

**184 Tottenham Lane, Crouch
End, London N8 8SG – YCLAN**

Lonon Plan Fire Statement

YMCA London and City and North

Project Number: 10135

135-TOG-ZZ-YCL-RPT-LPFS-01

Date: 24/07/2026

Revision No: 01



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Report Revision

Revision Number	Report Number and Description	Author	Date
00	135-TOG-ZZ-YCL-RPT-LPFS-00 London Plan Fire Statement	Toby McCorry	02/06/2026
01	Revision 01 Amendments to Sections 1 and 2 to align with Planning Application description and to align with latest drawings requiring updates to Section 2, Table 1, Table 2, Table 3, Figure 5	Toby McCorry	24/07/2026
Previous Stage			
00	135-TOG-ZZ-YCL-RPT-CFS-00 Concept Fire Safety Strategy – Draft	Toby McCorry	11/12/2024
00	135-TOG-ZZ-YCL-RPT-CFS-00 Concept Fire Safety Strategy – Issue	Toby McCorry	18/12/2024
01	135-TOG-ZZ-YCL-RPT-CFS-01 Concept Fire Safety Strategy – Revision 01 Appendix B added – Fire Strategy Drawings Comments	Toby McCorry	22/01/2025

1. Introduction

YMCA London and City and North have appointed TOGA Fire to provide Fire Strategy advice to support development of their existing site located at 184 Tottenham Lane, Crouch End, London N8 8SG to construct a new Hostel.

“Demolition of the existing building and erection of a new, improved hostel facility with ancillary office, training and communal facilities within a part four to part six storey building”.

Levitt Bernstein (the Architect) have prepared Stage 3 proposals for the site which is to provide part four to part six storey Hostel building with bedrooms at all levels, and communal facilities for residents and offices for YMCA staff at Ground floor. A total of 174 bedrooms are to be provided.

The building is located in Haringey, which is in the Greater London area, therefore the requirements given by the London Plan are required to be met by the proposed design.

This Fire Statement has been prepared on behalf of YMCA London and City and North in accordance with the Greater London Authority London Plan Guidance Sheet Policy D12(B), version March 2021 and London Plan Guidance Fire Safety February 2022.

This Fire Statement has been prepared in cognisance of the functional requirements (life safety) of Schedule 1, Part B of the Building Regulations 2010 for England and Wales (as amended in 2023) and the Greater London Authority London Plan Guidance Sheet Policy D12(B) (as a major development), version March 2021 and London Plan Guidance Fire Safety February 2022.

The general aims of the London Plan are developed in line with the requirements of the Greater London Authority Act 1999 (as amended) and the Town and Country Planning (London Spatial Development Strategy) Regulations 2000. Hence, to meet the requirements of the relevant statutory legislation, the London Plan stipulates that a wide

range of economic, societal, and environmental factors be considered when forming a planning application within Greater London.

As part of meeting fire safety policy requirements, this Fire Statement has been created to be a standalone document that defines objectives and performance requirements for fire safety only, for the proposed development.

It should be noted that the project will still need to comply with the requirements of the Building Regulations and therefore the information presented herein may be developed further such that compliance with the requirements the Building Regulations is demonstrated (typically at RIBA Workstage 4). The contents of this report should therefore not be considered sufficient to form a part of the Building Regulations submission for the project and Building Regulation approval should be considered a risk until such time that approval in principle has been granted by the appointed Building Control Body.

The fire safety strategy has not been developed to include additional property protection enhancements or to meet the expectations of insurer requirements. However, fire safety provisions as required by the Building Regulations will, to some extent, assist with the protection of property in the event of fire.

This fire safety strategy does not address site fire safety during construction. The Health and Safety Executive (HSE) and Fire Protection Association (FPA) issue guidance on identifying and managing fire precautions on construction sites, which should be consulted by the Principal Contractor for the scheme

1.1 Declaration of Competency

The author of this Technical Note is Toby McCorry, BEng (Hons) CEng MIFireE (IFE Membership No: 00035019) who has suitable training, skills, experience, knowledge, and behaviours to author this Fire Statement with more than 23 years experience within the Fire Safety Consultancy in the Built Environment. Toby is owner and Director of

YMCA Central London and North, Crouch End

Toga Fire Ltd (Registered Number: 8238091) whose registered office is at: 4 Salmon Fields Business Village, Royton, Oldham, OL2 6HT.

Toby has significant residential project experience and in particular multiple dwelling residential blocks.

1.2 Fire Statement

This Fire Statement sets out the following objectives:

- Demonstrate that the development will satisfy Part B (Fire Safety) functional requirements of the Building Regulations 2010 (as amended);
- Demonstrate that the fire safety of the development has been considered from the outset and satisfies the requirements of the London Plan Policy D12(A) and D12(B);
- Identify any fire safety risks of the development and to outline mitigatory measures in place;
- Identify any risks to Fire Service access and provisions for firefighting and to outline mitigatory measures in place;
- Present a clear, concise overview of the fire safety design of the development which provides sufficient information to the relevant authorities and duty holders.

Policy D12(B) of the London Plan states that “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”.

Policy D12(B) further specifies that the Fire Statement should detail how the development proposal will function in terms of:

1. The building’s construction: methods, products, and materials used, including manufacturers details;

2. The means of escape for all building users: suitably designed stair cores, escape for building users who are disabled or require level access, and associated evacuation strategy approach;
3. Features which reduce the risk to life: fire alarm systems, passive and active fire safety measures, and associated management and maintenance plans;
4. Access for the 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;
5. How provision will be made within the curtilage of the site to enable fire appliances to gain access to the building; and
6. Ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety / protection measures.

1.3 Reference

This document is based on the following drawings (noting these are being/have been amended to capture further design development and the fire strategy is based on the amended proposals):

Table 1 – Drawings Received

Number	Revision	Issue Date	Title
4079-LB-ZZ--01-D-A-120001	P13	23/07/2026	GA Basement Floor Plan
4079-LB-ZZ-00-D-A-120002	P17	23/07/2026	GA Ground Floor Plan
4079-LB-ZZ-01-D-A-120003	P14	23/07/2026	GA First Floor Plan
4079-LB-ZZ-02-D-A-120004	P14	23/07/2026	GA Second Floor Plan
4079-LB-ZZ-03-D-A-120005	P14	23/07/2026	GA Third Floor Plan
4079-LB-ZZ-04-D-A-120006	P14	23/07/2026	GA Fourth Floor Plan
4079-LB-ZZ-05-D-A-120007	P14	23/07/2026	GA Fifth Floor Plan
4079-LB-ZZ-05-D-A-120008	P13	23/07/2026	GA Sixth Floor Plan
4079-LB-ZZ-06-D-A-120009	P04	23/07/2026	GA Roof Plan
4079-LB-ZZ-ZZ-D-A-140000	P06	23/07/2026	GA Long Section 1-1
4079-LB-ZZ-ZZ-D-A-140001	P06	23/07/2026	GA Short Sections
4079-LB-ZZ-ZZ-D-A-130000	P07	23/07/2026	Proposed South Elevation
4079-LB-ZZ-ZZ-D-A-130001	P07	23/07/2026	Proposed North Elevation
4079-LB-ZZ-ZZ-D-A-130002	P07	23/07/2026	Proposed East Elevation
4079-LB-ZZ-ZZ-D-A-130003	P07	23/07/2026	Proposed West Elevation

2. Project Description

The Hostel will typically have short, medium and long term stays.

The height of the uppermost occupied floor level (5th floor) is 17.4m above the lowest external ground level. The roof includes a plant room and unmanned

The depth of the basement floor level is 3.3m below the highest external ground level.

The uppermost occupied floor does not exceed 18m above the lowest external Ground level and there are six occupied storeys at ground level and above whilst the basement storey may be disregarded as it is a "below ground level" as **any part** of the finished surface of the ceiling of that storey is below the level of the surface of the ground immediately adjacent to that part of the building. The Sixth floor is for plant equipment only. Therefore, the building is not a High-Risk Building.

Three stair and lift cores serve the buildings upper levels, to the East, West and Centre.

The Main Entrance is from Tottenham Lane to the South of the building, which provides access to the reception.

There is an external Courtyard to the rear (North of the building) which may also be accessed by residents from Rosebery Gardens to the West with via a gated external pedestrian route. An external bike park is provided along this route.

There is a gated external pedestrian route from Elmfield Avenue to the East which provides external access to the Ancillary accommodation such as the Sub-station, LV Switch room and Bin store. Although this links to the Courtyard to the rear via a further gate, this is not a day-to-day access for residents.

The East stair core has a final exit onto Elmfield Avenue. The Central stair and the West stair have a final exit onto the external courtyard from where escape is provided via the external pedestrian routes to the East

and West. However, escape is also possible back through the building and the East stair final exit and the Main Entrance.

The Communal Lounge is provided with escape into the external Courtyard to the North and via the Reception to the final exits from the stairs..

An E-bike/Mobility scooter store is also accessed from the external Courtyard.

Two atria are formed, one between Ground floor reception up to roof level and one between First floor and roof level.

A total of 174 bedrooms are to be provided.

See the Architectural drawings for building arrangements and accommodation. The following table captures the main accommodation at each storey (excluding stores, post rooms/parcel stores, WCs etc).

Table 2 – Accommodation

Floor	Area (sqm) (total if > 1 room)
<u>Basement</u>	
Laundry	22
Domestic Tank room	89
Energy Centre	65
<u>Ground floor</u>	
Communal Lounge	97
Offices (x2)	177
Offices Break-out/Kitchenette	35
Meeting Rooms (x3)	121
Reception/Waiting	67
Laundry	13
Stock room/Maintenance Workshop	19
Stock room	34
Cleaners Store	14
Bedrooms	5 x bedrooms

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Communal kitchen	2 x communal kitchens
Bin store	56
E-bike / Mobility Scooter Store	24
LV Switch room	15
Substation	16
<u>First floor</u>	
Bedrooms	40 x bedrooms
Communal Kitchens	8 x communal kitchens
<u>Second floor</u>	
Bedrooms	39 x bedrooms
Communal Kitchens	8 x communal kitchens
<u>Third floor</u>	
Bedrooms	38 x bedrooms
Communal Kitchens	8 x communal kitchens
<u>Fourth floor</u>	
Bedrooms	30 x bedrooms
Communal Kitchens	6 x communal kitchens
<u>Fifth floor</u>	
Bedrooms	22 x bedrooms
Communal Kitchens	5 x communal kitchens
Meeting room	56

3. Basis of Design

Under Part B of the Building Regulations 2010 for England and Wales (as amended) a Hostel is classified as Purpose Group 2(b) Residential (Other) noting there is no individual cooking facilities. This is subject to agreement with the Building Control Body.

To achieve and demonstrate compliance with the functional requirements (life safety) of Schedule 1, Part B of the Building Regulations 2010 for England and Wales (as amended), the design of the project will be based on the following main fire safety design guides:

- Approved Document B (fire safety) volume 2: Buildings other than dwellings, 2019 edition incorporating 2020, 2022 and 2025 amendments collated with 2026 and 2029 amendments (ADBv2)
- Draft London Plan Guidance – Fire Safety (LPGFS)
- BS 9999: Code of practice for fire safety in the design, management and use of buildings (for areas where ADBv2 refers to BS9999 or where ADBv2 is silent)

This guidance has been assessed to be appropriate for a medium rise Hostel building which will adopt simultaneous evacuation.

Note, the project will also seek guidance and a collaborative staged review process with the fire safety statutory consultees –the Building Control Body (yet to be appointed).

It is noted that as the design develops during the design and construction stages a fire strategy document will be required to be produced at the corresponding stages typically including an “as-built” fire strategy for handover to the Client/End-user.

