

Highgate School Fire Strategy Planning Statement

Mallinson Sports Centre

Highgate School

03 March 2025

Prepared for:

Highgate School

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Contents

1	Introduction	5
2	Fire Strategy Goals and Objectives.....	5
3	London Plan	6
3.1	Policy D12	6
3.2	Policy D5	7
4	Declaration of Compliance	8
5	Building Description	9
6	Fire Safety Statement	11
6.1	Building's construction (D12)	11
6.2	Means of escape for all building users and evacuation strategy (D12)	12
6.2.1	Evacuation Regime	12
6.2.2	Travel Distance.....	12
6.2.3	Final Exits.....	13
6.2.4	Stairs.....	13
6.2.5	Disabled Refuges & Evacuation Lifts.....	13
6.2.6	Assembly Points.....	13
6.2.7	Means of Escape from Building Areas	13
6.3	Passive and Active Fire Safety Measures (D12)	20
6.3.1	Fire detection and alarm system	20
6.3.2	Emergency and escape lighting	20
6.3.3	Back-up power	20
6.3.4	Linings.....	20
6.3.5	Structural fire resistance	20
6.3.6	Compartmentation	20
6.3.7	Fire Stopping	20
6.3.8	Cavity barriers	21
6.3.9	Sprinklers.....	21
6.3.10	External Fire Spread	21
6.3.11	Systems Maintenance and Management	21
6.4	Access for fire service personnel and equipment & Fire suppression systems (D12)	22
6.4.1	Water Supplies	22
6.4.2	Systems.....	22
6.4.3	Suppression	22
6.4.4	Basement ventilation	22
6.5	Provisions to enable fire appliance access to the building (D12)	23
6.5.1	Fire Brigade Access	23
6.6	Future modifications (D12).....	25
6.7	Dignified Emergency Evacuation D5 (B5)	26
7	Conclusion	27

Figures

Figure 1: London plan policy D12(a) fire safety flow diagram	8
Figure 2: Building Overview	9
Figure 3: MSC Section Plan	10
Figure 4: Classrooms Means of Egress.....	14
Figure 5: Sports Hall 2 Means of Egress.....	15
Figure 6: Sports Hall 2 Final Exits	15
Figure 7: Swimming Pool Final Exits.....	16
Figure 8: Sports Hall 1 Final Exits	17
Figure 9: Squash Court Means of Egress.....	17
Figure 10: Gym Final Exits.....	18
Figure 11: Café Means of Egress	19
Figure 12: Fire Brigade Access Points and Hydrant Locations.....	24

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 Mallinson Sports centre (MSC) which is an existing Sports building undergoing redevelopment.

The proposed development is located in Highgate. The Site currently accommodates a number of existing school buildings. The Site is flanked to the south-west by Bishopswood Road and to the North by Broadlands Road. The school lies in the London Borough of Harringay.

The redevelopment of MSC, is to include partial demolition of existing structure and refurbishment and extension of the remaining facilities.

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

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

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

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

This document is not intended to function as a design document. This Fire Statement identifies the provisions to be made for the safety of occupants as well as the provision of suitable access and equipment for firefighting and the 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;
- Construction Design and Management Regulations 2015 (CDM); and
- Regulatory Reform (Fire Safety) Order 2005 (FSO).
- The London Plan 2021 (namely D12 (Fire Safety) and Policy D5 (Inclusive Design))

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

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

3 London Plan

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

3.1 Policy D12

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

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

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

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

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

The London Plan refers to terms as; such as the “*highest standards of fire safety*”, “*suitably positioned unobstructed outside space*”, “*appropriate features*” and various other terms. In the absence of quantified guidance setting performance requirements, in order to demonstrate compliance with these terms, it is our intention to demonstrate meeting the life safety requirement by meeting the Building Regulations 2010 (the design uses the guidance provided by BB100 – “Building Bulletin 100: Design for fire safety in schools”). This is on the basis that the levels of fire safety suggested therein meet those set out in the London Plan 2021.

3.2 Policy D5

Policy D5 B(5) states that 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 a combination of evacuation lifts and level escape in all new build areas as to meet the intention of D5 of the London plan.

Where refurbishment is occurring within the existing building “*steps have been taken*” where reasonably practical to meet the intent of D5 of the London Plan. As the building is existing, it is not possible in all cases to achieve the intent of policy D5 of the London Plan. However, provisions have been added where possible such as refuges and evacuation lifts to improve the overall provisions for mobility impaired egress from the MSC Building.

4 Declaration of Compliance

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

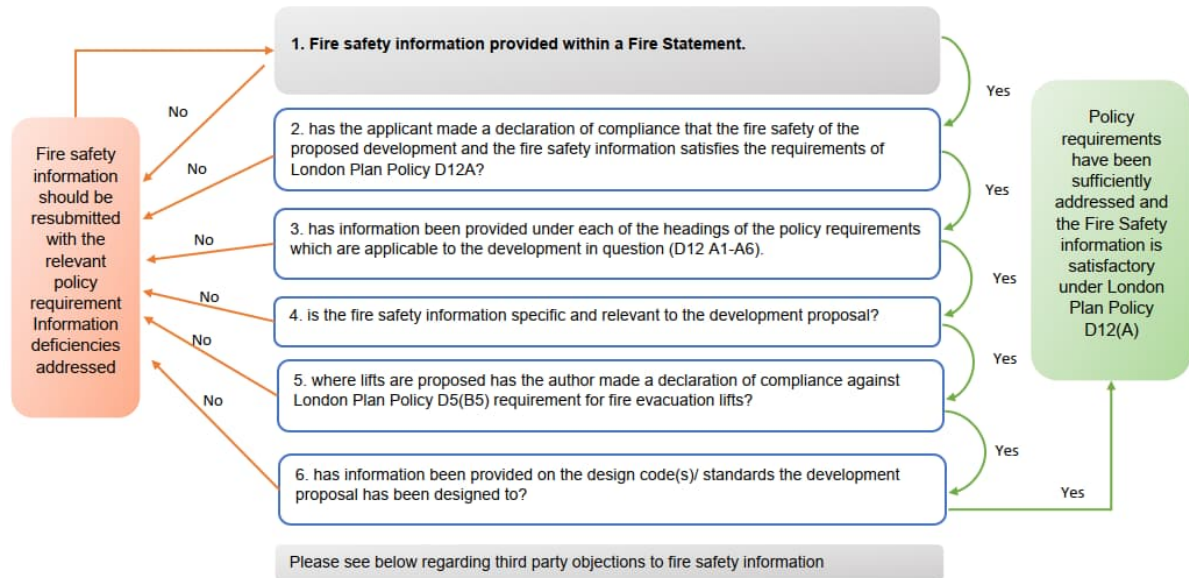


Figure 1: London plan policy D12(a) fire safety flow diagram

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

Name	Signature	Date
Simon Dent CEng, BEng, MIFireE.		03/03/2025

5 Building Description

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

The Mallinson Sports centre is an existing building undergoing redevelopment. The redevelopment of MSC, is to include:

