

Highgate School Fire Statement

Temporary Decant Building

Highgate School

Project number: 60580302

24/10/2025

Quality information

Prepared by	Checked by	Verified by	Approved by
Yorgos Kanellopoulos Senior Fire Engineer	Jack Bowden Senior Fire Engineer	Parina Patel Regional Director	Parina Patel Regional Director

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Prepared for:

Highgate School

Prepared by:

Yorgos Kanellopoulos

AECOM Limited
100 Embankment
Cathedral Approach
Manchester M3 7FB
United Kingdom

T: +44 161 601 1700
aecom.com

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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 Temporary Decant Building (TDB) which is a new building.

The proposed development is located in Highgate, London, with the site currently being used as a hockey pitch. The Site is flanked to the Northeast by The Orchard and a Rifle Range, to the Northwest by Mallinson Sports Centre, to the West by Bishopswood Road, to the Southwest by Richards Music Centre, and to the Southeast by St Michael's School. The school lies in the London Borough of Haringey.

The development of the TDB is to include building of new facilities. These will serve the decanting of existing buildings. The TDB is envisaged to include two phases as part of the decant process.

All buildings in the England and Wales are required to meet the functional requirements of the Building Regulations 2010, as amended. 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 as the design develops.

Major Developments within London are also 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 Policy 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 a building with dignity and by as independent means as possible. Therefore, Policy D5 (Inclusive Design) has also been included within this Fire Statement, as the provision of evacuation lifts contribute to fire safety within the building.

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

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

This document is not intended to function as a design document. This Fire Statement identifies the provisions to be made for the safety of occupants as well as the provision of suitable access and equipment for firefighting and the explanation for these measures. How the proposed development will meet the intent of Policy D12 and D5 is detailed within Section 6 of this report. A signed declaration of compliance with the Policy 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, as amended;
- Construction Design and Management Regulations 2015 (CDM));
- Regulatory Reform (Fire Safety) Order 2005 (FSO); and
- 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 have utilised the following 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 the 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; and
 - 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 Client that a London Plan Fire Statement is required for the TDB.

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 functional requirements of 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 states that developments 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 level escape in all new build areas as to meet the intention of D5 of the London Plan. As the building is an elevated-ground-floor building, there are no provisions for lifts. Nevertheless, provisions have been added where possible, such as refuges, to improve the overall provisions for mobility impaired egress from the TDB and to achieve the travel distances set in BB100.

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 included below, in Figure 1.