Details of the construction phase access to firefighting personnel and equipment should be set out at an appropriate stage including confirmation of sufficient water supply for the strategy set out (both during construction and post and any potential obstacles and delays that

would impede access to the site and potential alternative access routes. At this time, no Principal Contractor has been appointed, therefore this information is not available. This would be covered by the appointed Principal Contractor, as the responsible party for the construction site and the construction phasing programme.

Other guidance is referenced throughout the document including:

- BS5839-1:2025 ‘Code of practice for the design, installation, commissioning and maintenance of fire detection and fire alarm systems in non-domestic premises’;
- BR187:2014 ‘External Fire Spread – Building separation and boundary distances’;
- BS5266-1:2016 ‘Emergency lighting. Code of practice for the emergency lighting of premises’;
- BS9990:2015 ‘Non-automatic firefighting systems in buildings’;
- BS EN 13501-1:2018 ‘Fire classification of construction products and building elements. Classification using data from reaction to fire tests’;

4. The Building Construction Method and Materials

4.1 External Surface

In light of the London Plan Guidance – Fire Safety and the GLA Standards (which requires commitment that the development will not incorporate combustible materials in its external walls), all external walls including any attachment, such as balconies (soffits and balustrades) and solar shading devices (the components whose primary function is to provide shade or deflect sunlight, such as the awning curtain or slats) will incorporate only materials that are Class A2-s1 rated and above under the European classification system, as set out in the standard BS EN 13501-1 and as reflected in UK Building Regulations, will be used except for the exempt elements as set out under Regulation 7(3) of ADBv2.

The construction of the building includes:

- Majority of walls are brick outer leaf with an SFS type inner leaf and mineral wool insulation
- At uppermost floor levels walls are steel shingle outer-leaf with an SFS type inner-leaf and mineral wool insulation
- At Ground floor walls to ancillary accommodation is typically brick outer-leaf with blockwork inner-leaf.
- Concrete structural frame with concrete floor slabs.

4.2 Roof Covering

All roofs and any PV panels proposed to the development should be designed to achieve a Broof (t4) classification, tested as complete roof assemblies (roof and PV panels tested together). Any perimeter construction within the roof that forms part of an external wall, such as

parapets, balustrading, will be constructed of class A2 s-1, d0 or better materials.

The low-level roofs where the building elevation extends above should be 60 minutes fire resisting.

4.2.1 PV Panels

PV panels are being provided and this will be further coordinated by the electrical engineer and PV specialist as the design progress.

PV installation should typically meet IEC 62548 and other industry best/good practice guidance.

Photovoltaic (PV) installations are recommended to be provided with arc-fault protection to mitigate the risk of ignition and reduce the associated fire risk. Additionally, these panels should also be fitted with a shutdown mechanism such that the Fire Service can shut down the panels to ensure no further power is generated. This should be discussed and agreed with the Approving Authorities and Insurers. It is recommended that this be linked to the fire alarm system such that this shuts down automatically in the event of a fire alarm activation.

It is also advised to consult with the building insurer, if not already done so, to determine any further requirements related to the PV installation. This consultation may include the application of the FPA RC62: 2023 ("Recommendations for fire safety with PV panel installations"). PV panels should be spatially separated from perimeters of the roof, roof lights, ventilation openings or other penetrations of the roof and from an elevation that extends above a low-level roof.

The PV panels should achieve Class A fire rating under IEC 61730-2.

4.3 External Fire Spread

The external fire spread assessment contained within this section assesses the minimum unprotected area allowed in a compartment based

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on its distance from a relevant or notional boundary - to a site boundary or a notional boundary (centre line of a space where further development is unlikely, such as a road, railway, canal or river). In the context of a scenario whereby a fire develops within a compartment of the proposed buildings.

The following boundary conditions are considered to be applicable to the site:

- North – Site boundary to residential buildings;
- East – Elmfield Avenue middle of public road entire line;
- South – Tottenham Lane middle of public road;
- West – Rosebery Gardens middle of public road.

It should be noted that where escape routes pass within 1.8m of the external elevation, the construction must be 30 minutes fire resisting up to 1100mm above the external finished floor level (no insulation requirement).

4.3.1 Elevations <1m from the boundary

Elevations less than 1m from a relevant boundary will be 60 minutes fire resisting from both sides.

- At 1st, 2nd and 3rd floor, the North elevation to the West of the building will need to be 60 minutes fire resisting.
- This is illustrated on the Architects Fire Strategy drawings.

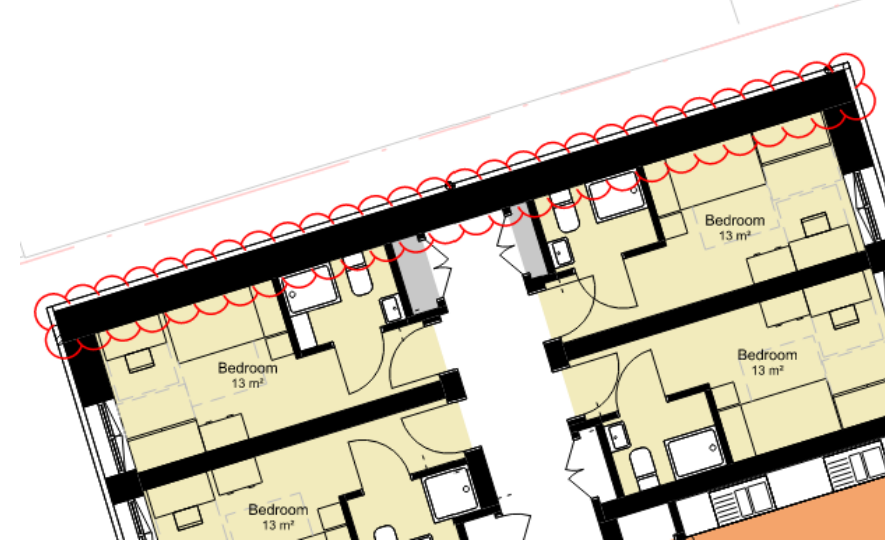


Figure 1 – Residential North Elevation to West 1st to 3rd floor

4.3.2 Elevations 1m or more from the boundary

Elevations that are more than 1m from a relevant site boundary with respect to consideration for limiting external fire spread to adjacent sites. Fire safety guidance recommends that a building should be separated from its relevant boundary by at least half the distance at which the total thermal radiation intensity received from all unprotected areas in the external walls of each separate compartment would be 12.6 kW/sqm assuming the radiation intensity at each unprotected area is 84 kW/sqm, for buildings of residential, office and assembly use.

Residential and Office

Due to the distance to a site boundary or a notional boundary (centre point of a public road) which is typically 8m or more and the provision of compartmentation, the majority of the residential and office elevations are not expected to require additional provisions to limit the potential for external fire spread.

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This is with the exception of the North elevation to the East of the building.

- At Ground floor, the North-elevation to the East to the resident's communal kitchen will need to be 60 minutes fire resisting (15 minutes insulation) from inside).
- At 1st, 2nd and 3rd floor, the North elevation to the East will need to be 60 minutes fire resisting (15 minutes insulation) from inside, no requirements for the window openings currently provided
- See Section 5.10 regarding protected of external escape routes.
- This is illustrated on the Architects Fire Strategy drawings.

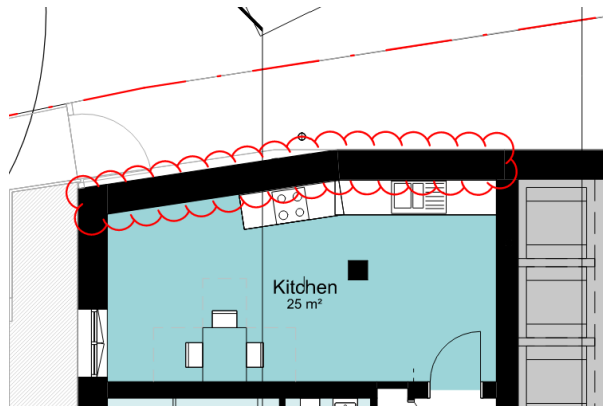


Figure 2 – Residential North Elevation to East Ground floor

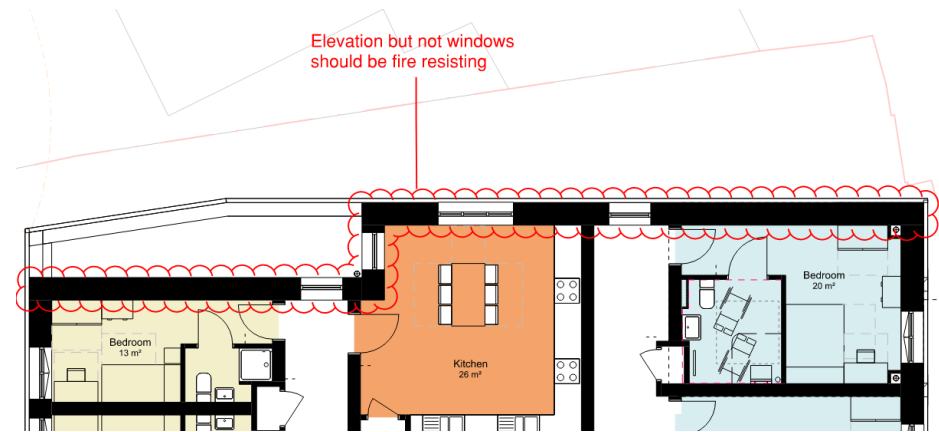


Figure 3 – Residential North Elevation to East 1st to 3rd floor

Non-residential

The North elevations to the ancillary accommodation (Substation, LV Switchroom, Bin store, Stock Room, E-bike/Mobility Scooter store etc) will need to be 60 minutes fire resisting, noting the performance of the Substation elevation will be subject to the requirement of the Utilities Provider which will be subject to confirmation by the MEP Consultant.

This is illustrated on the Architects Fire Strategy drawings.

It is noted that all accommodation is provided with sprinkler protection however, the benefits afforded by a sprinkler system have not been adopted as this would require an increased supply duration.

5. Means of Escape Strategy

5.1 Occupancy

Table 3 – Occupancy

Floor	Design occupancy or floor space factor	Occupancy
<u>Basement</u>		
Laundry	7sqm/person	4
Domestic Tank room	30qm/person ¹	2
Energy Centre	30qm/person ¹	2
<u>Storey Total</u>		8
<u>Ground floor</u>		
Communal Lounge	1sqm/person ²	97
Offices	Design ³	25
Meeting Rooms	2sqm/person ⁴	60
Reception/Waiting	Design ⁵	15
Laundry	7sqm/person	3
Maintenance Workshop	5sqm/person	4
Stock room	30sqm/person	2
Bedrooms	5	5
<u>Storey Total</u>		156 ⁶
<u>First floor</u> – Bedrooms	40	38
<u>Second floor</u> - Bedrooms	39	40
<u>Third floor</u> - Bedrooms	38	39
<u>Fourth floor</u> - Bedrooms	30	30
<u>Fifth floor</u>		
Bedrooms	22	22
Meeting room	2sqm/person	28 ⁷
<u>Storey Total</u>		50
Notes:		
1. Occupiable areas will be limited once equipment/plant/tank in place		
2. Conservative, noting population to bedrooms would reduce by 97 people		
3. Floor space factor of 6sqm/person, occupancy is 30		

4. Design occupancy is 20 people
5. Floor space factor of 1sqm, occupancy is 67 people, considered far too onerous.
6. Meeting Rooms considered coincidental for Ground floor storey population.
7. Design occupancy is 24 people

Accommodation which is coincidental (with the exception of the Communal Lounge and the Meeting Rooms) or has escape direct to outside has been ignored at this stage.