- Partial demolition of existing structure, squash and fives courts buildings;
- Refurbishment and extension of the remaining facilities, comprising new part single basement, new double height sports hall and new entrances, new teaching classrooms, offices, gym and squash courts, circulation and ancillary accommodation;
- New basement level, outdoor covered fives courts; and
- Improved provision for emergency services and servicing.

The MSC Building comprises a single building with two upper levels, a ground level and one basement level. The building is on a sloped site resulting in varying access level heights and basement depths.

The height of the MSC, which has been used for prescribing the fire safety provisions, has been taken as the worst-case height from fire service access level to the topmost occupied storey for a given section of the building. For the MSC building, this is measured from access level (ground floor) to the finished floor level of the topmost occupied storey (Level 04) and is circa 2.73 m in height with a basement depth of circa 6.78 m as demonstrated in Figure 3. The largest floor area is 3558 m². The intended initial primary use of the development is a school teaching facility, including two sports halls, a swimming pool and associated ancillary accommodation. It is understood that during out of school hours the facilities are used by members of the local community.

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

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

- Large occupancy load within the new sunken sports hall and the required means of escape provisions
- Existing stair cores with no provision for Mobility Impaired Escape.
- Sloped site resulting in multiple level changes at final exit areas.

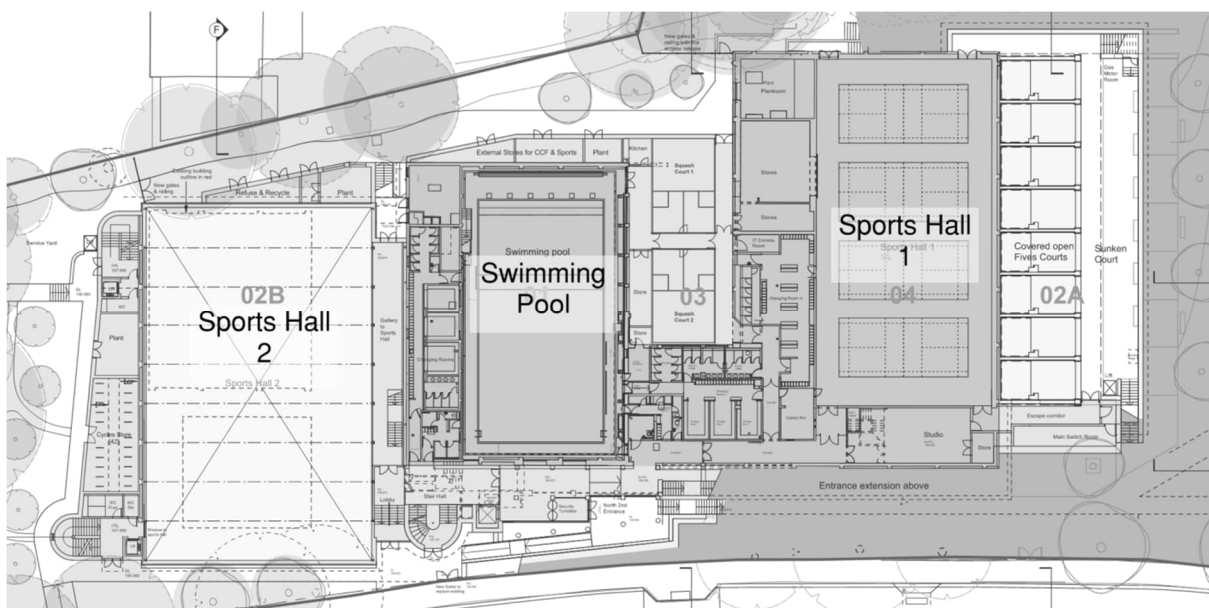


Figure 2: Building Overview

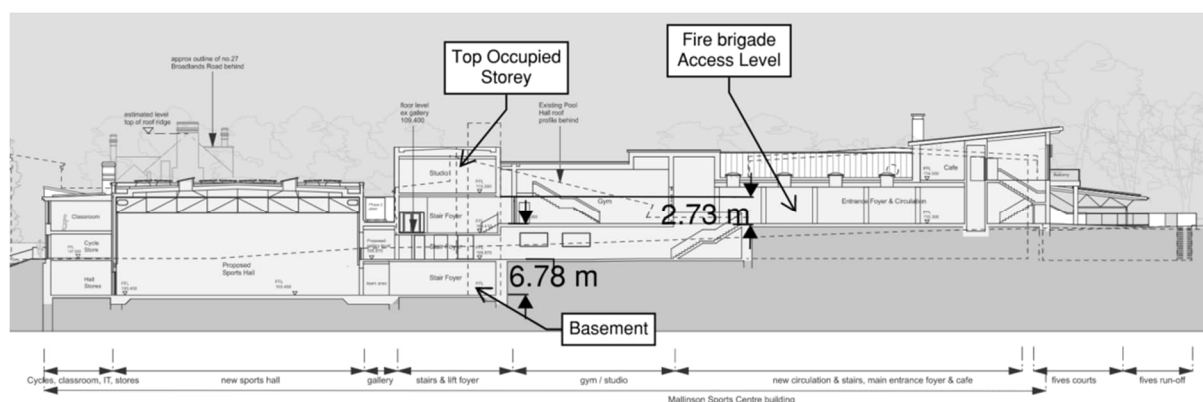


Figure 3: MSC Section Plan

It is noted that the building in question is currently used outside school hours by the public when not in use by the school as private hire for public and sports clubs, swimming classes and so forth. It will be incumbent on those using the building to do so within the parameters to be set out in the fire strategy, including limiting fire load, number of occupants and other characteristics to no more than that designed for.

