

# Gateway 1 Planning Submission Fire Statement For

Fusion Lordship Lane.

Reference: FSE2304

Issue No: 01a

19<sup>th</sup> February 2024

## Revision History

| Issue Number:                                     | Issue Date:                                                                                       |
|---------------------------------------------------|---------------------------------------------------------------------------------------------------|
| 01 – Fire Statement                               | 15 <sup>th</sup> February 2024                                                                    |
| 01a – Fire Statement                              | 19 <sup>th</sup> February 2024                                                                    |
| Minor amendments to wording.                      |                                                                                                   |
| Prepared by:                                      | Contact:                                                                                          |
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| Approved by:                                      | Contact:                                                                                          |
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## Client Details

|                        |                                                                           |
|------------------------|---------------------------------------------------------------------------|
| <b>Client:</b>         | Fusion Students                                                           |
| <b>Client Address:</b> | Fusion House<br>The Green<br>Letchmore Heath<br>Hertfordshire<br>WD25 8ER |
| <b>Project:</b>        | Fusion Lordship lane                                                      |

## Validity

This report is produced on the basis of the information and experience available at the time of preparation. It is applicable to the above-mentioned project only in accordance with the client's instructions. It is only valid provided no other modifications are made other than those for which a formal opinion has been sought from and given by Helios Fire & Construction Consultancy UK.

The report outlines the principal opinion of Helios Fire & Construction Consultancy and is prepared based on information issued by other parties, this report should not be viewed as an approval of that information and no liability is accepted for its accuracy.

All legislation quoted is primarily concerned with life safety and property protection is not specifically considered although the fire protection provisions to be provided for the building will offer some degree of property protection.

Furthermore, other issues such as insurers' requirements, cultural heritage, environmental, or continuity issues have not been specifically addressed or included within the development of the fire safety strategy.

## Fire Statement Gateway 1

|                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Site Address</b>                                                                        | Buildings A, B, C and D, Fusion Lordship Lane                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Site Address Line 2                                                                        | Lordship Lane, Wood Green                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Town                                                                                       | London                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| County                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Site Postcode (optional)                                                                   | N22                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Description of Development</b>                                                          | The site comprises of Buildings A, B, C and D. Building A is a new build block of flats for student residential accommodation. Buildings B and C are private blocks of flats. Building D consists of three storey townhouses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Author's Details</b>                                                                    | <p><b>Richard Jones - BA (Hons), Grad.Dip, AIFireE.</b></p> <p>Richard is an Associate with the Institution of Fire Engineers with over 15 years experience in building control and a year working in fire consultancy.</p> <p>Richard has had significant previous experience in Building Control having worked within multiple sectors, including; residential (including HRRB), commercial, industrial, educational, retail, MOJ, MOD and medical facilities at all design/construction stages from feasibility through to handover.</p> <p>Since switching to fire consultancy work in 2022 he has provided consultancy advice for compliance with HRRBs, Gateway 1 reports, risk assessments, fire strategy mark-ups and reports for various sectors.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Signature</b>                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Reviewer's Details</b>                                                                  | <p><b>Kieran Cooper - BEng (Hons) APAWE MIFSM AIFireE</b></p> <p>Kieran is a Member of the Institute of Fire Safety Managers and an Associate with the Institution of Fire Engineers, with 9 years postgraduate experience in the field of fire safety engineering, encompassing; design consultancy, risk assessment, CFD modelling and expert witness.</p> <p>Following a BEng Honours degree in Fire Safety Engineering Kieran obtained the Advanced Professional Award in Expert Witness Evidence in 2022 in order to become a shadow expert within fire safety disputes.</p> <p>Kieran has significant experience in Fire Safety Engineering having worked within multiple sectors, including; residential (including HRRB), commercial, industrial, educational, retail, MOD, Hospitals at all design/construction stages from feasibility through to handover.</p> <p>Kieran has experience with various types of fire engineering analysis required for justifying proposals that do not meet the requirements of the relevant codes of practice which includes; Computational Fluid Dynamics analysis (CFD), radiant heat calculations, smoke control calculations, structural fire protection analysis and analysis of heat transfer and external fire spread.</p> |
| <b>Approver's Details</b>                                                                  | <p><b>Paul Currie BEng, PhD, CEng, MIFireE.</b></p> <p>Chartered Engineer (CEng registrant via Institution of Fire Engineers - IFE) and Member of the IFE, with over 25 years postgraduate experience in the field of fire safety engineering, encompassing; design consultancy, risk assessment, structural and fire testing, CFD modelling, research and lecturing.</p> <p>Consultancy projects have included a number of private, public and commercial buildings including educational developments, healthcare facilities, residential developments, offices, warehouses, shopping centres, sports grounds, and car parks.</p> <p>Lecturing experience includes teaching fire safety and fire engineering topics at the University of Central Lancashire and the School of Continuing and Professional Education (SCOPE) at the City University of Hong Kong.</p>                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Details of consultations undertaken relating to the fire safety of the development.</b> | Currently consultation with Building Control and Fire and Rescue service has not been undertaken.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