5.2 Evacuation Strategy

The London plan guidance requires a “robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in”. Therefore, an adequate and robust evacuation strategy for the completed building should form part of the management package and should be conducted to be readily updated and published by the building management, as required. There is also a requirement under Regulation 38 of the Building Regulations, 2010 for the “sharing of fire safety information”.

A **simultaneous** evacuation strategy will be implemented in the proposed building which aligns with other YMCA Hostel buildings. All occupants will evacuate the building in the event of a fire.

The residents and staff at upper floors will escape via the three stair cores, each of which is provided with an evacuation lift, see Section 5.11. It will not be necessary to pass through an escape stair to reach an alternative stair core.

All three stairs will be accessible from all parts of the building and all access and security measures that limit day to day access at upper floors will be disabled to ensure this is achieved.

5.3 Travel Distance

Travel distances should be limited as follows (two thirds of the distance where layout is unknown) to a storey exit, as per ADBv2:

Table 4 – Maximum travel distance recommendations of ADBV2

Location	Maximum Travel Distance (m)	
	In one direction	More than one direction
Bedroom	9	N/A
Bedroom corridor	9	35
General (includes communal lounge, offices, meeting rooms,	18	45
Plant room/Generator room/Electrical Room/Bin Store	9	18
E-bike / Scooter store	9	45

Generally, these travel distances will be met.

5.3.1 Basement Energy Centre and Water Tank Room

To avoid incurring extended travel distances, a door is provided between the Energy Centre and the Water Tank room to provide alternative escape from each of these rooms.

5.3.2 Communal Kitchens

Typically, kitchens should be located to the remote end of a “bedroom” corridor. There are three situations at the upper levels where the kitchen is at the escape end of the corridor. It is proposed that the arrangement is justified on the basis that the overall travel distance is less than 18m, the kitchen is separated from the corridor by fire resisting construction, the provision of sprinkler protection and cooking facilities will not be close to the kitchen door. It is also likely that improved fire detection will be necessary i.e. not heat detection only. This will be subject to agreement with the Approving Authorities at the next design stage.



Figure 4 – Kitchen location toward escape end of bedroom corridor

5.4 Number of Exits

All rooms shall be provided with adequate numbers of escape routes for the appropriate design occupancy as shown in Table 5, as per ADBv2.

The building design will ensure this is met.

It is noted that Ground floor escape is via the Resident's Lounge to the Courtyard or via the base of the three Stairs. As there is a maximum of 156 people at Ground floor, of which 97 people are residents who would usually be at upper levels, and the means of escape capacity of the stairs far exceeds the population of the building (see Section 5.8) it is not considered necessary to undertake merging flow assessments.

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The Ground floor exits provide means of escape capacity for 720 people on the basis of minimum clear width of 1200mm and discounting the largest exit.

Table 5 – Minimum number of exits recommendations of ADBv2

Maximum Number of Persons	Minimum No. of Escape Routes/Exits
60	1
600	2
>600	3

5.5 Width of Escape Routes and Exits

All escape routes via corridors and lobbies should be at least 1200mm and the doors along escape routes and the storey exits should have a clear effective width of a minimum of 850 mm to facilitate unassisted persons of reduced mobility escape.

Table 6 – Minimum number of exits recommendations of ADBv2

Maximum Number of Persons	Minimum width (mm)
60	750
110	850
220	1050
>220	5mm per person

The room with the largest potential occupancy is the Resident's Lounge which might be occupied by up to 97 people. On this basis the Resident's Lounge should have at least 2 exits that are each a minimum clear width of 850mm and both exits open in the direction of escape, or three exits and exits can open against the direction of escape.

At upper floors, the maximum occupancy is 50 people. There are three storey exits, into a stair at each floor. On the basis of a minimum clear width of 850mm and discounting a single exit, this provides means of escape capacity for 220 people which is sufficient for the population.

5.6 Inner Rooms

A few inner rooms are formed:

- Ground floor Open Plan Office which is accessed from the Break-out Room/Kitchenette
- Ground floor Large Parcel Store which is accessed from the Entrance/Reception
- Sixth floor UPS Room which is accessed from the Plant room.

The arrangement is satisfactory on the basis of:

- Single direction travel distances are not exceeded.
- Population of each room does not exceed 60 people.
- Appropriate means of warning will be provided within the access room and the inner room.

Three WCs are accessed from the Ground floor Open Plan Office and essentially form inner-inner rooms. The arrangement is considered acceptable on the basis of:

- The WCs are non-habitable rooms with a transient temporary occupancy with a population of 3 people;
- Single direction travel distances are not exceeded – travel distance to the exit from the access room is only 10m;
- Appropriate means of warning will be provided by way of the category L1 AFDA, see Section 6.1;
- Sprinkler protection is provided throughout the building.

5.7 Protected Corridors/Lobbies

A number of corridors will form protected corridors.

- All bedroom corridors should form protected corridors.
- Any corridor that forms a dead-end should form a protected corridor.
- Basement corridors/lobbies between the basement stair and the basement accommodation should form protected corridors/lobbies.
- The lobbies to the evacuation lifts should form protected lobbies.
- The internal lobby to the bin store should form a protected lobby.
- A post room has been introduced that is accessed from the final exit corridor from the East stair. This may require a Fire Curtain (E30S) to the doorway to effectively provide two door protection to the final exit route. This will be considered further at the next design stage.

5.8 Vertical Escape

The building is served by 3 escape stairs that serve all upper levels. One stair descends to serve the basement.

The width of the escape stairs should be at least as wide as any exit leading onto the stairs. This is achieved.

Each stair provides a clear width of at least 1200mm. In accordance with ADBv2 Table 3.2 this provides means of escape capacity of 420 people per stair and therefore a total vertical escape capacity of 840 people if one stair is discounted or 1260 people if the stairs are provided with protected lobbies at each floor. This exceeds the population of the entire building and is therefore sufficient for the population of 164 people to the upper floors.

The basement population is limited to approximately 8 people. Consequently, a single stair serving is sufficient.

5.9 Protected Stairs

The escape stairs will meet the following:

- Should be designed and constructed in accordance with BS ADBv2.
- No ancillary accommodation should open directly into a common stair, or the final exit route from the stair.
- Apart from firefighting dry rising main, no other access hatches should be located within the escape stairs or the final exit routes.
- All common stairs should be constructed of Class A2-s3, d2 or better materials.
- All stairs within the development should meet the recommendations Approved Document Part M, BS 5395-1: 2010 and Approved Document Part K.
- All stairs within the development should provide a clear headroom of not less than 2m.
- The stairs will discharge directly to outside via a final exit or via a protected lobby. The clear width of the final exits should be at least as wide as the stair they serve. This includes the gates serving the external escape routes from the External Courtyard to the East and West, see Section 5.10.
- The stairs shall remain free from potential sources of fire.
- A stair serving the basement is acceptable on the basis of lobby protection to the stair and that there are two other stairs that serve all floors (so all floors have alternatives).

5.10 External Escape Routes

The External Courtyard to the rear provides means of escape from the Communal Lounge and the West Stair and Central Stair. From the Courtyard there are external escape routes to Rosebery Gardens to the West and to Elmfield Avenue to the East. These routes have secure gates. The following provisions will be made:

- Where a 1200mm wide escape route has to pass within 1800mm of the building elevation, the building elevation will be fire resisting for at least 30 minutes (noting there may be higher requirements to address external fire spread or compartmentation, see Sections 4.3 and 7.2). Windows should be at least 1100mm above the external escape route FFL or be fire resisting (integrity only) and fixed shut. This is illustrated on the Architects Fire Strategy drawings.
- All gates must be returned to the unlocked position in the event of a fire, see Section 6.12.
- The building forms an undercroft area to the escape route to the West toward Rosebery Gardens (although open at side and to each end). The floor will be concrete slab and there will be no windows in the Ground floor elevation directly adjacent to the escape route.
- The External Bike park on the external escape route to the West toward Rosebery Gardens should be appropriately managed to prevent E-Bikes being stored in this location.

Also see Section 7.2.3.

¹ BS9991 2024 Clause 7.4.1 note 2 - In preparation as prEN 81-76 at the time of publication of this edition of BS9991.

5.11 Escape of Occupants with Restricted Mobility

Policy D5 Inclusive design of the London Plan 2021 states that “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 evacuate people who require level access from the building”.

London Plan intent is that each stair core should include an evacuation lift, therefore, at least one evacuation lift has been provided. Therefore, each core is provided with an evacuation lift, subject to a capacity assessment¹

5.11.1 Evacuation Lift

Evacuation lifts should be designed in accordance with the relevant parts of BS9999 Annex G, BS EN 81-20, BS EN 81-70. BS EN 81-76 has recently been published and the lifts should also be designed in accordance with this guidance where possible.

Lifts are to be Class A in accordance with BS EN 81-76 and a minimum 1100mm x 1400mm in size (Type 2 lift in accordance with BS EN 81-70). Resilience measures are to be included, such as a suitable backup power supply, fire protection of lift equipment, and power/control cabling in accordance with BS 5519, as well as the cause-and-effect interface between the lift control system and the fire detection and alarm system.

5.11.2 Temporary Waiting Spaces

Temporary Waiting Spaces (TWS) are provided in the evacuation lift lobby of each upper floor. TWS will also be provided to the basement lobby.

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To accommodate the wide variety of wheelchairs in use, including powered wheelchairs, the space provided for a wheelchair in a refuge should be not less than 900mm x 1400mm allowing for manoeuvring. It should be clearly identified.

The evacuation lift lobby should have a minimum dimension of 1500mm x 2100mm front of each lift landing.

5.11.3 Access to West stair evacuation lift at Fifth floor.

Occupants have to pass through the stair to reach the evacuation lift lobby and evacuation lift. This arrangement is considered acceptable on the basis that:

- This is only at the uppermost storey served by the stair, therefore there is no occupants descending from a floor below that would impede access and vice versa.
- Sprinkler protection to the building and Category L1 AFDA system.
- There are two further evacuation lifts serving the building.
- The doors either side of the stair will be provided with hold-open devices to limit the risk of damage to the doors.

This is subject to agreement with the Approving Authorities and will be further addressed at the next stage.

5.11.4 Emergency Voice Communication System

To facilitate the effective evacuation of people from refuges, an emergency voice communication system should be provided to conform to BS 5839-9:2011. It should be possible for the occupants of the refuge to communicate with a suitable control point at the fire and rescue service access level. It is proposed this is provided within the evacuation lift lobby.

5.12 Evacuation Assembly Points

Policy D12 Fire safety of The London Plan states that there must be a suitably positioned unobstructed outside space for “*appropriate use as an evacuation assembly point*”. Most proposed residential building evacuation strategies consist of a stay-put evacuation strategy due to their high degree of compartmentation throughout the design. Assembly points have not at present been formally confirmed.

All exit routes and external escape routes, should be ensured as being free from obstruction, properly maintained, and where necessary appropriately lit, to provide a safe and adequate route to assembly point(s).

Assembly points should be located sufficiently far from the premises to minimize interference with the Fire and Rescue Service or danger from falling debris but should be accessible and not so far away as to discourage people from assembling. The locations of the assembly points would require to be developed with the input of the Building Management and subsequently be included in the relevant package of information. Typically, the pedestrian routes to the public roads would provide an appropriate space for an assembly point.

6. Active Fire Safety Systems

All active fire safety systems must be ensured by the design team to be designed, installed, and commissioned as per the relevant and appropriate British Standard and a suitably accredited specialist contractor. It must also be ensured that such systems will be subject to adequate ongoing maintenance, as advised by the relevant specialist contractor and ensured by the building management.