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

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;

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

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

London Plan Guidance Requirement;

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

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

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

The materials to be used for the development are as follows;

Existing:

- Walls: Clay facing brick, masonry cavity walls
- Roofs: Flat roofs waterproofing system on rigid insulation on concrete slab
- Pitched roofs: Metal profile roof sheeting, rigid insulation
- Structural frame: Steel and concrete frame
- Structural floors: Concrete slab

New Extensions:

- Wall panels: metal cladding
- Roofs: Flat roofs waterproofing system on rigid non-combustible insulation on metal decking or concrete slab
- Structural frame: Steel [new building elements]
- Structural floors: Steel decking and concrete or concrete slab

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

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 Proposed Development.

6.2.2 Travel Distance

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

The sports halls are assumed to occasionally have seating in rows for assemblies and therefore will be limited to 15 m single direction and 32 m multiple directions.

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

All other areas will be limited to 18 m single direction travel and 45 m multiple direction travel. The travel distances limits presented above will be met within the MSC building.

6.2.3 Final Exits

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

Multiple final exits are provided within the MSC building and will be size according to expected maximum occupancies.

6.2.4 Stairs

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

The MSC building contains four protected stairs, five external evacuation stairs and four accommodation stairs. Of the four protected stair cores, all four will contain a dedicated evacuation lift. All stairs will be sized appropriately to cater for the expected maximum occupancies.

Escape from the individual areas of the building are further described in Section 6.2.7.

6.2.5 Disabled Refuges & Evacuation Lifts

Disabled refuges are proposed to be provided at all levels without step-free egress, and at all areas with an evacuation lift. The refuge will be a minimum of 900 mm x 1,400 mm with doors leading to the refuge of a width of not less than 850 mm. It will be sited so that it does not obstruct people evacuating. To facilitate the effective evacuation of people from refuges an emergency voice communication (EVC) system will be provided. The EVC system will comply with BS 5839-9:2003 with the unmanned EVC base station located adjacent to the fire alarm control panel to be located at the entry point by firefighters.

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

Refuge and evacuation lift locations for individual areas of the building are to be further described in Section 6.2.7.

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.

6.2.7 Means of Escape from Building Areas

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

6.2.7.1 Northern Classroom Block

To the north of the building, on the first floor, a classroom and an IT facility are proposed. Two means of egress are provided to all floors via two separate protected stairs each containing an evacuation lift for mobility impaired egress as demonstrated in Figure 4.

These two stairs also serve as a means of escape from Sports Hall 2.

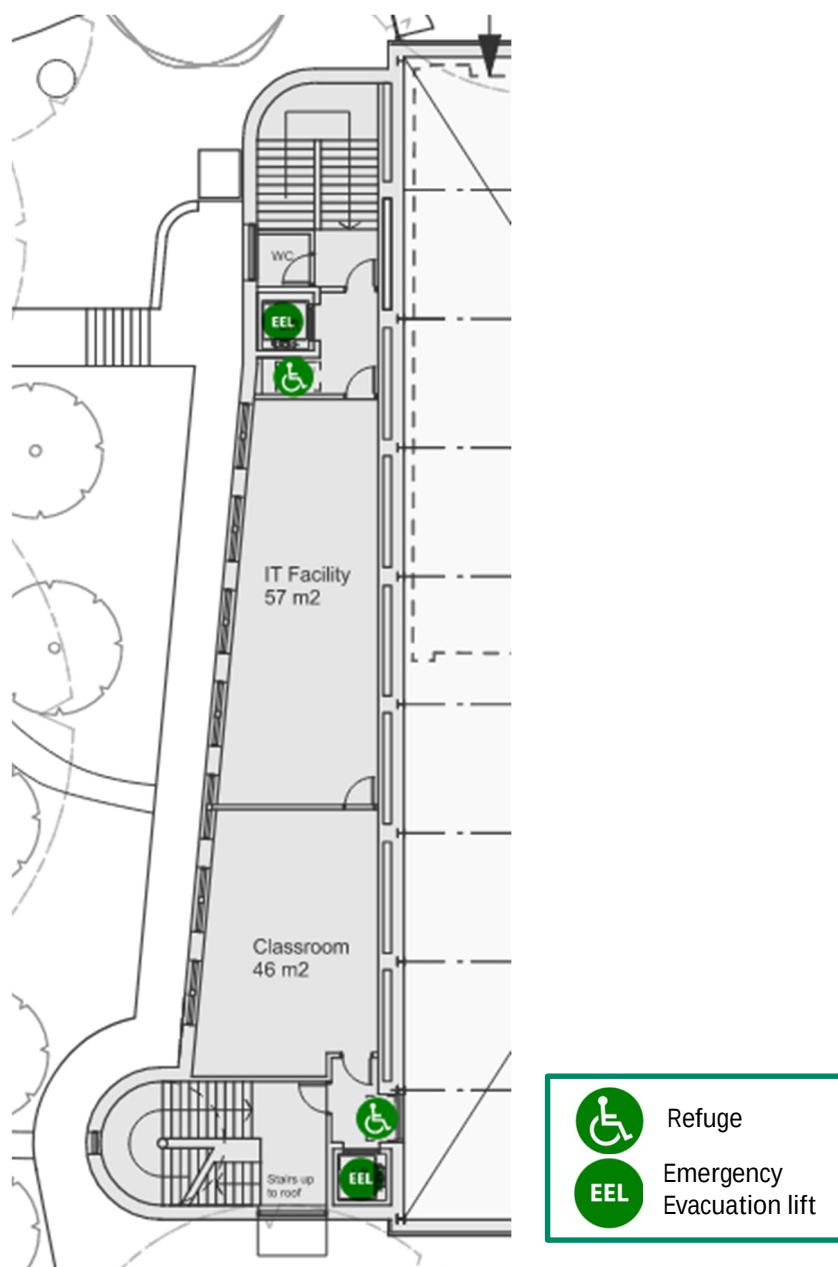


Figure 4: Classrooms Means of Egress

6.2.7.2 Sports Hall 2 Evacuation

At basement level a new sports hall is proposed to the north of the building. Sports Hall 2 is provided with 5 stairs for escape;

- One protected stair core to the northeast provided with an evacuation lift and refuge,
- One protected stair core to the northwest provided with an evacuation lift and refuge,
- One protected stair core to the south of Sports hall 2 provided with an evacuation lift and refuge,
- One external stair to the east of Sports hall 2 which will be provided with a refuge, and
- One accommodation stair which will be used for escape due to capacity purposes, and will be “discounted” in the event of a fire, as it is the widest.