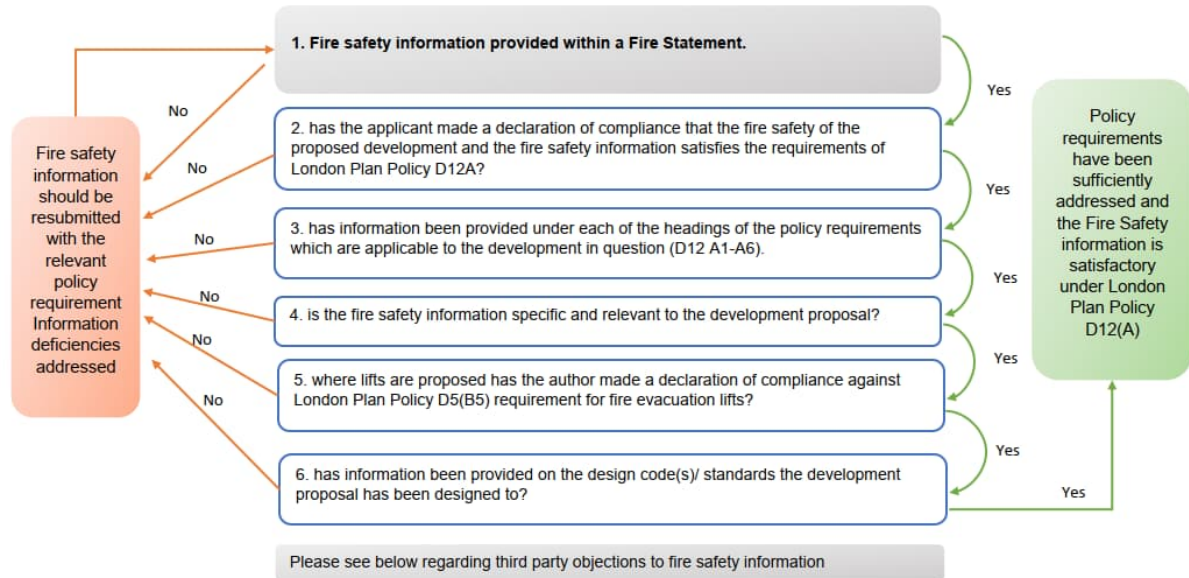


Figure 1: London plan policy D12 (A) fire safety flow diagram

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

Name	Signature	Date
Parina Patel BSc (Hons), PhD, CEng, MIFireE	<i>Parina Patel</i>	24/10/2025

5 Building Description

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

“Installation of a single storey modular classroom facility, on a temporary basis, for a period of up to ten years; associated means of enclosure, footpaths and landscaping, complete reinstatement of the synthetic surface upon cessation of use.”

The temporary decant building (TDB) is a new building. As outlined in Section 4.2 of the planning statement, the TDB, is to constitute a modular single storey temporary installation with an area of 2,460 m² containing primarily teaching accommodation at the southern end of the existing playing surface.

The building will be in place for a period of 8 – 10 years and will be reconfigured to support the decanting programme for the works being undertaken on the Science Block, Dyne House and Richards Music Centre.

The height of TDB, which has been used for prescribing the fire safety provisions, has been taken as the worst-case height from fire service access level to the topmost occupied storey's final floor level. For the TDB, this is measured from access level (pitch level) to the finished floor level of the topmost occupied storey and is estimated to be approximately 0.66 m.

The layout of the building is shown in Figure 2. This depicts Phase 1 (left) and Phase 2 (right).

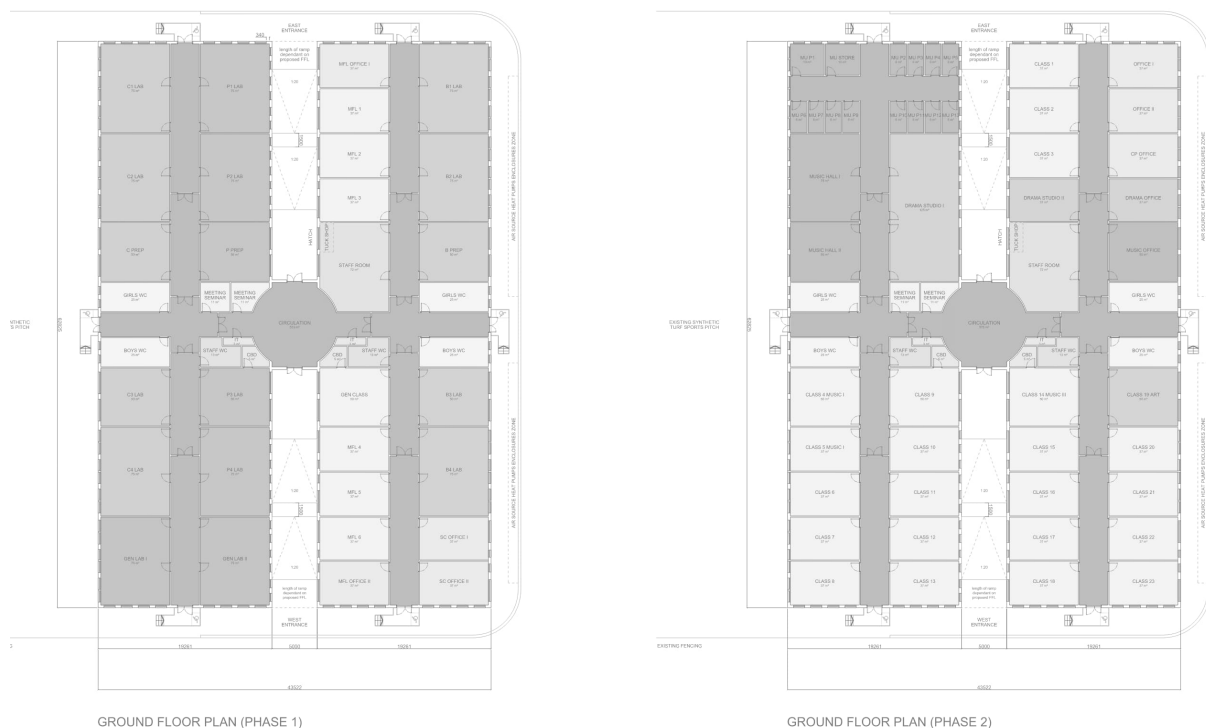


Figure 2: Building Overview (left: Phase 1, right: Phase 2)