Guidance on ongoing maintenance may be found in BS 9999:2017 and the relevant and appropriate British Standard for the system - This must be provided within the O&M manual for the building and the Regulation 38 folder, by the Contractor and their Sub-Contractors.

The Evacuation lifts and EVC system are covered in Section 5.11. The dry rising mains are covered in Section 9.1.2.

6.1 Automatic Fire Detection System (AFDS)

Fire detection and alarm system designed to latest version of BS 5839-1 will be provided throughout the building to a category L1 standard.

The interface between fire detection system and lifts is covered in BS 7273-6 and also BS EN 81-76 which describes the evacuation lift suspend service operation and provide requirements for evacuation lift operation from the receipt of the suspend service signal.

The fire alarm panel for the fire detection and alarm system f should be located at the fire service access location (e.g. entrance).

All access and security measures that limit day to day access will be linked to the fire alarm and be disabled in the event of activation of the fire alarm or power failure.

6.2 Automatic Water Fire Suppression Systems (AWFSS)

The building exceeds 11m in height and therefore an AWFSS is to be provided. This may exceed Building Regulations requirements for Purpose Group 2b but meets the intent of the London Plan and is typically required to meet the GLA Standards to secure funding.

6.2.1 Recommendations for Sprinkler AWFSS

A sprinkler system in accordance with per BS 9251 should be provided throughout the buildings (including the common areas) and each dwelling.

This should be a minimum of a Category 3 system using the density in BS 9251 (with necessary uplifts in performance for coverage of ancillary areas as no compartment exceeds 100sqm as per BS9251 Section 5.5 and 5.6 and Tables 3 and 4).

Note, the sprinkler system needs to provide effective suppression to the double-height space formed above the Reception. If this is not possible with the residential system, fire load control will be required to the entire Reception in accordance with BS9999 B.7.2, see Section 7.2.2. This is subject to review from MEP and the Sprinkler Specialist Contractor.

6.3 Atrium Smoke Clearance

In accordance with BS 9999, each atrium should be provided with smoke clearance provisions via natural exhaust vents in accordance with BS EN 12101-2 provided in the atrium roof. The total geometric free area of vents should be not less than 10% of the maximum plan area of the void on the top floor level, subject to a minimum of 1.5 sqm, noting neither atrium exceeds 30m in height.

This may not be necessary if the Atrium is separated from other areas of the building by 60 minutes fire resistance and there is no fire load to

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the base, see Section 7.2.2 (this would not apply to the Atrium above Reception).

6.4 Protected lobby/corridor ventilation

The basement accommodation does not incorporate Oil-filled transformers, switch gear, boilers, storage space for fuel or other highly flammable substance(s) or house fixed internal combustion engines and therefore the rooms are not places of special fire hazard and the lobbies/corridors do not require smoke ventilation.

The Ground floor bin room internal lobby should be provided with 0.2sqm permanent ventilation. Alternatively, it may be possible to ventilate the bin room directly with 0.2sqm permanent ventilation subject to agreement with the Approving Authorities.

6.5 Basement ventilation

See Section 9.3 for details.

6.6 Escape Lighting

Escape lighting is to be provided in accordance with BS 5266-1. Emergency escape lighting will be designed, installed, and maintained in accordance with the appropriate recommendations of BS 5266-1 and BS EN 1838.

6.7 Exit Signs

Every doorway or other exit providing access to a means of escape, other than exits in ordinary use (e.g. main entrances), should be distinctively and conspicuously marked by an exit sign in accordance with BS ISO 3864-1 and BS 5499-4.

6.8 Secondary Power

Appropriate secondary power provisions are to be made for all life safety systems including the evacuation lifts. The sprinkler system does not specifically require secondary power unless this is an additional resilience measure considered to be necessary by Stakeholders (TBC). Emergency lighting can typically be provided with local (battery) back-up. The following fire safety provisions require secondary power supply (cannot be via local battery back-up):

- 3 x Evacuation lifts
- Basement Mechanical Ventilation

Secondary power is currently proposed to be provided by way of a UPS.

The MEP design and specialist contractor will confirm provisions and the design including arrangements to meet BS9999, BS8519 and BS EN 50171 including capacity, inrush current capacity duration, automatic changeover and automatic transfer switch, dual bypass arrangements, longevity, ventilation of UPS room, etc.

6.9 Power supplies, Cabling and Installation to Life Safety Systems

The power supplies, electrical wiring and control equipment should be provided in accordance with ADBv2 Paragraphs 5.29-5.31 and protected against fire and water damage for a time equal to the fire resistance time for the compartmentation of the associated areas.

Power and control cables should be designed, selected and installed in accordance with BS 8519.

All power supplies for AFDA systems, Escape Lighting, and smoke control systems should conform to BS 5839-1, BS 5266-1 and BS EN 12101-10 respectively.

6.10 Electrical service installations

Electrical services should be installed and maintained in accordance with BS 7671. This will require electrical routes to be outside of the stairs and evacuation lift lobbies or contained with fire resisting, imperforate ducting where it passes through the evacuation lift lobby.

6.11 Hold Open Devices

Any electrically powered hold-open devices to fire doors in common areas should be provided in accordance with BS 7273-4 and the British Standards referred to therein. This includes conforming to BS 5839-3 or BS EN 1155.

6.12 Access Control

If any doors on escape routes are secured, it should only be fitted with a lock or fastening which is readily operated, without a key, from the side approached by people making their escape.

If electronically secured, the lock should return to the unlocked position:

- On operation of the fire detection system.
- On loss of power.
- On the activation of a manual release (Type A) to BS EN 54-11 positioned at the door on the side approached by people making their escape.

This includes the external gates along the external escape routes from the Courtyard to the West (Rosebery Gardens) and East (Elmfield Avenue)

7. Passive Fire Safety System

The following sub-sections do not exhaustively detail the passive fire protection to be provided throughout the development; the following sub-sections are included within this report to demonstrate that provisions for passive fire safety measures have been considered at the early design stage, as required by the London Plan.

European Classification per BS EN 13501 (**R, E, I**) has been used to determine the fire resistance of an element. Where:

- R** - Resistance to collapse (loadbearing capacity);
- E** - Resistance to fire penetration (integrity);
- I** - Resistance to the transfer of excessive heat (insulation).

It is understood traditional construction methods, i.e. steel structure, RC floor slabs and combination block (between flats) and gypsum assemblies (internal to flats), are being used throughout the proposed building.

7.1 Elements of Structure

The height to the topmost occupied storey is more than 5m but less than 18m.

Therefore, all elements of structure² should provide a minimum fire resistance (R, E, I) as per ADBv1 and below:

- 60 minutes.

The roof structure does not typically need to be achieve fire resistance if only self-supporting. However, roof structure supporting the roof top

² Structural frame, beam, columns (excluding elements only supporting the roof if the roof has no other purpose), load bearing walls and compartment walls / floors are classified as element of structure.

plant room should achieve fire resistance and this may also be necessary for roofs supporting PVs.

7.2 Compartmentation

In accordance with ADBv2 and supporting guidance, the following should be constructed as a compartment wall/floor or fire separation (minimum requirements):

- All floors – fire resistance as per elements of structure requirements (60 minutes).
- Walls to limit compartment size to 100sqm (to allow residential sprinkler system to cover non-residential accommodation) – fire resistance as per elements of structure requirements (60 minutes)
- Walls separating bedroom units from communal corridors, walls separating kitchens from other areas – 60 minutes
- Protected evacuation lift lobby – 60 minutes.
- All bedroom corridors – 30 minutes.
- Protected corridors (any dead-end corridor) – 30 minutes.
- Protected lobbies – 30 minutes
- Protected stair – 60 minutes. E30Sa doors.
- Any other shaft which penetrates compartment floors. (i.e., evacuation lifts, service risers) – fire resistance as per elements of structure and typically 60 minutes. E30Sa doors to risers, E30 door to lift.

- Ancillary accommodation – 60 minutes
 - Fire Separation requirements for Substation to be confirmed by MEP consultant on the basis of the network standards, though typically 240 minutes internal wall and floor slab above. They will also confirm
 - Requirements for the external walls which may depend on distance to the relevant boundary (centre of Elmfield Avenue to the East, Site boundary to the North).
 - Distance between any window to the building above or beside vents in the external walls of the substation.
 - Bike Store external walls to be 60 minutes fire resisting.
- Elevations adjacent to external escape route – 30 minutes. See Sections 5.10 and 7.2.3. See Section 4.3 regarding fire resisting construction to address external fire spread.

Where the wall/floor functions for more than one location, the most onerous fire resistance will be applied.

See Section 4.3 regarding fire resisting construction to address external fire spread.

7.2.1 Stair elevation forming internal angle with building elevation

Where the stair elevations form an internal angle with the building elevation either the stair elevation or building elevation should be fire resisting where within 1800mm of the other elevation. Windows in the fire resisting zone would need to be fire resisting and fixed shut.

This applies to all three stairs.

- West stair at Ground to Third floor.

- East stair, at Ground floor only, to the final escape corridor.
- Central stair, at Ground floor only.

This is illustrated on the fire strategy drawings produced by the Architect.

7.2.2 Atria

The enclosure of the atria should typically be 30 minutes fire resisting on the basis of BS9999, simultaneous evacuation and provision of category L1 AFDA. The separation would require to be 60 minutes to support omission of ventilation for smoke clearance (not applicable to Atrium above Reception), see Section 6.3.

The glazed roof to the atria should typically be part of a system that achieve 30 minutes fire resistance for integrity designed for external application integrity performance, tested for overhead use in a horizontal or inclined orientation, as applicable.

The base of the atria may not need to consider fire load control as per BS9999 on the basis of:

- For the atrium formed above the reception, there will be sprinkler coverage to the majority of the atrium with the exception of an approximate 10sqm area which is utilised for circulation and therefore would not have fire load, see Figure 5
- The atrium formed between First floor and Roof level will not be used as accommodation and there is no fire load to the atrium base.

Note, if fire load is to be added to the areas with no sprinkler protection, this will need to be controlled in accordance with BS9999 B.7.2.

Note, the sprinkler system needs to provide effective suppression to the double-height space formed above the Reception. If this is not possible with the residential system, fire load control will be required to the entire Reception in accordance with BS9999 B.7.2,

see Section 6.2. This is subject to review from MEP and the Sprinkler Specialist Contractor.

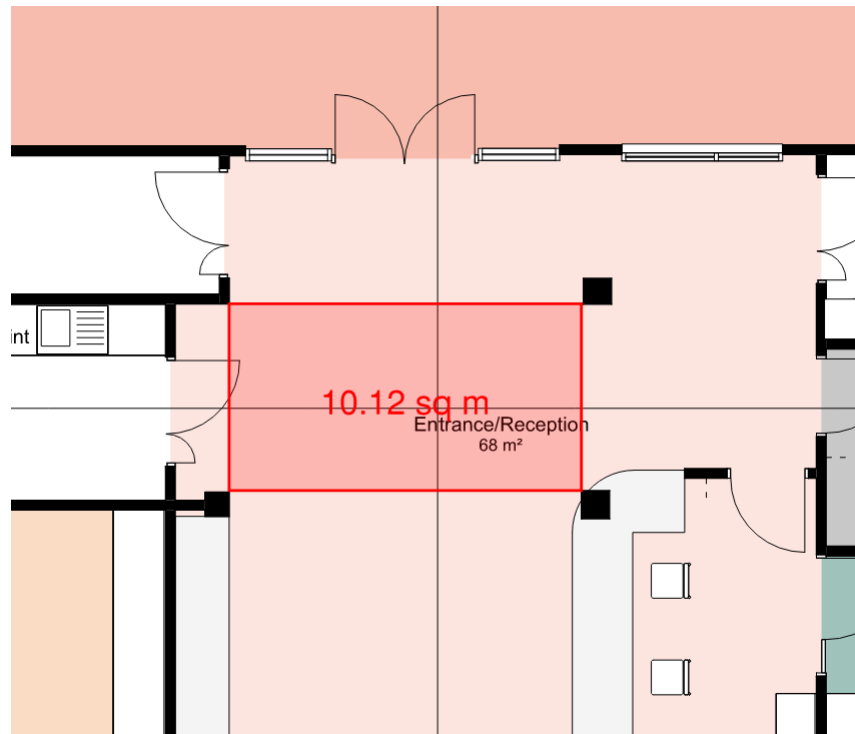


Figure 5 – Area of Atrium above Reception that will not have sprinkler coverage

7.2.3 External Escape Routes

Where a 1200mm wide escape route has to pass within 1800mm of the building elevation, the building elevation will be fire resisting for at least 30 minutes (noting there may be higher requirements to address external fire spread or compartmentation, see Sections 4.3 and 7.2). Windows should be at least 1100mm above the external escape route FFL or be fire resisting (integrity only) and fixed shut.