All stairs exit at ground level.

Mobility impaired occupants will be able to reach a protected refuge point with an evacuation lift within the travel distance limits outlined in Section 6.2.2.

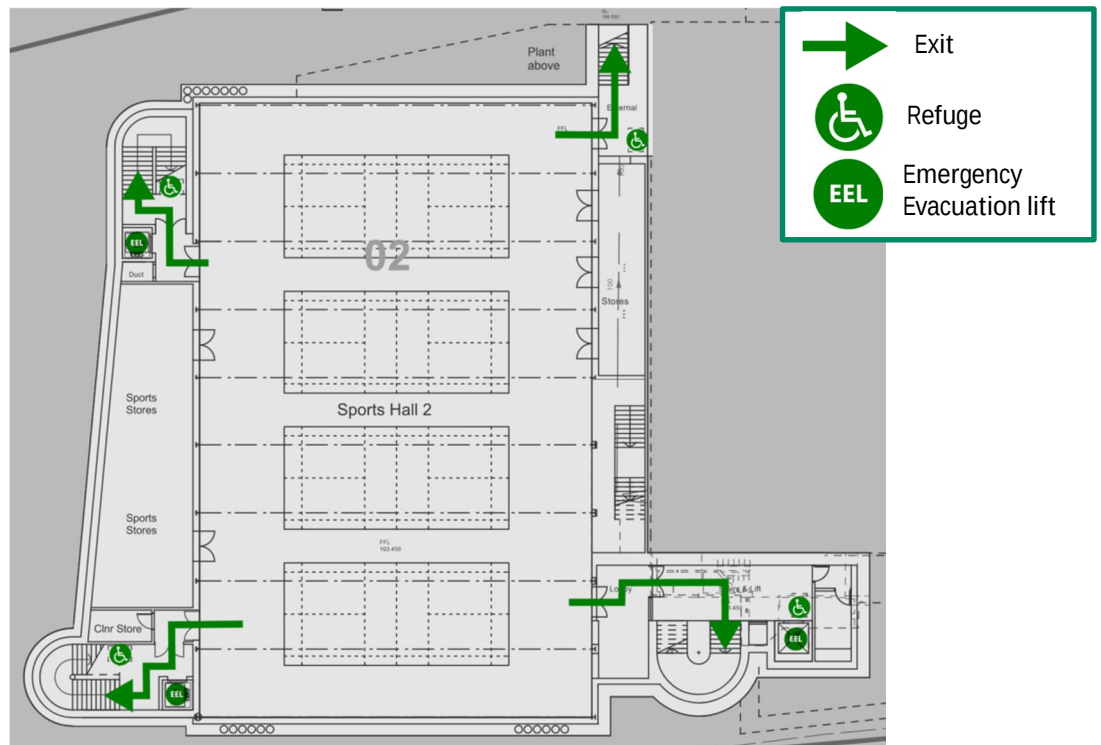


Figure 5: Sports Hall 2 Means of Egress

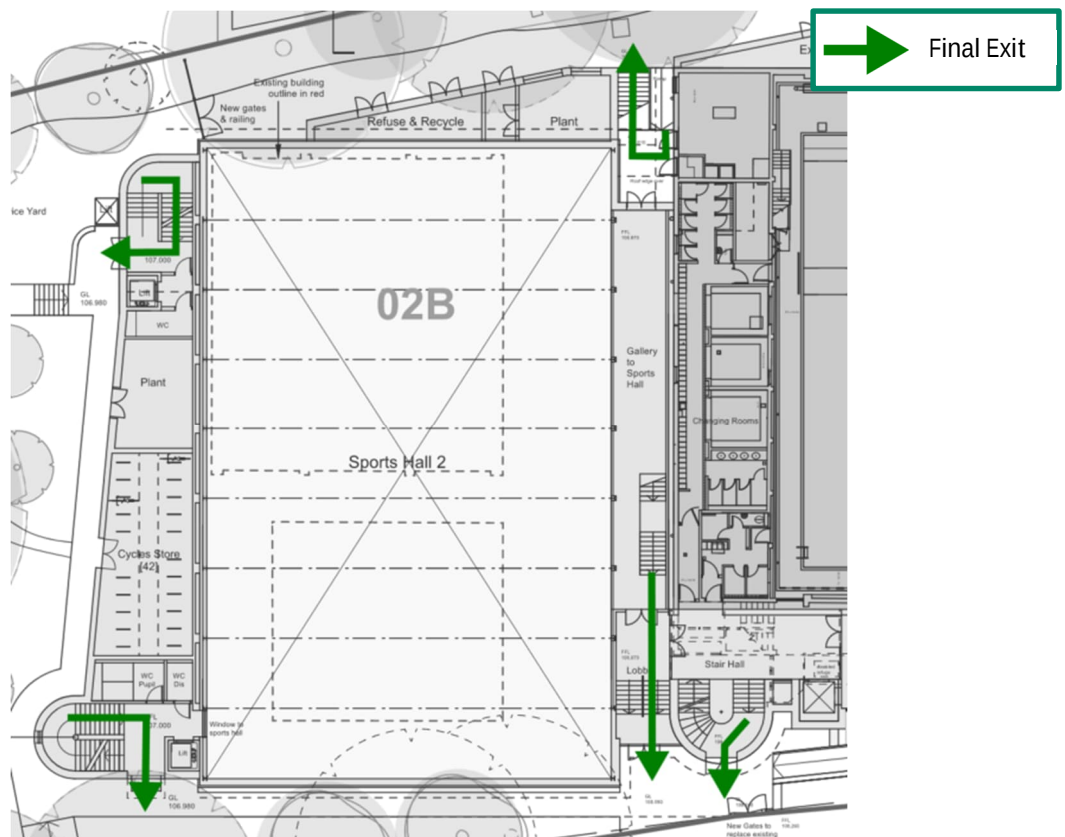


Figure 6: Sports Hall 2 Final Exits

6.2.7.3 Swimming Pool

The existing swimming pool is located at ground floor and is at the centre of the MSC Building. The swimming pool is provided with four escape routes. Three of the routes are provided with level access to a final exit as demonstrated in Figure 7.