This fire statement covers the uses in both phases. The intended use of the development per phase is:

- Phase 1 – Laboratories, Staff room, Classes, Offices, student WCs, and staff WC and shower during period 1 of the decant strategy (during the Science Block works); and
- Phase 2 – Music halls, Drama studio, Classes, Offices, student WCs, and staff WC and shower during period 2 of the decant strategy (during the Dyne House and the Richards Music Centre works).

The building is a teaching facility without a sleeping risk.

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

- Laboratory spaces should be accounted for as places of special fire hazard;
- In both phases, the corridors between the mid-corridor doors and the final exits are above 12 m. Mid-corridor, self-closing, fire doors have been provided to address this; and
- Escape provisions for mobility impaired people include sloped ramps, and refuge points which are located on the external escape stairs on the sides of the building.

The building presents specific challenges, in its currently proposed state. These are as follows:

- Extended one-way and two-way travel distances, which applies to both Phase 1 and Phase 2; and
- In Phase 2, there are dead-end corridors more than 4.5 m long. These should be provided with EI30 walls and E30Sa doors.

5.1 Referenced Drawings and Information

This fire safety statement is based on information made available at the time of writing the report. The drawings used for reference during the preparation of this statement can be found within the wider planning application and in Table 1.

Table 1: Referenced documents

Document name	Document reference	Date produced	Date provided	Revision	Originator
Highgate School - Temporary Accommodation on Synthetic Sports Pitch (Bishopswood Road Campus)	Decant - Design and Access Statement Part 1 (amended)	11/2022	8/2025	-	-
Highgate School - Temporary Accommodation on Synthetic Sports Pitch (Bishopswood Road Campus)	Decant - Design and Access Statement Part 2 (amended)	-	8/2025	-	-
Temporary Decant_Planning Statement (1)	Estate project, temporary decant Planning statement	1/2023	8/2025	-	Bidwells
Decant - Proposed Site Plan	03970-XX-XX-DR-A-0003	9/2022	8/2025	-	Modular Building Consultants
Plans (Phases 1 & 2) Issue: Planning	REF - 03970-HKR-XX-XX-DR-A-1000 (Revision 5)	9/2025	10/2025	4	Modular Building Consultants

SITE PLAN FIRE						
ACCESS	-	10/2025	14/10/2025	-		Modular
ARRANGEMENTS						Building
						Consultants

6 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.

6.1 Building's construction (D12)

London Plan Policy which will be described in this section focuses on the following;

Policy D12 A (3)

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 are constructed in an appropriate way to minimise the risk of fire spread

and Policy D12 B (1)

The statement should detail how the development proposal will function in terms of 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."

The development will follow the design guidelines of BB100.

All construction methods will be subject to the requirements of the Construction, Design, and Management Regulations (CDM).

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

Further details of the materials to be used in the construction are detailed in the wider planning application. At the time of writing this fire statement, exact information on the proposed materials/products for the development are not known.

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

London Plan policies which will be described in this section;

Policy D12 A(4)

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

Policy D12 A(5)

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

Policy D12 B(2)

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

Policy D12 A(1b)

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

London Plan Guidance Requirement;

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

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

6.2.1 Evacuation Regime

In terms of the fire strategy, the development will follow the design guidelines of BB100. A simultaneous evacuation regime will be employed throughout the TDB.

6.2.2 Travel Distances

The limits on travel distance from Table 1 of BB100 will be followed in order to provide adequate means of escape within the building to a place of relative safety.

Laboratories and storerooms are considered to be places of special fire hazard and therefore will be limited to 9 m one-direction and 18 m multiple-direction travel distances.

The music hall and drama studios are assumed to occasionally have seating in rows for assemblies and therefore will be limited to 15 m one-direction and 32 m multiple-direction travel distances.