The building forms an undercroft area to the escape route to the West toward Rosebery Gardens (although open at side and to each end). The

floor will be concrete slab and there will be no windows in the Ground floor elevation directly adjacent to the escape route.

7.2.4 UPS Room 6th floor (roof top)

To protect the UPS Room from a fire in the building or on the roof and vice versa, the UPS Room and localised floor supporting the UPS (or a bolt on floor) will typically need to achieve a minimum of 60 minutes fire resistance (potentially 120 minutes fire resistance to meet BS8519) which may need to be extended 1 metre beyond the footprint of the UPS enclosure.

The UPS Room should also be provided with appropriate and adequate ventilation.

This is subject to further development at the next stage.

7.3 Linings

The surface lining of walls and ceilings should have a classification not lower than:

- Class 3 / D-s3, d2:
 - residential: small rooms not exceeding 4sqm.
 - non-residential: small rooms not exceeding 30sqm.
- Class 1 / C-s3, d2 – other rooms.
- Class 0 / B-s3, d2 – for circulation spaces.

Parts of walls in **rooms** may be of lower performance than stated above, but no worse than class D-s3, d2. In any one room, the total area of lower performance wall lining should be less than an area equivalent to half of the room's floor area, up to a maximum of:

- 20sqm in residential accommodation.
- 60sqm in non-residential accommodation.

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Any thermoplastic materials that form part of a ceiling or wall and do not meet the classifications discussed above will align with ADBv2 paragraphs 6.14 to 6.18.

8. Access and Facilities for the Fire and Rescue Service

Policy D12 Fire safety of The London Plan states that in the interest of fire safety and to ensure the safety of all building users all developments proposals must achieve the highest standards of fire safety and ensure that they provide “suitably positioned unobstructed outside space for fire appliance to be positioned on”.

Fire and Rescue Service access roads and gates leading to the building can become seriously obstructed by the indiscriminate parking of cars and other vehicles using the site. Control and enforcement of parking restrictions can prove difficult, but the provision and maintenance of notices giving clear instructions regarding parking arrangements can go some way to alleviating this problem.

The surrounding roads Tottenham Lane, Elmfield Avenue and Roseberry Gardens provide access to the building main entrance and the East stair. The West stair and Central stair can be reached via the external courtyard to the North of the building or via internal routes, see following Section.

As public roadways and footpaths serving residential streets, the expectation is that these are readily available, controlled by Haringey Council.

The Fire Service will access the site from the existing public roads which will provide fire service access to the building and to the dry rising main inlets to both blocks within 18m of the set down point of the fire service appliance.

Any emergency routes proposed to the site should follow the design requirements for pump appliances in accordance with Table 20 of BS 9999:2017 as per below:

- Minimum width – 3.7m
- Minimum Turning Circle between kerbs – 16.8m

- Minimum Clearance height – 3.7m
- Minimum Carrying capacity – 14t
- Maximum reversing distance – 20m.

9. Site Access for the Fire and Rescue Service

9.1 Personnel Access

9.1.1 Fire fighting access in Buildings <18m in Height

The building is provided with three protected stairs which serve all upper floors

The Ground floor accommodation can generally be accessed direct from external or indirectly via the internal corridors and accommodation. Access will be provided to within 45m of a dry rising main outlet or Fire Service tender access point on Tottenham Lane, Elmfield Avenue or Roseberry Gardens, measured on hose lay path.

The stairs can be accessed from external or via a lobby, or via the internal corridors and accommodation.

At upper floors, all accommodation will be within 45m of a dry rising main outlet measured on hose lay path.

The basement is accessed by a single stair. All accommodation will be within 45m of a dry rising main outlet measured on hose lay path.

9.1.2 Fire Mains

The building will be provided with a dry rising main in accordance with BS9990, to each stair enclosure.

The fire main inlet connection points will be:

- within 18m of the fire tender pump appliance;
- visible from the fire tender pump appliance;
- within an 18m horizontal pipe length from the vertical pipe.

The fire mains should be further coordinated with the MEP as the design

Note, dry rising main outlets should be provided within the stair at all levels the stair serves.

9.2 Provision of Fire Hydrants

Existing fire hydrants must be located within 90m of the dry fire main inlets. Given the suburban location it is anticipated there are plentiful fire hydrants in the vicinity of the site and the RISC Authority Hydrant Mapping Tool suggest there are two external hydrants in close proximity to the site which should enable the scheme to meet the requirements. This should be confirmed with the Water Authority by the MEP Engineer, including whether the hydrants are still operational.

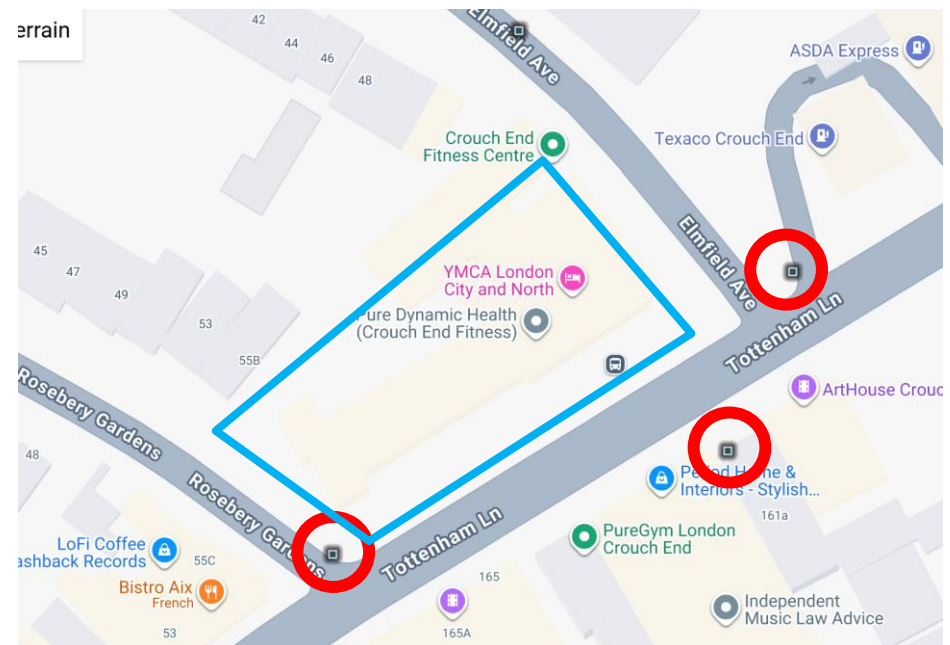


Figure 6 – Location of existing street hydrants (red circle) near site (blue outline)

9.3 Basement Ventilation

The basement exceeds 200sqm and it is greater than 3m in depth from the highest external ground level to the finished floor level of the basement. Therefore, it will require venting of heat and smoke to aid Fire Service personnel.

This should either be by way of natural smoke outlets or a mechanical smoke ventilation system. See ADBv2 Section 18 for further details and recommendations but note, it is proposed that mechanical smoke ventilation is to be provided.

- Mechanical must achieve 10 air changes per hour (with extract and make-up air) and should be capable of handling gas temperatures of 300°C for not less than one hour. It should be activated be activated automatically by either the sprinkler or the AFDA system
- Outlets/exhausts should not exhaust on to an external escape route or exit from the building.

It is proposed ventilation is generally provided to the rooms only and not the lift lobby and other protected lobbies as this could potentially draw smoke and heat into the lobby areas.

9.4 E-Bike/ Mobility Scooter Store

Typically, the E-Bike/ Mobility Scooter Store, should be provided with permanent ventilation to reduce the risk of build-up of flammable and explosive gases in the event of a battery fire. This will need to be developed at the next stage and should consider the following parameters:

Consideration should be given to proximity to escape routes and to windows above:

- If on the elevations adjacent to the escape route, the vents would need to be at high level (at least 1.8m above external ground).

- Vents would typically need to be located at least 1.5m below any window to accommodation above.
- Should not typically be ventilated onto an undercroft area that serves for means of escape, for example the North-West external escape.

10. Fire Safety Management

The fire safety management of premises is crucial to its safe operation and maintenance. The effectiveness of active and passive fire protection measures may be potentially reduced without adequate management and staff supervision.

It is recommended that a fire safety management plan be developed with the Local Authority and Fire Service.

The building shall be provided with a management statement, policy documentation, and procedures. The plan shall include the following:

- Development of appropriate management levels through assessment (including occupancy).
- Fire safety policy statement and manual.
- Identification of Assembly Points
- Control of building modifications to ensure fire safety is not compromised.
- General housekeeping requirements.
- Control of hazardous materials (Including storage and proposals). This includes but is not limited to:
 - External Bike Park on the external escape route to the West toward Rosebery Gardens should be appropriately managed to prevent E-Bikes being stored in this location.
- Maintenance and testing procedures and records for active fire protection systems (e.g. fire alarm and detection systems, sprinkler and other suppression systems, smoke clearance systems, secondary power supplies and evacuation lifts, etc.) in accordance with the relevant British Standards (including BS 9999) and manufacturers guidance.
- Maintenance of means of escape provisions (including fire doors, escape routes etc.) in accordance with the relevant British Standards (including BS 9999) and manufacturers guidance.
- Maintaining Fire Service Access to the building
- Development of plant shut down procedures in the event of a fire in various areas of the building.
- Develop a suitable management plan to address concerns raised regarding an interruption to the water supply. This management plan, which will be developed prior to building handover/operation, will particularly consider the following during times of interrupted supply:
 - Risks of fire occurrence,
 - Put in place suitable provisions to reduce particular risk of fire occurrence at these times, and
 - Put in place suitable provisions to reduce particular risks to site staff and firefighters.
- Fire management plans shall be reviewed regularly and updated to reflect changes to the building design.
- The Client would need to ensure ongoing risk assessment of both new residents' needs and existing residents changing needs to ensure that if needed, a protected entrance hall is introduced at a later date.

10.1 Evacuation Lift

Within the building management plan, there should be details on how staff will be able to competently operate the evacuation lift facilities in an Emergency. As given by the Guidance Policy D5(B5):

“Override functions associated with evacuation lifts can only be operated by suitably trained competent persons, so due consideration must be

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given at the earliest design stage as to how the intended occupancy type of the proposed development will best facilitate the use of the lift and overall evacuation strategy.”

A Building Management Plan that details how staff will be able to competently operate the evacuation lift facilities in an emergency will need to be developed in discussion with the Client.

