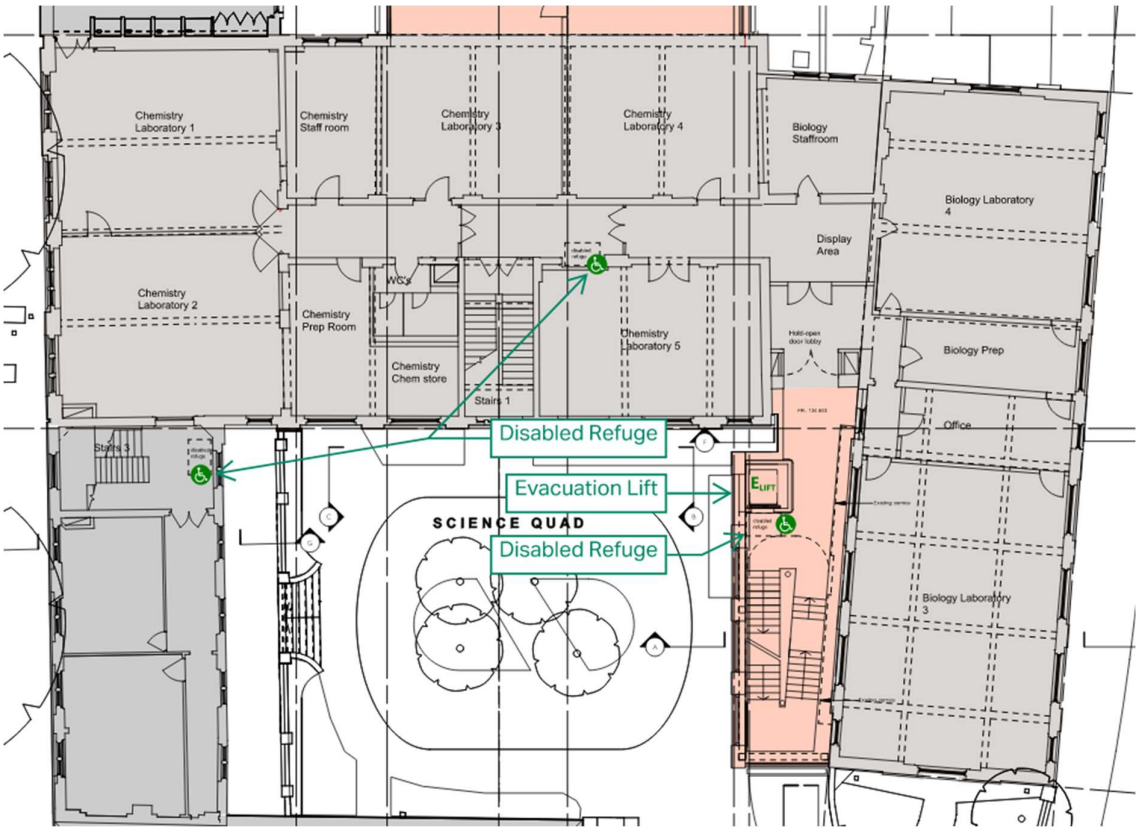


Figure 6: Second Floor Evacuation Lift and Disabled Refuge Locations

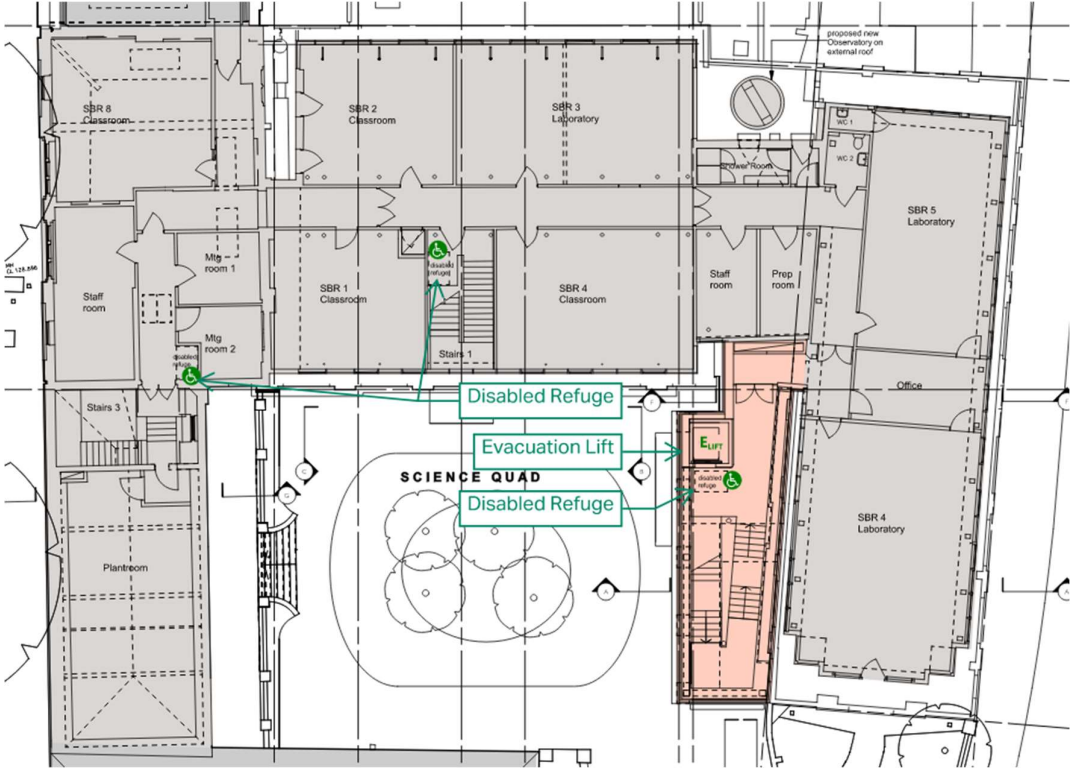


Figure 7: Third Floor Evacuation Lift and Disabled Refuge Locations

## 7.3 Passive and Active Fire Safety Measures (D12)

London Plan policies which will be discussed 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 the existing automatic fire detection and alarm system which is present within the existing areas of the building will be extended to all new areas of the development. The system shall be designed and installed in accordance with BS 5839-1.