All other areas will be limited to 18 m one-direction travel and 45 m multiple-direction travel.

The direct travel distances for areas where the internal layout is not known should be considered to be 2/3rds of the aforementioned travel distances.

In rooms with one door, one-way travel distances meet guidance expectations. In rooms with two doors, two-way travel becomes available prior to exceeding one-way travel limits; therefore, the in-room travel distances meet guidance expectations.

From a number of the labs in Phase 1, two-way travel distances exceed the above recommendations for places of special fire hazard to a place of ultimate safety. It is proposed that the corridors are provided

with fire-rated partitions and doors, in order to create a place of relative safety. This is a derogation from guidance and remains an approvals risk until it is agreed with relevant stakeholders. This should be reviewed and remedied as the design progresses.

6.2.3 Final Exits

Multiple final exits are provided within the TDB and will be sized according to the expected maximum occupancy within the building for both phases. The occupancy of the building has not been confirmed yet; therefore, the final exits' capacity cannot be compared with the required occupancy. These should either be sized appropriately for the worst-case scenario for the Phase with the highest occupancy or designed for each Phase separately. Currently, the final exits are measured to be 1,500 mm each, which would allow for 310 persons to escape through each final exit. This results in a horizontal escape capacity of 930 persons for each part of the building either side of the central core after considering the two central exits obstructed simultaneously in the event of a fire.

6.2.4 Stairs

The TDB is served by six external evacuation stairs. All stairs will be sized appropriately to cater for the expected maximum occupancies. As per the final exits, there are two options: either worst-case scenario applied to both Phases, or designed per Phase separately. Currently, the stairs are sized at 1,100 mm, which would allow for 220 persons to escape through each stair;. Considering a worst-case scenario of a fire obstructing the two central exits, as above, this would result in a vertical escape capacity of persons for each part of the building either side of the central core. This would limit the capacity of the building to 660 persons either side of the central core, despite the final exits providing a larger horizontal escape capacity.

The TDB also contains two corridors with ramps which provide level egress from the central circulation space. The gradient of the ramps is 1/20 and therefore satisfies the recommendation of BB100.

6.2.5 Disabled Refuges

Disabled refuges are proposed to be provided at several locations of the floor plan without step-free egress (as shown in Figure 3).

The refuges will be a minimum of 900 mm x 1,400 mm with doors leading to the refuges of a width of not less than 850 mm. They will be sited so that they do not obstruct people evacuating the building. 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. At the time of writing this fire statement, it has not been determined where the EVC base station will be located. Refuge locations are further described in Section 6.7.