10.2 Basement Plant Replacement

The MEP engineers have advised that in order to facilitate replacement of plant in the Basement (likely once every 15 years) a soft spot on the slab that can be broken out to the GF above should be provided. This is to the Stock Room/Maintenance workshop which is accessed from the Bin Store and the Bin Store lobby. It should be ensured that appropriate mitigating measures and contingencies are in place for the period when the slab is broken out to address:

- Reduction in compartmentation between the Basement and Ground floor (though noting that the Stock Room/Maintenance workshop will be separated from the rest of the building by Fire Resisting Construction (**it is recommended to increase the period to 60 minutes rather than 30 minutes currently indicated**)).
- Any disruption to Fire Safety systems such as sprinkler protection or fire detection.

This will be subject to specific Fire Risk Assessment and development of appropriate Fire Safety Management Plans by both the building operator and the Contractor. Typically, it would be necessary to undertake this under a permit to work system.

11. Future asset redevelopment

The details of the information retention system will be determined by the Client.

However, Toga Fire recommends that all fire safety design information shall be recorded during the design and construction including but not limited to escape, fire compartmentation, and fire safety systems information. The digital record of these documents shall be held by the operator of the building and transferred when building ownership changes. This is to ensure that the golden thread of information persists throughout the building life cycle in line with the recommendations of Independent Review of Building Regulations and Fire Safety published by the Government. Further, under the London Plan Policy D12 guidance sheet, to ensure suitably high standards of fire safety are considered throughout the lifecycle of the proposed asset, applicants should consider how, if the proposed asset were to be developed, the fire safety strategy and the protective measure would not be compromised.

As such, a list of common redevelopment works or modifications that may adversely impact the fire life safety of a building are as follows:

- Fire detection and alarm systems;
- Fire suppression systems;
- Evacuation lifts
- External wall construction remediation and recladding works, changes in the external wall and envelope, etc;
- Increasing the building height;
- Change of use of accommodation;
- Alteration to the common areas of the building;
- Changes to refuge areas;

- Fire protection of the building structure;
- Compartment wall construction and future works;
- Changing, altering or repairing fire doors;
- Internal works impacting on fire-resisting construction;
- Control of residents' alterations external wall, which could include the provision of new services such as AC units or lighting;
- Wall and ceiling linings;
- Amendments of assembly point locations to an inappropriate location;
- Changes in the fire service access points;
- Poor building management.

Note: this list is certainly not exhaustive and is to be continually expanded upon by the design team and relevant stakeholders.

This report forms part of the golden thread of information. With respect to fire life safety, the Golden Thread of information and includes this report, and will later include the Fire Statement and RIBA Stage 4 Fire Safety Strategy, the As-built Fire Safety Strategy, and Fire Risk Assessment.

The information provided within this Section and preceding Section 10 captures the management plan at a high level including the need for ongoing maintenance, and the fundamental elements of the building that, if modified, may adversely affect the original fire safety strategy aspects of the of the FSS.

Typically, specific maintenance requirements will be defined by the system designers, during the later stages of design, and should be captured within the Regulation 38 information as part of the handover process. Generally, any change to any fire safety provision within the building would need to be reviewed and the evolution of the

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development cannot be captured under the current design framework, i.e. RIBA Plan of Works. Changes to the development would be captured under Regulation 4, i.e. material changes that would require future revisions of fire safety information for the development and captured under Regulation 38. Although the full extent of this information would not be able to be provided at this stage, a statement could be added to this effect within the FSS.

Appendix A – Regulatory Compliance

The ultimate goal of the fire safety design is achieving and enabling fire life safety regulatory compliance with the relevant regulations as outlined in this section.

A.1 Building Regulations

A.1.1 B1 to B5 of Schedule 1

The primary objective is to set out a design that can comply with the functional requirements (life safety) of Schedule 1, Part B of the Building Regulations 2010 for England and Wales (as amended in 2023). Part B deals with the following aspects of fire safety:

- Regulation B1: Means of warning and escape
- Regulation B2: Internal fire spread (Linings)
- Regulation B3: Internal fire spread (Structure)
- Regulation B4: External fire spread
- Regulation B5: Access and facilities for the fire service

A.1.2 Regulation 7

All building work must be carried out to satisfy the Building Regulations, specifically Regulation 7 (materials and workmanship). Therefore, to ensure that the proposed fire safety systems will achieve the appropriate fire performance, it is required that all products, components, materials, or structures relating to the fire strategy are suitable for their intended end-use application.

As far as it will be reasonably practicable at the time of construction, the fire safety-related products and systems will be installed using competent third-party accredited companies/persons, and, where applicable, have valid third-party product accreditation/certification.

Duties on relevant parties arise as a result of Regulation 7 which shall be adhered to. For example, in the case of fire resistance products and passive fire safety products, these duties can be broken down as follows:

- Manufacturers, importers, and distributors shall ensure the supply of adequate and proper materials. Construction Products that are required to have performance in fire, as a minimum, need to be demonstrated (e.g. by a fire test) to be capable of meeting the relevant performance. It is essential that the materials, products, or structures supplied are of the same specification and/or design as that tested (or assessed where permissible).
- The designers (specifiers) shall ensure that the adequate and proper materials are appropriate for the circumstance in which they are (intended to be) used. The designers who prepare or modify a design (including contractor design), shall ensure that any performance (e.g. test) evidence used to substantiate the fire safety performance (e.g. rating) of the construction (design) is carefully checked to ensure that the construction product is adequate and applicable to the intended use (e.g. that the product can provide the required performance in the end-use application of the design).
- The installers shall ensure that the building work is carried out with adequate and proper materials that are adequately mixed or prepared, and are applied, used or fixed so as adequate to perform the functions for which they are designed. The installers shall also ensure that the building work is carried out in an appropriate workmanship-like manner.

All parties should refer to Approved Document 7 for further MHCLG-approved guidance.

Attention must be paid to the requirements of and compliance with the Construction Product Regulations 2013 (or the relevant post-Brexit replacement UKCA) and the requirement on CE marking (or the relevant

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post-Brexit replacement UKCA) of products that are covered by harmonised standards or European Technical Assessments. i.e. where products fall under mandatory defined quality assurance systems, those products shall be selected and applied correctly; this is done on a case-by-case (by product category) basis due to ongoing and ever-evolving standardisation of construction product safety.

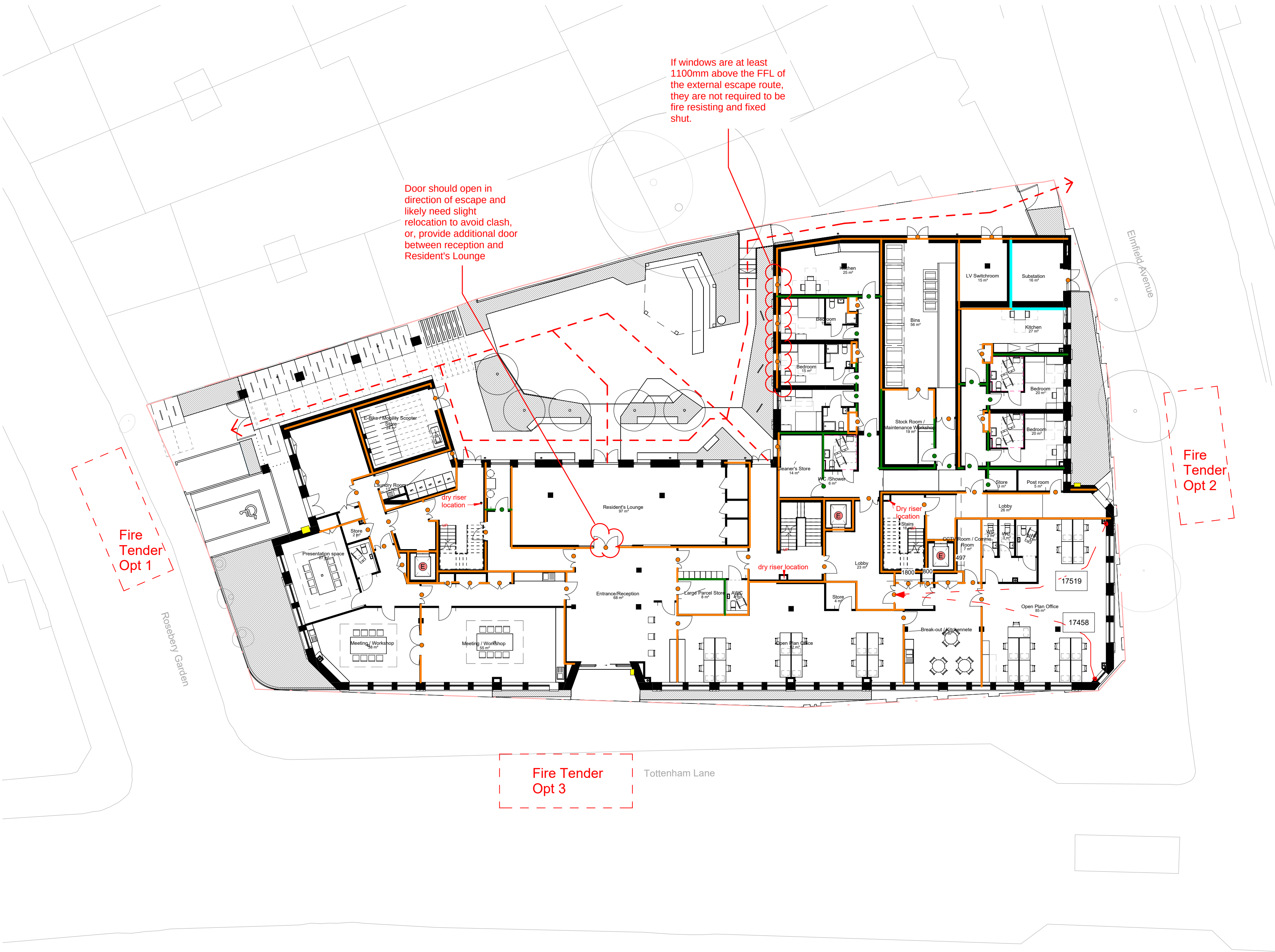
A.2 Construction Design Management Regulations (England) 2015

Projects undertaken in England are subject to the requirements of the Construction, Design and Management Regulations (England) 2015 (CDM).