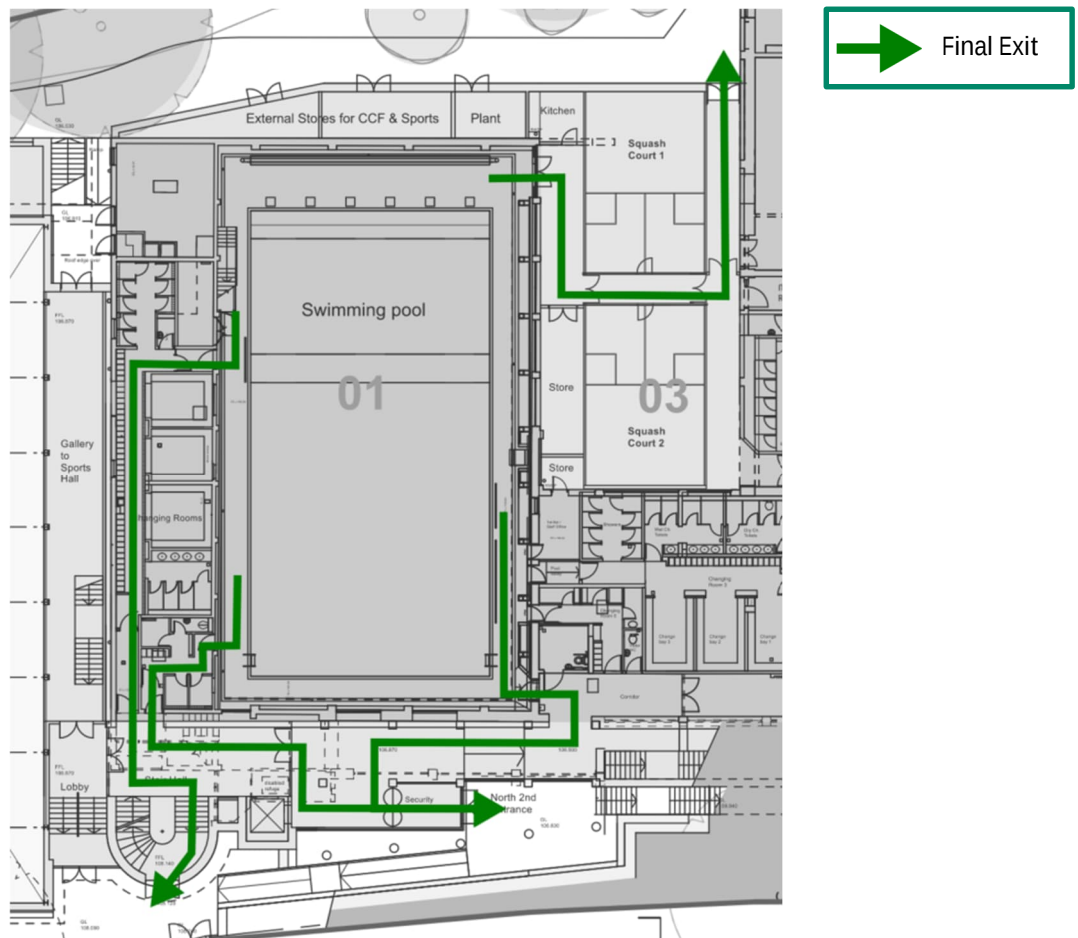


Figure 7: Swimming Pool Final Exits

6.2.7.4 Sports Hall 1

The existing sports hall is located at ground floor and is at the south side of the MSC Building. Sports Hall 1 is provided with five escape routes, three of which provide level egress to a final exit, and one is provided with an external evacuation lift within the Sunken Court as demonstrated in Figure 8.