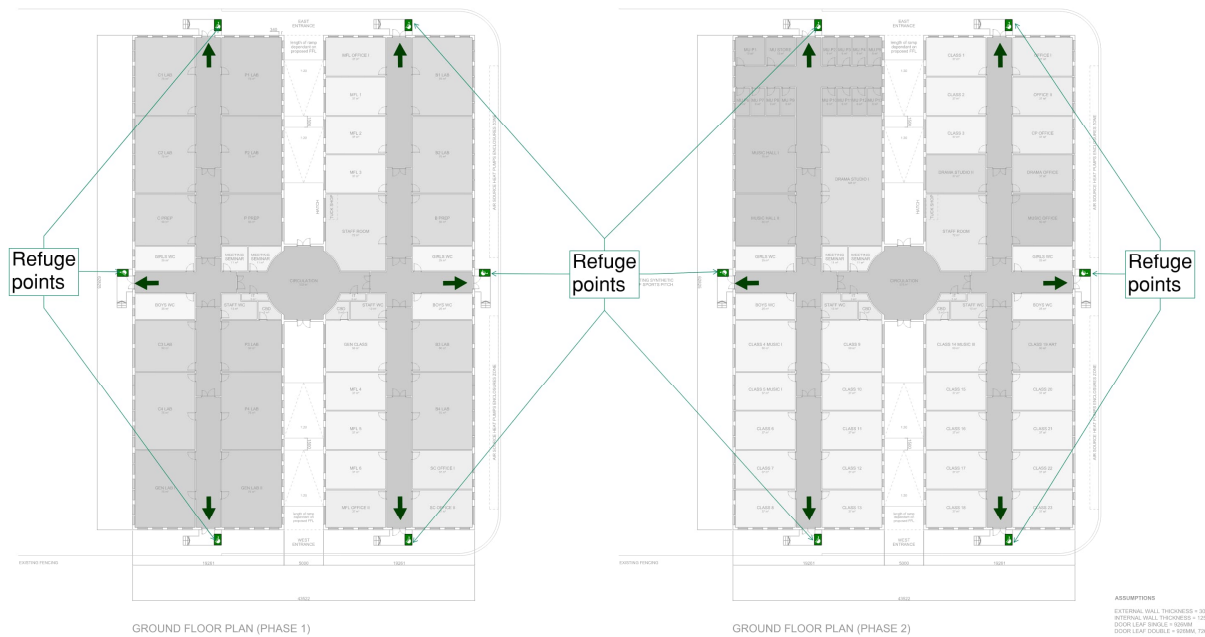


Figure 3: Refuge points for classrooms (left: Phase 1, right: Phase 2)

6.2.6 Assembly Points

Assembly points will be allocated appropriately and will be located sufficiently far from the premises to minimise interference with the fire and rescue service or danger from falling debris but will be accessible and not so far away as to discourage people from assembling. The assembly points have not been confirmed; these are typically determined by the building operator as part of the fire risk assessment.

6.2.7 External Escape Routes

The building is provided with 8 final exits: 6 exits at the end of the circulation corridors leading to external escape stairs and 2 exits from the central circulation space leading to ramps. The exits to the east, south and west of the building lead to external escape routes around the perimeter of the building, leading on to a place of ultimate safety towards the north.

6.3 Passive and Active Fire Safety Measures (D12)

London Plan policies which will be described in this section;

Policy D12 A(2)

All development proposals must achieve the highest standards of fire safety and ensure that they 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.

Policy D12 B(3)

The statement should detail how the development proposal will function in terms of 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”

6.3.1 Fire Detection and Alarm System

To satisfy BB100, the building shall be provided with a category M fire detection and alarm system or better. However, it is intended that a category L1 fire alarm system will be installed in all areas of the building. The system shall be designed and installed in accordance with BS 5839-1.

6.3.2 Emergency and Escape Lighting

It is intended that emergency signage and lighting will be installed in the building to facilitate evacuation for all building occupants. Emergency lighting will be provided in line with the recommendations of BS EN 1838/BS 5266-7. Emergency signage will be provided in line with the recommendations of BS 5499-4 and BS ISO 3864-1.

6.3.3 Back-up Power

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

6.3.4 Linings

It is proposed that all new linings for walls and ceilings shall meet the following classifications as defined in Table 7 of BB100. This table is replicated in Table 2.

Table 2: Classification of linings

Location	European class
Small rooms of area not more than 30 m ²	D-s3, d2
Other rooms	C-s3, d2
Other circulation spaces	B-s3, d2

A classification of 's3, d2' means that there is no limit set for smoke production and/or flaming droplets/particles.

6.3.5 Structural Fire Resistance

In accordance with BB100 all elements of structure shall achieve 60 minutes (R60).

6.3.6 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. For buildings without sprinklers, BB100 recommends that maximum compartment sizes are 800 m². Therefore, TDB requires four compartments to meet guidance. The compartments should be provided with 60-minute fire-resisting construction.

Places of special fire risk are considered those that have a higher likelihood of having a fire occur in them. These are proposed to be provided with a 60-minute fire-resisting construction (REI60), for property protection purposes. If cupboards fall under the definition of BB100 for places of special fire risk, these should have the same provisions. If property protection is not required, REI30 construction should be used instead.

Areas where escape from a final exit is required to pass along the building shall be provided with RE30 fire resisting construction up to a height of 1.1 m above the surface of the escape route.

Due to the extended travel distances, it is recommended that a 30-minute REI fire resisting enclosure and E30Sa doors are provided to create a protected corridor leading to the final exits on the north and

south sides of the building. This option, or any alternative, should be developed further at the next design stage, to support the deviation from the guidance-recommended travel distance values.