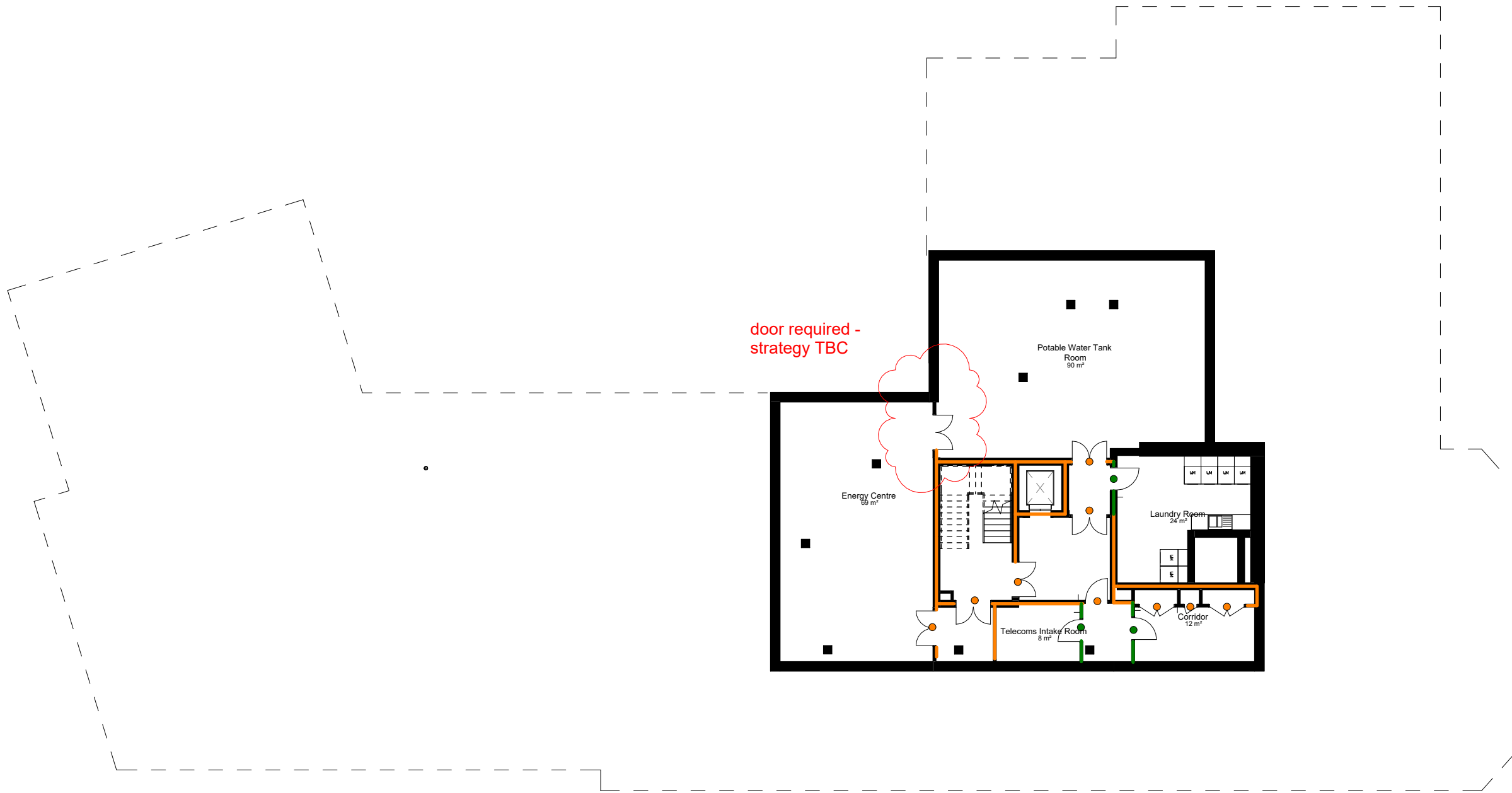
The design team has to date undertaken steps to eliminate, reduce, and control the risks associated with the fire safety design as far as is reasonably practicable.

The foreseeable risks which may arise during construction, and the use and maintenance of the building will be recorded in the Designer's risk register. Where risks will not be possible to be eliminated from the design, then these risks will be communicated, along with proposed reduction and control measures, in the Designer's risk register for the contractors and building occupiers.

Appendix B – Architect’s Fire Strategy Drawings



1 | Ground Floor Plan - Fire Strategy
1 : 200



2 | Basement Floor Plan - Fire Strategy
1 : 200

Notes

1. Do not scale this drawing.
2. All dimensions must be checked on site and any discrepancies verified with the architect.
3. Unless shown otherwise, all dimensions are to structural surfaces.
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- 240min. FR
- 120min. FR
- 90min. FR
- 60min. FR
- 30min. FR
- FD 60
- FD 30
- Dry riser inlet
- Dry riser inlet
- (travel distance)
- Fire escape route

P06	20.07.26	For Information	JW/BM
P05	02.07.26	Planning Draft Issue	JW/BM
P04	22.05.26	STAGE 3 ISSUE	JW/KS
P03	10.05.26	Stage 3 Draft	KS/BM
P02	12.12.25	Stage 2 Issue	KS
P01	08.12.25	Stage 2 Issue	KS

Rev	Date	Description	Drawn / Checked
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Project name

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Drawing
Fire Strategy - Basement and Ground Floor Plan

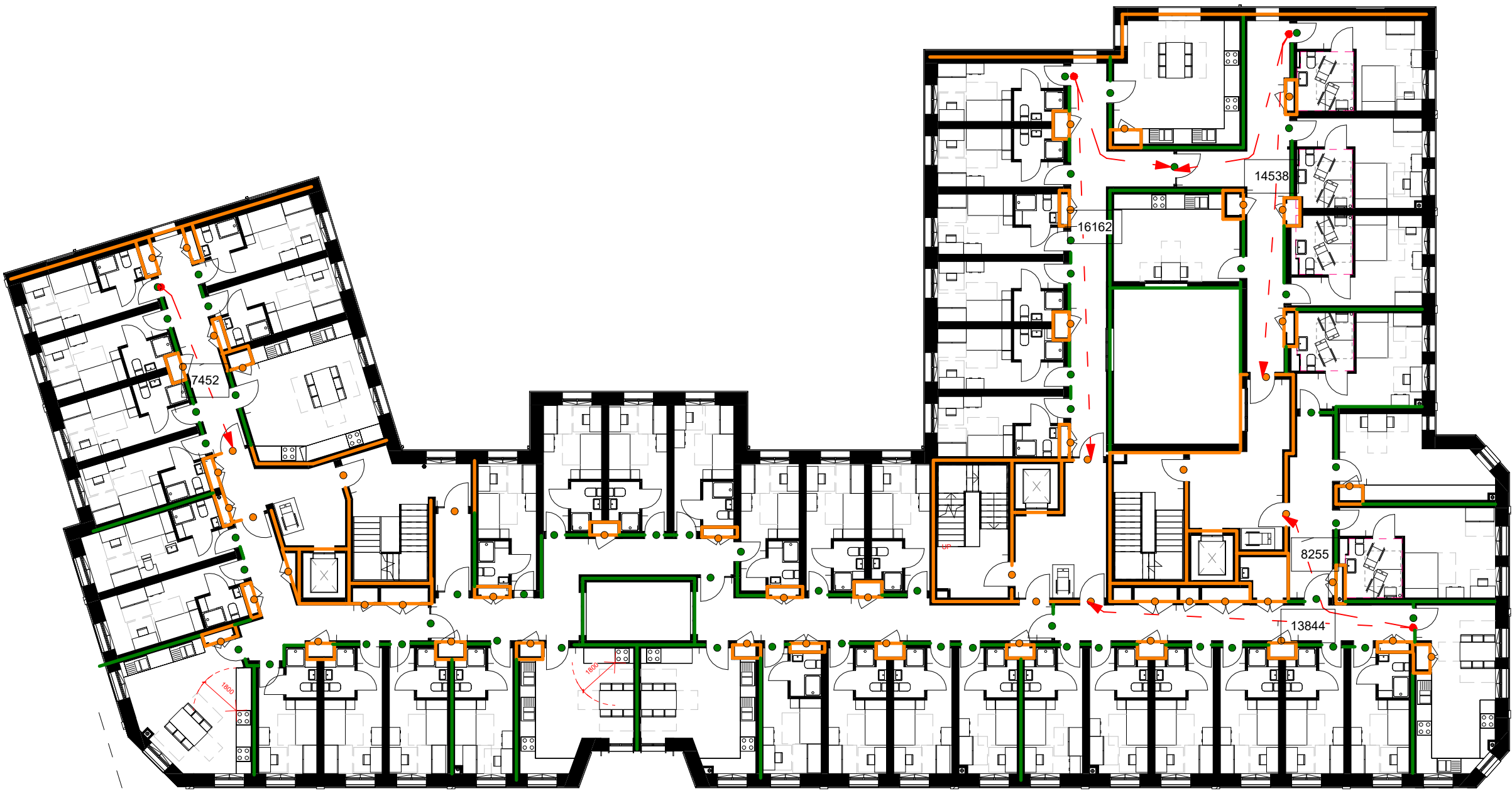
Purpose of issue
For information

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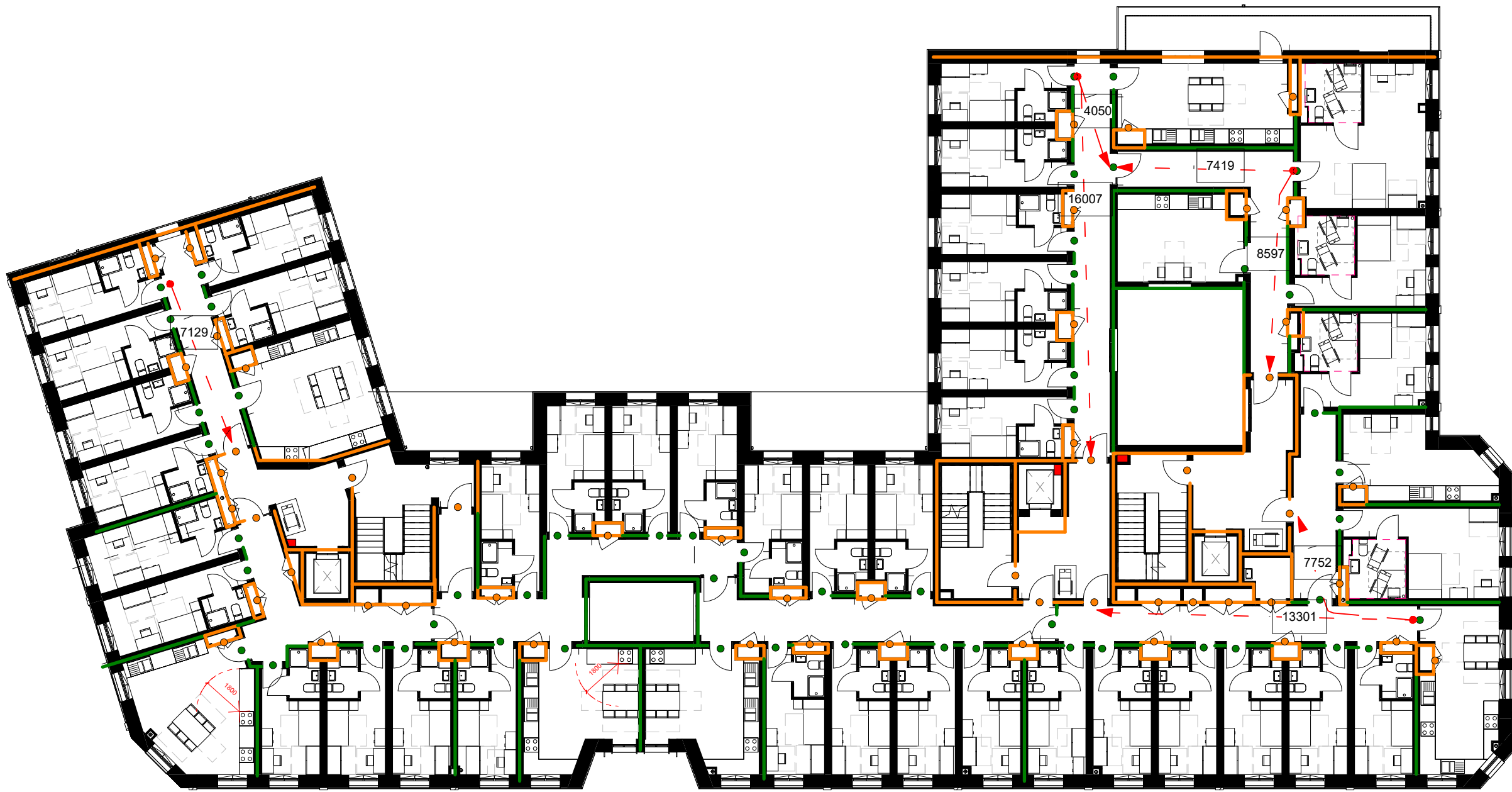
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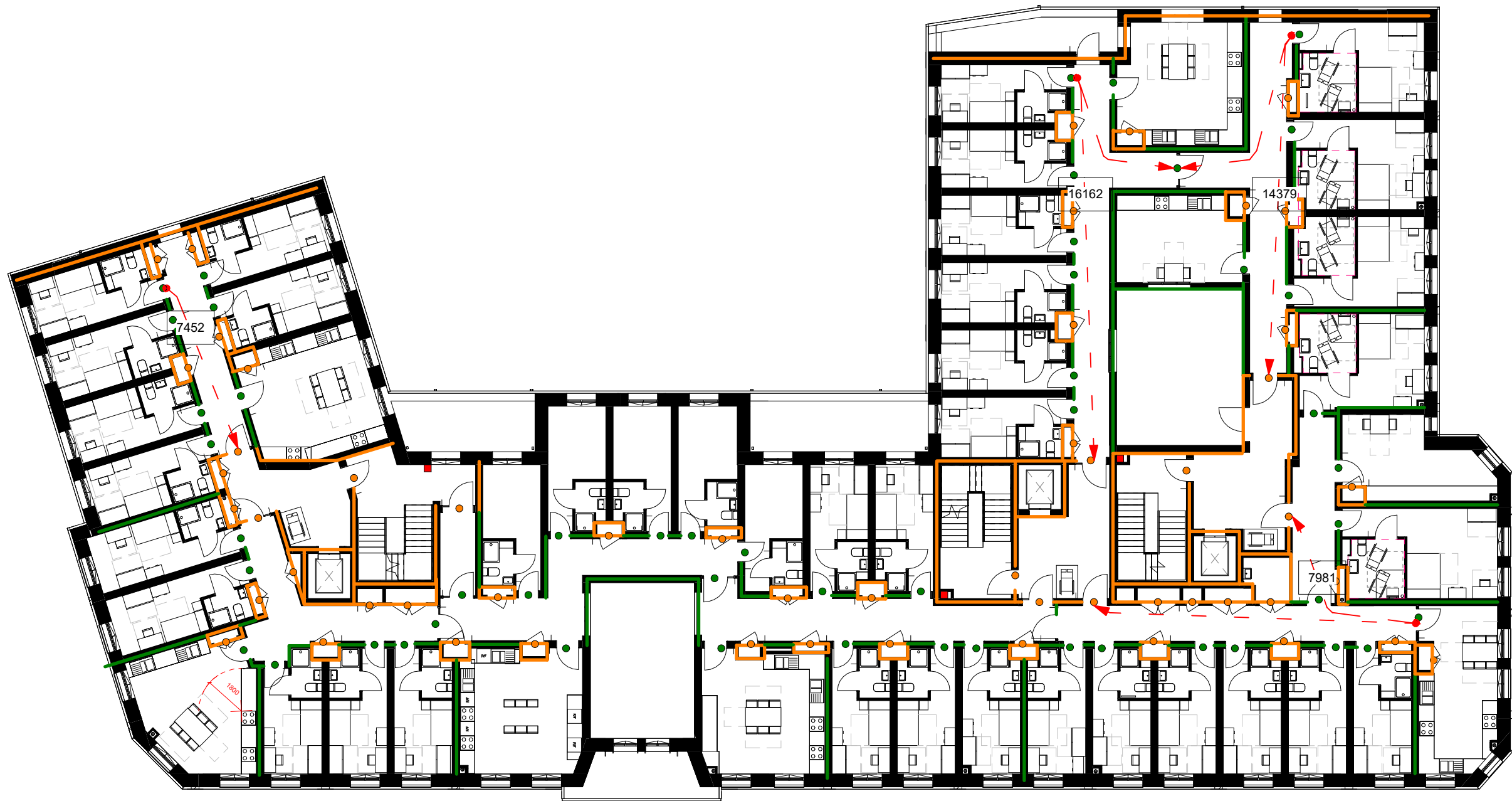
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1 | Second Floor Plan - Fire Strategy
1 : 200