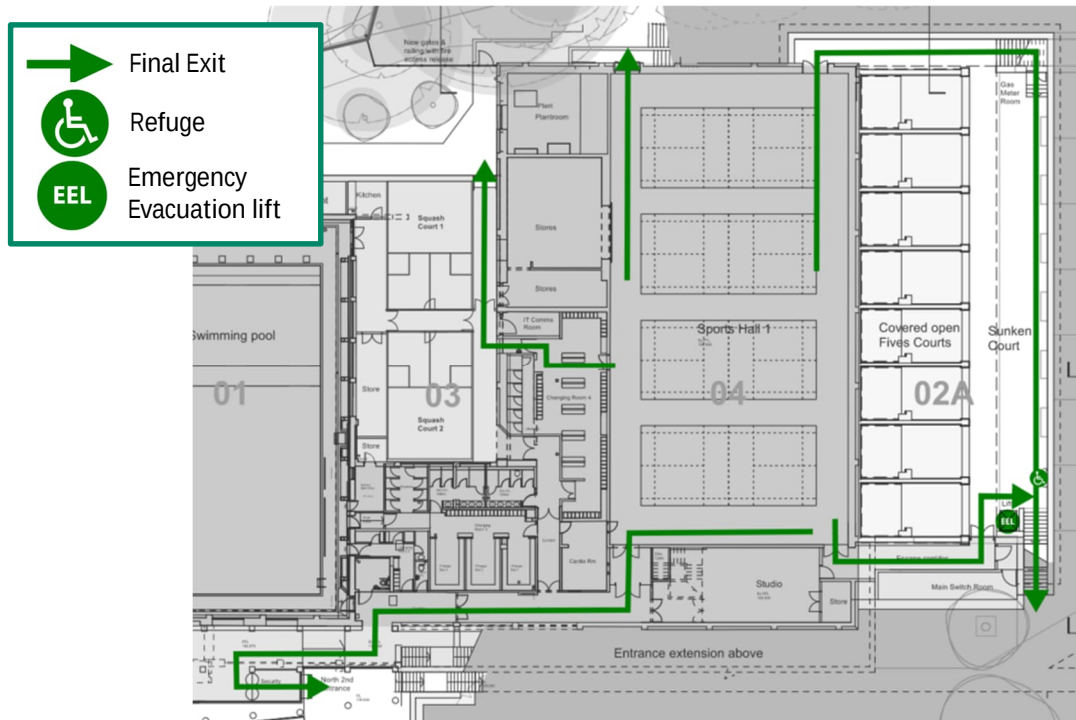


Figure 8: Sports Hall 1 Final Exits

6.2.7.5 Squash Courts Area

Two new squash courts and a store room are proposed between the swimming pool and Sports Hall 1 on ground floor. The squash courts will have multiple routes out of the squash court area and will lead to step free final exits as demonstrated in Figure 9.

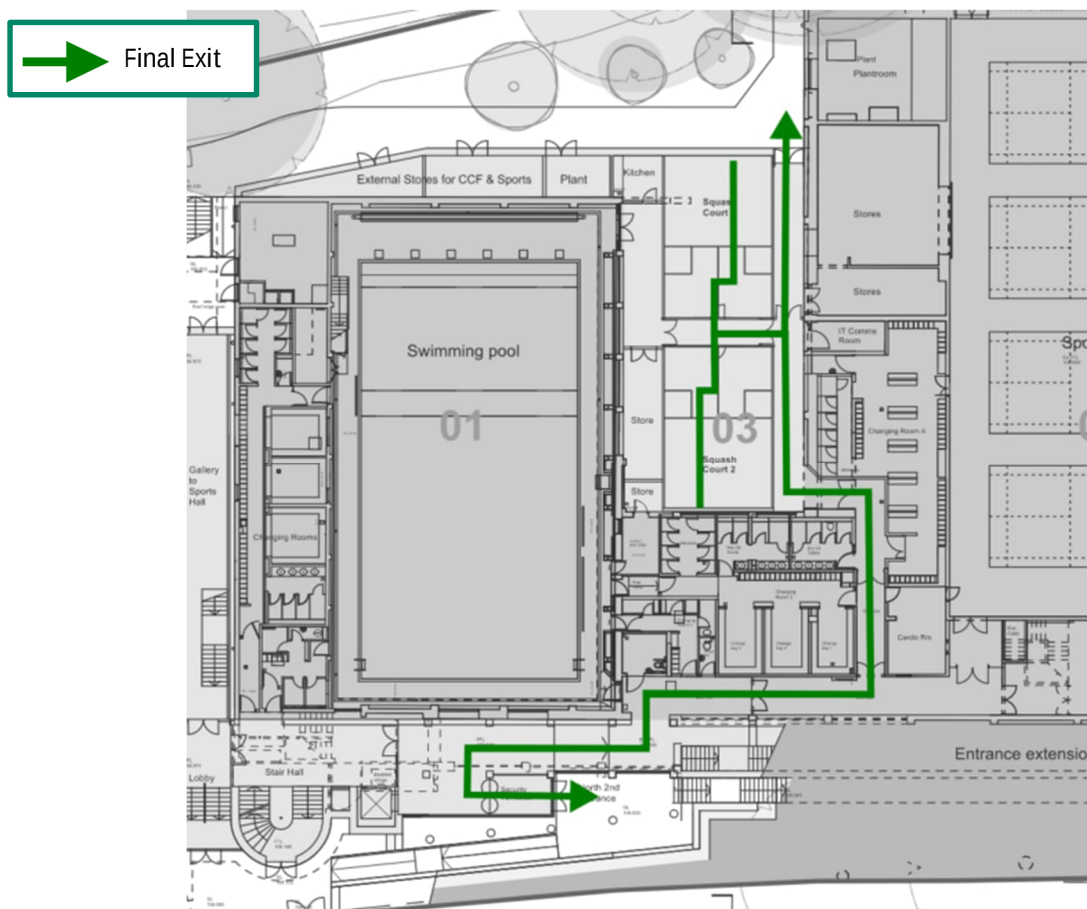


Figure 9: Squash Court Means of Egress

6.2.7.6 Gym Area

The existing gym area highlighted in Figure 10 is located at first floor and is adjacent to the void of Sports Hall 1. The gym has two means of egress. One is provided with level egress for MIPs to the south. The other route utilises an existing external stair. The external stair will be provided with a lobby and a refuge in order for MIPs to await onward evacuation in a place of relative safety. MIP's in the Gym space shall be managed so that they are aware of their level escape routes to the south or they shall be accompanied by a "buddy" such that they can be carried down the short external stairs.