### **7.3.2 Emergency and Escape Lighting**

It is intended that emergency signage and lighting, which is provided in areas of the existing building, will be extended into new areas of 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 Linings**

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

### **7.3.4 Back-up Power**

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

### **7.3.5 Structural Fire Resistance**

In accordance with BB100 all new elements of structure shall achieve 60 minutes (R). All existing elements of structure relied upon to achieve this fire resisting period will be verified and upgraded if and where necessary.

### **7.3.6 Compartmentation**

Appropriate compartmentation shall be provided to appropriately protected means of egress and to enclose places of special fire hazard from the rest of the building. Existing compartment floors resisting to 60 minutes (REI) will remain.

### **7.3.7 Fire Stopping**

Penetrations through lines of fire resisting construction, for example for services, will 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 will 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 Sprinkler System**

There is no automatic water suppression system within the existing Science Block, and it is not proposed to install a new system as part of proposed works (there is no requirement for suppression to meet the Building Regulations).

### **7.3.10 External Fire Spread**

The existing external fire spread condition of the building will remain unchanged by the proposed works.

### **7.3.11 Systems Maintenance and Management**

A fire safety management plan will be developed by the responsible person to incorporate the 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 discussed 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. It is assumed that existing hydrants in the public highway are sufficient in terms of location and flows. Indicative hydrant location for the site is shown in Figure 8.

A new dry fire main is proposed within the new stair core. This is part of the steps taken to improve the existing condition for fire fighting facilities.

The inlet will be located on the face of the new core at a distance which doesn't exceed 18 m from the brigade hardstand.

### **7.4.2 Systems**

The existing fire alarm panel shall be located within the new main entrance extended to the throughout the proposed works.

### **7.4.3 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.*

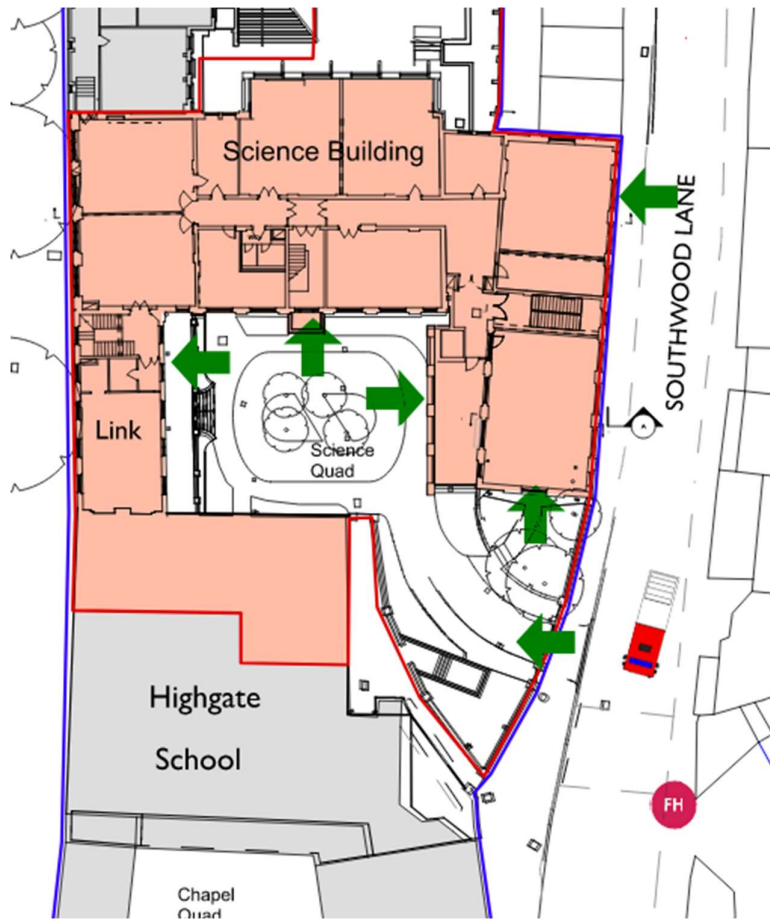
*The Fire Statement should clearly demonstrate how the above provisions do not adversely impact on neighbouring sites and access to the surrounding areas"*

### 7.5.1 Fire Brigade Access

The existing fire brigade access to the building will remain unchanged.

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.

Fire brigade access routes are provided via Southwood Lane to the East side of the building. This is shown in Figure 8. There is also limited access to the North side of the Science building via a service road from Castle Yard.



**Figure 8: Fire Brigade Access Points**

The firefighting access is not made any worse than the existing. The firefighting facilities will be improved as a result of installed a new dry main with outlets on each floor to achieve hose laying distances.

The inlet will be located on the face of the new core at a distance which doesn't exceed 18 m from the brigade hardstand.

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

## 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 planned 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.

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;
- Change in permanent use of the sports hall e.g., into a theatre; and
- Further developments on the neighbouring playing fields 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*

A new evacuation lift is proposed to be provided to the new stair. This will aid with mobility impaired escape. The existing stairs within the development are not proposed to be provided with evacuation lifts and travel distances for mobility impaired persons to a place of relative safety will be achieved as new refuges will be provided as outlined in Section 7.2.5.

While this does not meet the London Plan, for all stair cores to have evacuation lifts, 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.

## 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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