2 | Third Floor Plan - Fire Strategy
1 : 200



3 | First Floor Plan - Fire Strategy
1 : 200

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- Dry riser inlet
- (travel distance)
- Fire escape route

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P04	22.05.26	STAGE 3 ISSUE	JW/KS
P03	10.05.26	Stage 3 Draft	KS/BM
P02	12.12.25	Stage 2 Issue	KS
P01	08.12.25	Stage 2 Issue	KS

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Drawing

Fire Strategy - Level 01 - Level 03

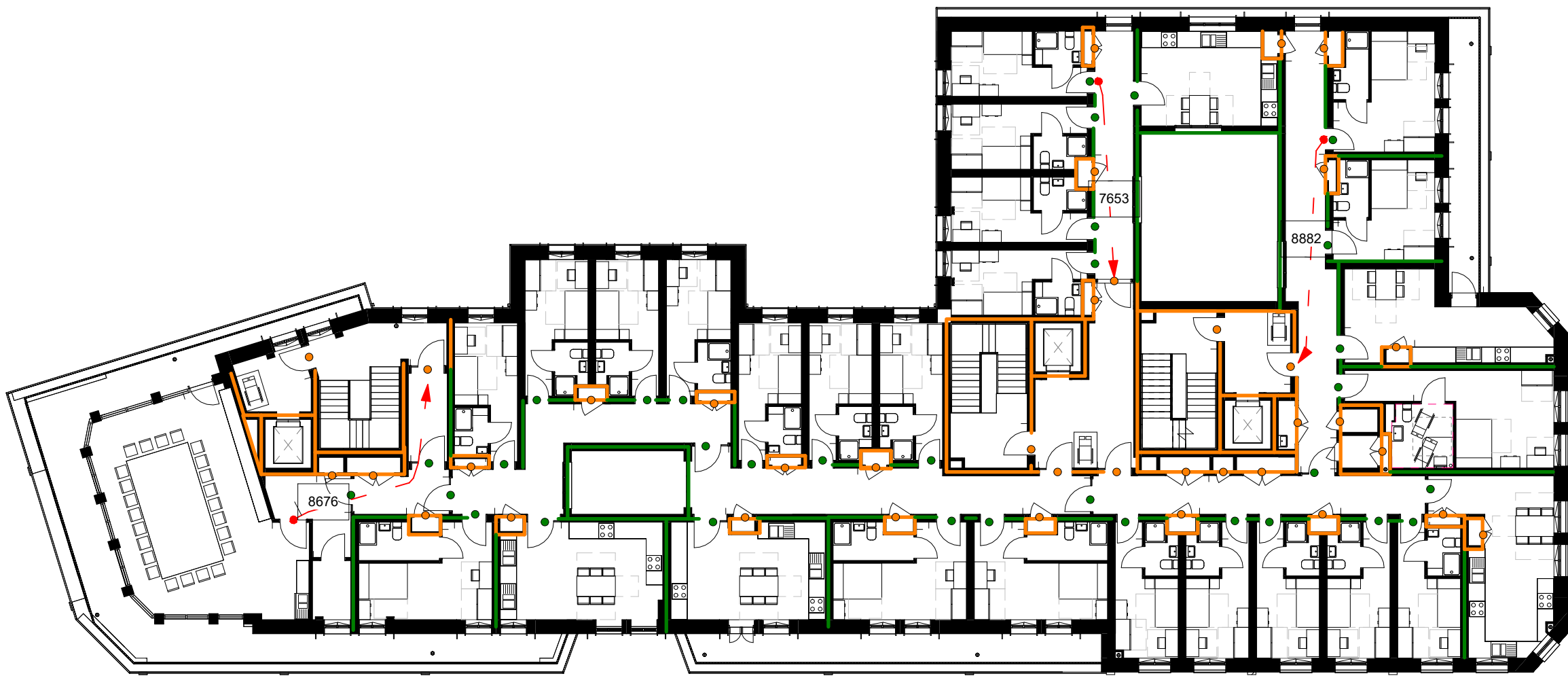
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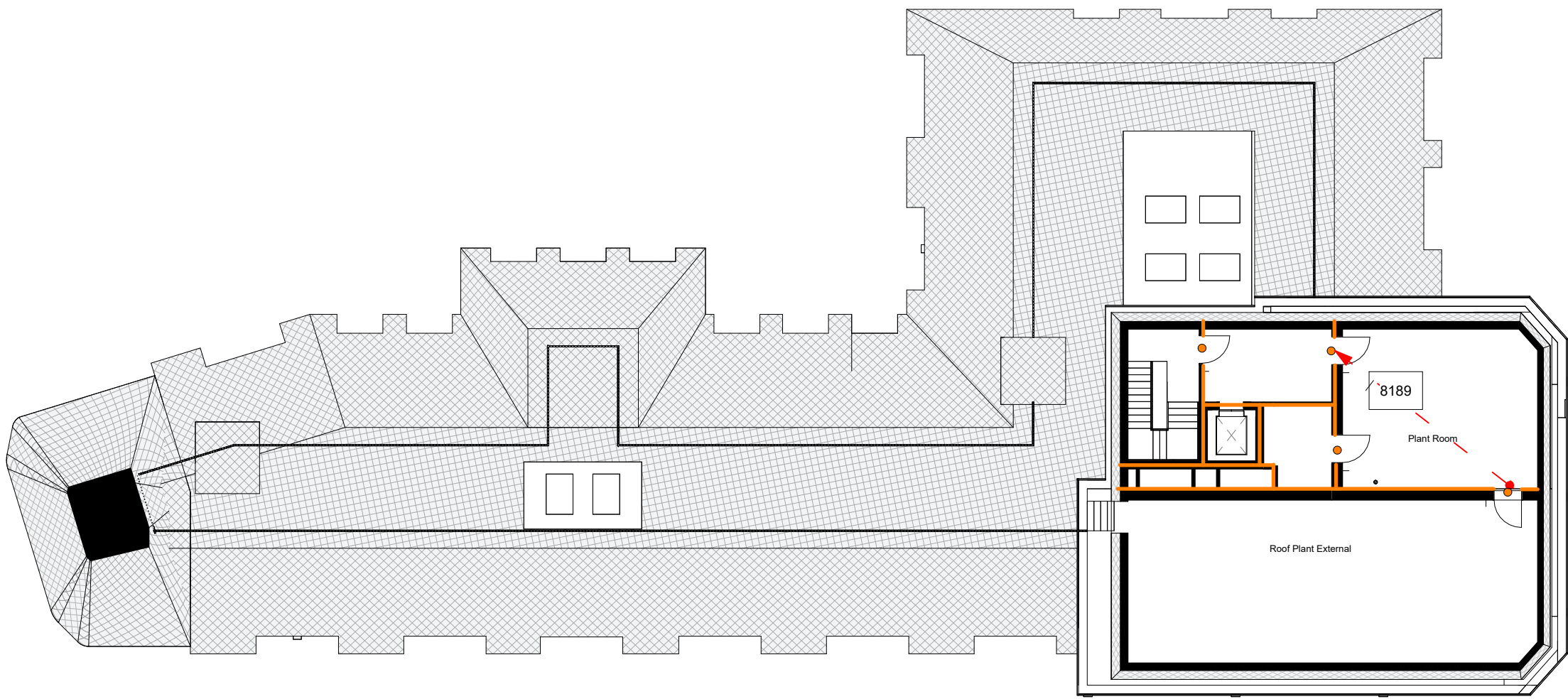
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2 | Fifth Floor Plan - Fire Strategy
1 : 200



3 | Level 06 - Roof Plan
1 : 200



1 | Fourth Floor Plan - Fire Strategy
1 : 200

Notes

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P02	12.12.25	Stage 2 Issue	KS
P01	08.12.25	Stage 2 Issue	KS

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Drawing

Fire Strategy - Level 04 - Roof Plan

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