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

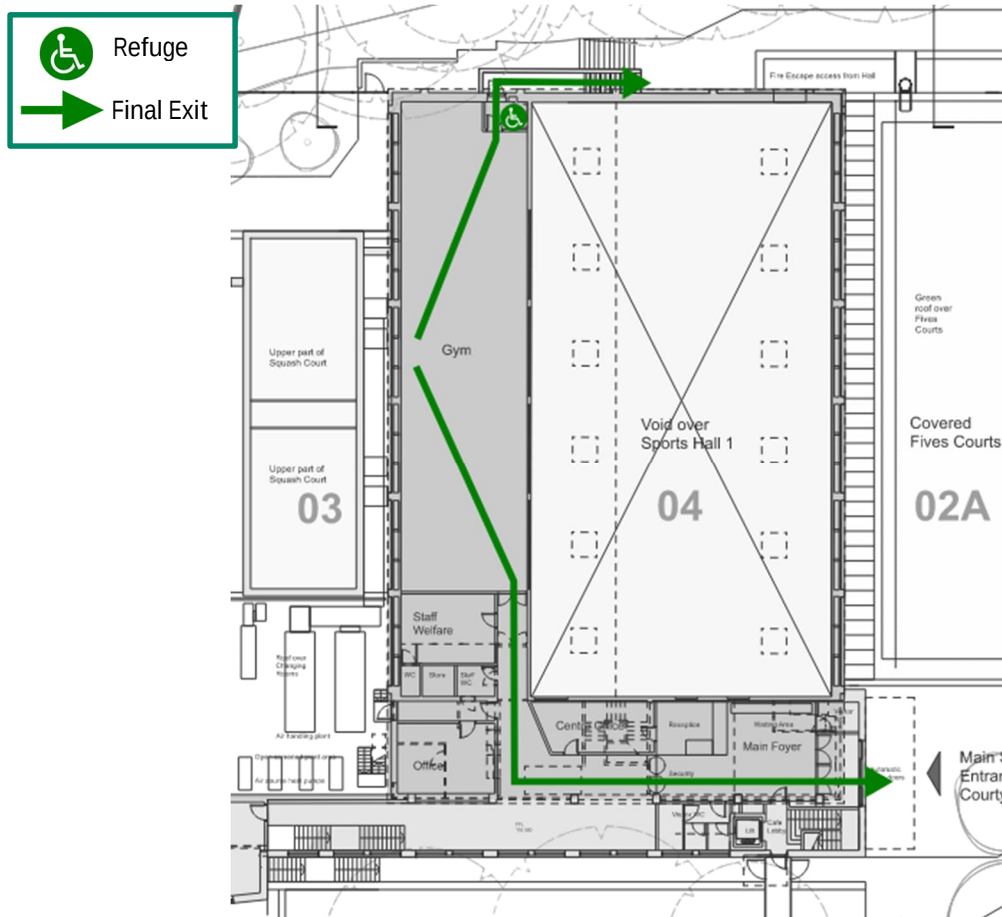


Figure 10: Gym Final Exits

6.2.7.7 Café Area

The proposed café highlighted in Figure 11 is located at second floor and is adjacent to the void of Sports Hall 1. The café has a single means of egress and is provided with level egress for MIPs via an evacuation lift. The café will be limited to 60 persons due to the single stair condition.

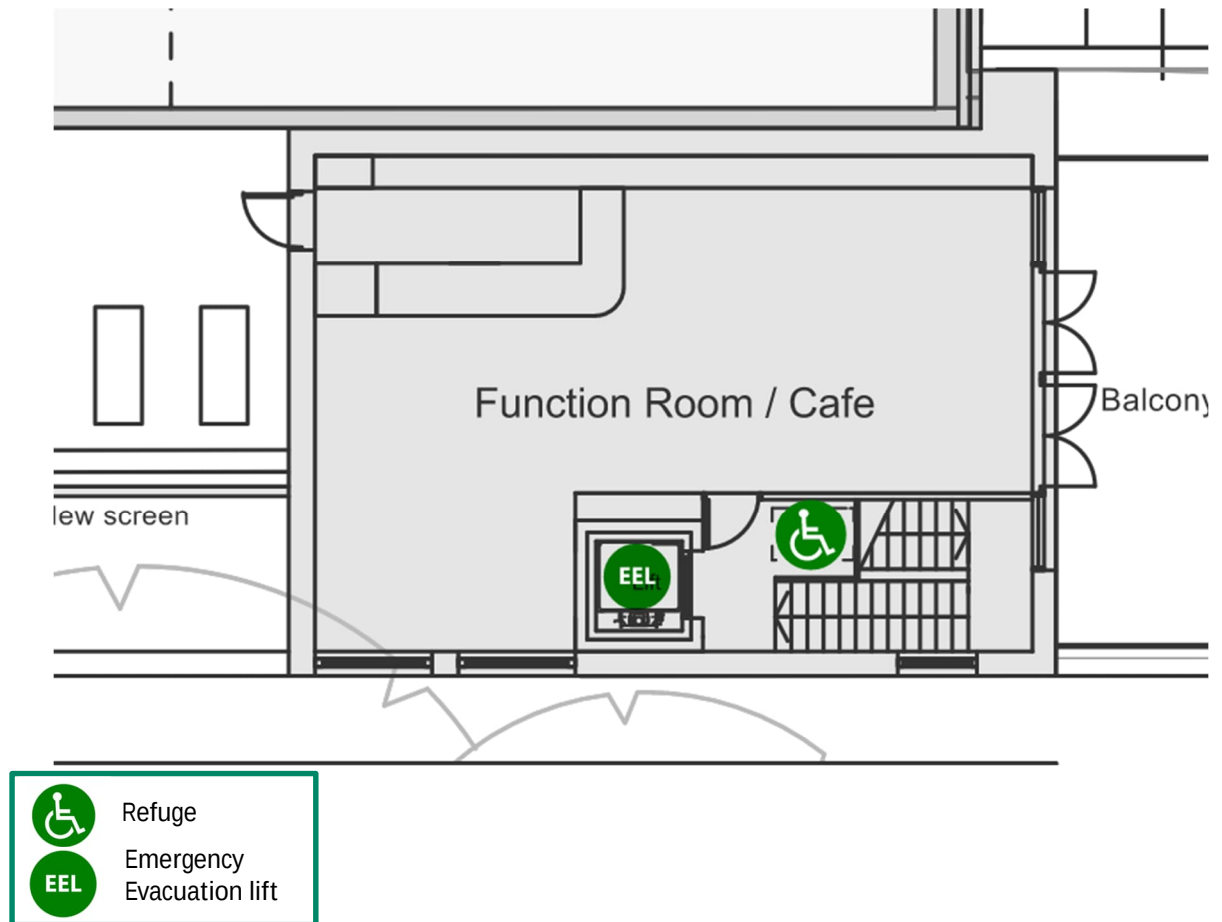


Figure 11: Café Means of Egress

6.3 Passive and Active Fire Safety Measures (D12)

London Plan policies which will be described in this section;

Policy D12 A(2)

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

Policy D12 B(3)

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

London Plan Guidance Requirement;

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

6.3.1 Fire detection and alarm system

To facilitate evacuation, it is intended that the existing automatic fire detection and alarm system which is present within the existing areas of the building will be extended to all new build areas of the development. The system shall be designed and installed in accordance with BS 5839-1. Manual call points and automatic fire detection will be provided throughout the Proposed Development.