Phase 2 forms two dead-end corridors at the MU Store and MU P1-P13 rooms. The length of each dead-end corridor is above 4.5 m. Any doors in these corridors should be self-closing fire doors, with an E30Sa rating. The walls/screens would require a minimum REI30 rating, to be able to support the layout as designed at this stage. Every dead-end corridor exceeding 4.5m in length should be separated by self-closing E30Sa fire doors (together with any necessary associated screens with a minimum REI30 rating) from any part of the corridor which provides two directions of escape or continues past one storey exit to another.

The four main corridors, which lead to final exits, are longer than 12 m. Since the corridors provide access to alternative escape routes, there is a risk smoke will spread along the corridor and make both routes impassable before all occupants have escaped. To avoid this, self-closing, E30Sa cross-corridor fire doors (with any necessary associated screens being REI30) are provided at an approximate mid-point in all four corridors.

6.3.7 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 walls will have appropriate detailing to maintain fire separation at these interfaces. The responsible person should ensure that fire-stopping follows the recommendations of Section 6.5.4 of BB100.

6.3.8 Cavity Barriers

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

6.3.9 Sprinklers

No automatic water suppression system is proposed within the development, as there is no requirement for automatic suppression to meet the Building Regulations.

6.3.10 External Fire Spread

The distance between the TDB and the site boundary varies however the shortest distance is approximately 13.9 m. External fire spread requirements should be assessed at the next design stage in accordance with BR 187, for all external walls of the building.

6.3.11 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):

- Emergency lighting;
- Detection and alarm system;
- EVCs and evacuation chairs;
- Fire/fire and smoke dampers;
- Door hold-open devices; and
- 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.

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

London Plan policy which will be described in this section:

Policy D12 B(4)

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

London Plan Guidance Requirement;

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

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

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

6.4.1 Water Supplies

External hydrants shall be located within 90 m of the vehicle location points and not more than 90 m apart.

6.4.2 Systems

A fire alarm panel shall be provided near the main entrance and exit of the building and the Fire Brigade entry point.

6.4.3 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.

6.5 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”

6.5.1 Fire Brigade Access

The location of the Fire Brigade vehicle access to the building should be agreed with all relevant authorities as the design develops.

As outlined in Section 8.3 of the design and access statement, Fire Brigade access will be available via the Richards Music Centre gate, south of the site, as well as along the frontage to Bishopswood Road.

As the building's total floor area is between 2000-8000 m² and less than 11 m to the top occupied storey, vehicle access will be provided to 15 % of the perimeter as a minimum, for a pump appliance.

Every elevation to which vehicle access is provided will have a suitable door(s), not less than 750 mm wide, giving access to the interior of the building.

Access doors for firefighters will be provided such that there is no more than 60 m between each door and/or the end of that elevation.

As part of the development, it is proposed to reinforce the grass to the east and south of the TDB, as highlighted in Figure 4 to provide access to approximately 20% of the building's perimeter via the south elevation by providing a route into and out of the site as shown indicatively in red in Figure 4.