6.3.2 Emergency and escape lighting

It is intended that emergency signage and lighting, which is provided in areas of the existing building, will be extended into new areas of the building to facilitate evacuation for all building occupants. Emergency lighting will be provided in line with the recommendations of BS 5266-7. Emergency signage will be provided in line with the recommendations of BS 5499-4 and BS ISO 3864-1.

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.

6.3.5 Structural fire resistance

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

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. Compartment floors designed to 60 minutes (REI) shall be provided to all floors within the building.

Areas where escape from a final exit is required to pass along the building shall be provided with 60 minutes fire resisting construction up to a height of 1.1m.

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 floors and walls will have appropriate detailing to maintain fire separation at these interfaces.

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, (there is no requirement for automatic suppression to meet the Building Regulations).

6.3.10 External Fire Spread

The distance between the MSC and the site boundary varies however the shortest distance is 4 m. Due to the nature of the building, minimal glazing is proposed. External fire spread requirements will be assessed at the next design stage in accordance with BRE 187.

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):

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

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

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. Due to the site being existing, it is expected that the currently existing hydrants in the public highway are sufficient in terms of location and flows as demonstrated in Figure 12.

6.4.2 Systems

A fire alarm panel shall be provided at the main fire brigade access point located to the South of the MSC Building.

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.

6.4.4 Basement ventilation

Although located below ground, Sports Hall 2 is not considered a basement storey for smoke ventilation as it contains windows and doors to outside and is a double height space.

This determination is required to be discussed and agreed with the relevant authorities as the design progresses. In the case that smoke ventilation is required the roof lights serving the space can be designed as AOV's and would provide the required percentage area for smoke ventilation in line with BB100.

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 will be agreed with all relevant authorities as the design develops. The current access proposal has been developed in accordance with the recommendations of BB100.

Fire brigade access routes are provided by Bishopswood Road and Broadlands Road, to the southwest and north side of the building, respectively. This is shown in Figure 12.

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.

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 fire-fighters door(s) will be provided such that there is no more than 60 m between each door and/or the end of that elevation.

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 MSC building.

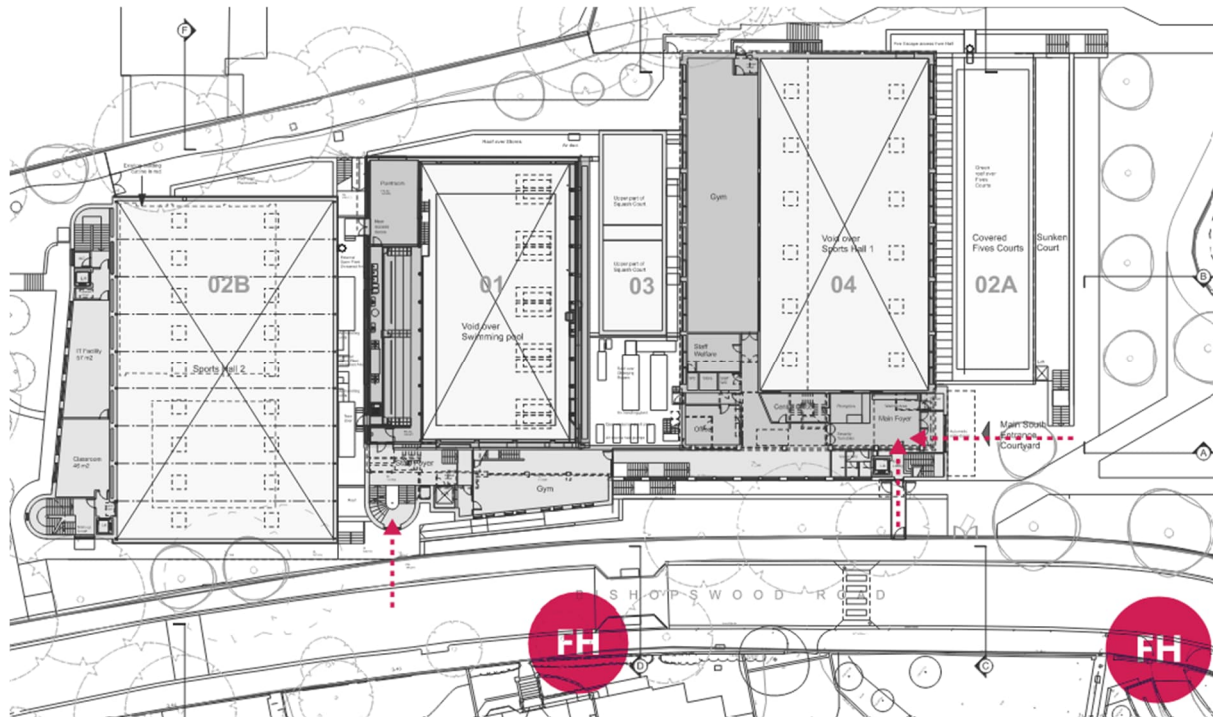


Figure 12: Fire Brigade Access Points and Hydrant Locations

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 planned and, where possible, outlined within the Fire Statement.”

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

The impact of a proposed change to any of the building's characteristics will need to be assessed in terms of the impact it might have on life safety prior to implementation. The person carrying out such an assessment should be appropriately competent for the change proposed and may require consultation with other parties, including Planning, Building Control, Fire Service and/or others. Typical changes which will require professional input include, but are not limited to:

- Further extensions to the building or surrounding building;
- Changes in internal partition layouts which may impact means of egress and compartmentation;
- Future change in building height;
- Change in permanent use of the sports hall e.g., into a theatre; and
- Further developments on the neighbouring playing fields which may impact tender access.

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 all new build areas of the MSC. This is described in Section 6.2.7.

Within the Proposed Development, there is one area where step free access has not been provided. This is the escape from the 1st floor Gym area. This is an existing escape condition which is currently managed by the school. 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 6.2.7.6 of this statement.

This location does not meet the London Plan for step free access for all building users. However, this is an existing condition, and under D12(B) 3.12.11 of the London Plan “*steps have been taken*” to upgrade the overall fire safety provision and meet the intent of the London Plan as best as possible. Whilst the resultant solution may not include step free egress enabling self-evacuation, 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.

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