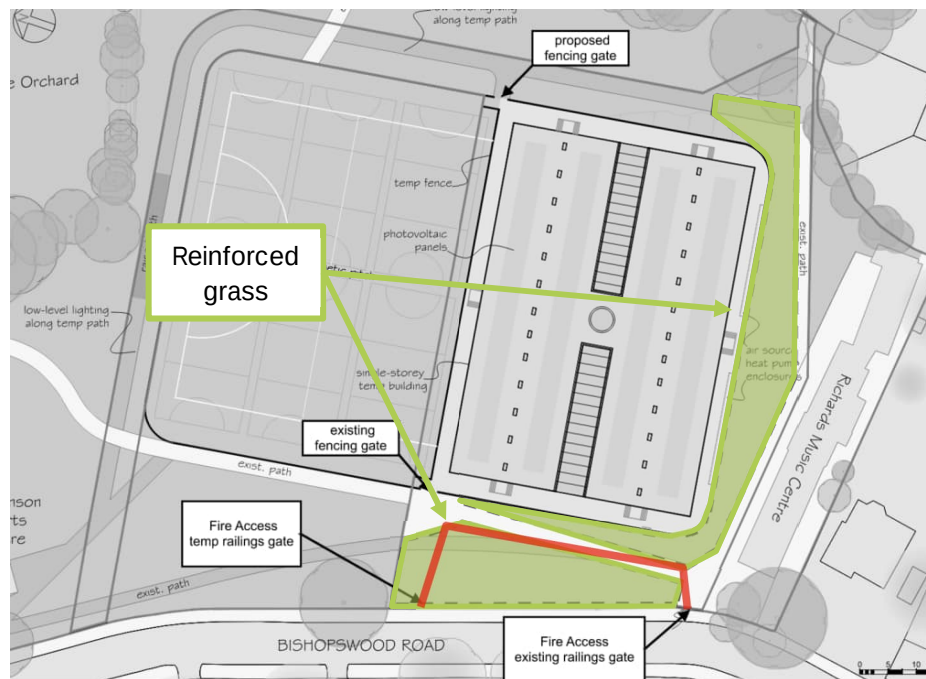


Figure 4: Proposed Firefighting Vehicle Access

It should be noted that the access route along the south elevation is up to 1.5 m higher than the ground level on which the TDB will be built, leading down to said ground level at the existing fencing gate noted on Figure 4. This level difference should be discussed with the London Fire Brigade (LFB), to determine whether they are satisfied with this approach.

Further It should be ensured that the proposed reinforcement can support 16 tonnes (this weight refers to general data, which should be confirmed through consultation with the LFB). As the proposals would not be considered hardstanding, the specification of the reinforcement should be discussed and agreed with the LFB.

If this is not acceptable to the LFB, hardstanding should be provided to allow vehicle access to a minimum of 15% of the building's perimeter.

To satisfy Table 19 of BB100, fire service vehicle access routes should satisfy the specifications outlined in Table 3.

Table 3: Typical Fire and Rescue Service Vehicle Access Route Specification

Appliance type	Minimum width of road between kerbs (m)	Minimum width of gateways (m)	Minimum turning circle between kerbs (m)	Minimum turning circle between walls (m)	Minimum carrying capacity (tonnes)
Pump	3.7	3.1	16.8	19.2	12.5

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

No dry main systems and active smoke venting systems are proposed for the TDB.

6.6 Future modifications (D12)

London Plan policy which is described in this section;

Policy D12 B(6)

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

London Plan Guidance Requirement;

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

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

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

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

The impact of any proposed change in the future (other than the currently proposed design in Phase 1 and Phase 2) 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;
- Changes in internal partition layouts which may impact means of egress and compartmentation;
- Future change in building height;
- Further developments on the neighbouring playing field which may impact tender access.

6.7 Dignified Emergency Evacuation D5 (B5)

London Plan policy which is described in this section;

Policy D5 (B5)

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

Step free egress within the allowable travel distances is to be provided within two escape routes of TDB. This is described in Section 6.2.7.

Within the Proposed Development, there are final exits where step-free access has not been provided. A refuge is provided and to facilitate the effective evacuation of people from the refuge an emergency voice communication (EVC) system will be provided. This is described in Section 6.2.5 of this statement.

This location does not meet the London Plan for step-free access for all building users. However, this is due to site restrictions for ramp development around the provided exits of the building. Under D12 3.12.11 of the London Plan "*steps have been taken*" to meet the intent of the London Plan as best as possible. Whilst the resultant solution may not include step-free egress, to enable unassisted escape, it is anticipated that the provision of refuges and/or managed approach with assisted evacuation will provide appropriate means of evacuation under emergency conditions for persons with reduced mobility.

7 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. These elements are as follows:

- Extended one-way and two-way travel distances, which applies to both Phase 1 and Phase 2. As a potential way to support the extended two-way travel distances, it is proposed that fire-rated walls and doors are provided in the corridors leading to the final exits, effectively making this a protected corridor. This approach is an approvals risk and would require agreement with relevant stakeholders.
- In Phase 2, there are dead-end corridors more than 4.5 m long. These should be provided with REI30 walls, E30Sa doors. The dead-end corridors should be divided from the main corridor by REI30, E30Sa doors at the bottom part, to separate the alternate escape routes, as per BB100 guidance.

Appendix A Indicative Fire Engineering Mark Up

ACTION REQUIRED
To support the extended travel distances, fire-rated walls are proposed in the corridor, in order to be considered a protected corridor.

ACTION REQUIRED
Door opening should not be within the area of the refuge provided. Door will require moving.

CONFIRMATION REQUIRED
If property protection is required, stores should be enclosed in REI60 construction with E60S doors provided.

ACTION REQUIRED
Door opening should not be within the area of the refuge provided. Door will require moving.

ACTION REQUIRED
The definition of a place of special fire risk is areas needing special consideration as they may either be High Hazard, i.e., the source of 'hot' activities thus contributing to a high risk area, or may represent a valuable resource that is difficult to replace.
Places of special fire hazard that require additional protection in order to satisfy life safety requirements include the following:
• boiler rooms;
• storage space for fuel or other highly flammable substances (including PE mats) or chemicals;
• laboratories;
• technology rooms with open heat sources;
• kitchens;
• oil-filled transformer and switch-gear rooms; and
• rooms housing a fixed internal combustion engine.
If the cupboards fall under this definition, they should be enclosed in an EI60 wall, and provided with a E60Sa door. Consideration should also be given to the fire protection of parts of the building housing valuable assets, in order to reduce property damage and/or business interruption following a fire.

ACTION REQUIRED
Door opening should not be within the area of the refuge provided. Door will require moving.

ACTION REQUIRED
Door opening should not be within the area of the refuge provided. Door will require moving.

AECOM Mark up	
AECOM	
Drawn Date: 08/10/2025 By: YK	Checked Date: 22/10/2025 By: JB/PP

FIRE SAFETY KEY

INTERNAL WALL FIRE RESISTANCE PERFORMANCES

FIRE RESISTANCE 60 MINUTES (R,E,I)

FIRE RESISTANCE 30 MINUTES (R,E,I)

FIRE RESISTANCE 30 MINUTES (R,E) FROM INSIDE, UP TO 1.1M ABOVE SURFACE OF ESCAPE ROUTE

FIRE DOORS PERFORMANCES

E60Sa E60 E30Sa E30

NOTES: R (LOAD BEARING) - E (INTEGRITY) - I (INSULATION)

GROUND FLOOR PLAN (PHASE 1)

The Old Tannery
Hensington Road
Woodstock
Oxfordshire
OX20 1JL

T: +44 (0)333 939 8656
modularbuildingconsultants.co.uk

HIGHGATE

Client
Highgate School
North Road
London
N6 4AY

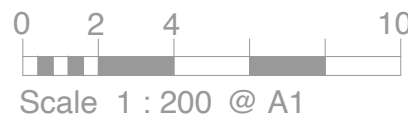
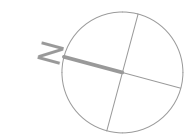
REV	DATE	DESCRIPTION	DRWN BY	CHKD BY	APPD BY
D	24.09.2025	General Revision (McGinlay Bell Ltd.)	EW		
C	23.09.2025	General Revision (McGinlay Bell Ltd.)	EW		
B	03.09.2025	General Revision (McGinlay Bell Ltd.)	EW		
A	02.09.2025	General Revision (McGinlay Bell Ltd.)	EW		

DESIGN PHASE

- Feasibility Studies
- Concept Design
- Developed Design
- Technical Design
- Construction
- Handover & Close
- Tender Documentation

PURPOSE OF ISSUE

- For Information
- For Comment
- For Approval
- Tender
- Contract
- For Construction
- As Built
- Planning
- Building Control



Project Title
Temporary Accommodation on
Junior Field - Highgate School

Drawing Title
Plans (Phases 1 & 2)
Issue: Planning

Drawing No.
REF - 03970-HKR-XX-XX-DR-A-1000 (Revision 5)
MB - L[00]100 (Revision B)

Scale (@ A1)
1 : 200
Project No.
03970
Revision
4

ASSUMPTIONS

EXTERNAL WALL THICKNESS = 300MM
INTERNAL WALL THICKNESS = 125MM
DOOR LEAF SINGLE = 926MM
DOOR LEAF DOUBLE = 926MM, 726MM

REFERENCE

DRAWING PREPARED AS PER
REFERENCE
03970-HKR-XX-XX-DR-A-1000 (REVISION
5) AND 'LAYOUT DURING DYNE HOUSE
AND RICHARDS MUSIC CENTRE
DECANT' BUBBLE DIAGRAM IN PDF
FORMAT BY MCGINLAY BELL LTD.

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