**Site Layout Plan With Block Numbering.**

[Attach - Consistent with other plans drawings submitted in connection with the application]



| The Principles, Concepts and Approach Relating to Fire Safety That Have Been Applied to the Development |                                                                                                                    |                                                                                                                |                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                     |           |                       |                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                            |                              |
|---------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| Building Schedule                                                                                       |                                                                                                                    |                                                                                                                |                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                                                     |           |                       |                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                                            |                              |
| Site Information                                                                                        |                                                                                                                    |                                                                                                                |                                                                                                                                                                                                                                                                                          | Building Information                                                                                                                                                                                                                |           |                       | Resident Safety Information                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                            |                              |
| Block Number                                                                                            | Block Height (m)<br>No. Storeys Above Ground<br><br>No. of storeys including below ground level                    | Proposed Use                                                                                                   | Location of Separate uses Within Block                                                                                                                                                                                                                                                   | Standards Relating to Fire Strategy                                                                                                                                                                                                 | Balconies | External Wall Systems | Evacuation Approach                                                                                                                                                                                                                                                                                  | Automatic Water Fire Suppression System (AWFSS)                                                                                                                                                            | Accessible Housing Provided  |
| Building A                                                                                              | Circa 27.4m (Level 08).<br><br>Ground plus nine above ground storeys including mezzanine between ground and first. | Student Accommodation & common amenity space at ground floor and mezzanine.<br><br>Commercial units at ground. | Residential Accommodation Levels ground floor to Level 08.<br><br>Ground and mezzanine floors contain common amenity spaces for students and their guests that will not be accessed by the public. There are also commercial units and 11 duplex flats with independent means of escape. | BS9991 2015 for residential areas.<br><br>ADB Volume 1 2019 incorporating 2020 and 2022 amendments also used for requirements of sprinklers and external walls as provides latest guidance.<br><br>BS9999 2017 for ancillary areas. | No        | A2-s1, d0 or better   | Residential – Stay Put Policy (Defend in Place).<br><br><i>Note: Recommended to include option for fire service to initiate simultaneous evacuation of residential included.</i><br><br>Further evacuation alert system for the fire service proposed<br><br>Ancillary accommodation - Simultaneous. | Full Residential system to BS9251 2021 to student accommodation.<br><br>Amenity / social spaces / ancillary / commercial areas exceeding 100m <sup>2</sup> to have a BSEN12845 commercial system included. | M4 [1]<br><br>&<br><br>M4[2] |
| Building B                                                                                              | Circa 16.9m (Level 05).<br><br>Ground plus five above ground storeys.                                              | Private Dwellings.                                                                                             | Residential accommodation Levels ground to Level 05.<br><br>Ground floor ancillary accommodation.                                                                                                                                                                                        | BS9991 2015 for residential areas.<br><br>ADB Volume 1 2019 incorporating 2020 and 2022 amendments also used for requirements of sprinklers and external walls as provides latest guidance.<br><br>BS9999 2017 for ancillary areas. | Yes       | A2-s1, d0 or better   | Residential – Stay Put Policy (Defend in Place).<br><br>Ancillary accommodation - Simultaneous.                                                                                                                                                                                                      | Full Residential system to BS9251 2021.<br><br>Ancillary areas to be limited to 100m <sup>2</sup> to avoid a BSEN12845 commercial system.                                                                  | M4 [1]<br><br>&<br><br>M4[2] |
| Building C                                                                                              | Circa 16.9m (Level 05).<br><br>Ground plus five above ground storeys.                                              | Private Dwellings.                                                                                             | Residential accommodation Levels ground to Level 05.<br><br>Ground floor ancillary accommodation.                                                                                                                                                                                        | BS9991 2015 for residential areas.<br><br>ADB Volume 1 2019 incorporating 2020 and 2022 amendments also used for requirements of sprinklers and external walls as provides latest guidance.<br><br>BS9999 2017 for ancillary areas. | Yes       | A2-s1, d0 or better   | Residential – Stay Put Policy (Defend in Place).<br><br>Ancillary accommodation - Simultaneous.                                                                                                                                                                                                      | Full Residential system to BS9251 2021.<br><br>Ancillary areas to be limited to 100m <sup>2</sup> to avoid a BSEN12845 commercial system.                                                                  | M4 [1]<br><br>&<br><br>M4[2] |

| The Principles, Concepts and Approach Relating to Fire Safety That Have Been Applied to the Development |                                                                                                 |                     |                                        |                                     |           |                       |                             |                                                 |                              |
|---------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|---------------------|----------------------------------------|-------------------------------------|-----------|-----------------------|-----------------------------|-------------------------------------------------|------------------------------|
| Building Schedule                                                                                       |                                                                                                 |                     |                                        |                                     |           |                       |                             |                                                 |                              |
| Site Information                                                                                        |                                                                                                 |                     |                                        | Building Information                |           |                       | Resident Safety Information |                                                 |                              |
| Block Number                                                                                            | Block Height (m)<br>No. Storeys Above Ground<br><br>No. of storeys including below ground level | Proposed Use        | Location of Separate uses Within Block | Standards Relating to Fire Strategy | Balconies | External Wall Systems | Evacuation Approach         | Automatic Water Fire Suppression System (AWFSS) | Accessible Housing Provided  |
| Building D                                                                                              | Circa 6.1m (Level 02).                                                                          | Private Townhouses. | Residential dwellings.                 | BS9991 2015 for residential areas.  | No        | A2-s1, d0 or better   | Residential – Simultaneous. | No.                                             | M4 [1]<br><br>&<br><br>M4[2] |

**Specific Technical Complexities**

Specific technical complexities in terms of fire safety e.g., green walls and / or departures from information schedule above

**Building A:**

The base code compliant evacuation process is ‘Defend in Place’. This means that the only occupants who evacuate are the occupants who are directly affected by the effects of fire. The remaining occupants remain within their apartments unless asked to evacuate by the fire service.

To support a ‘Defend in Place’ fire strategy the minimum fire detection and alarm system should be a BS5839 Part 6 System with a BS5839 Part 1- L5 system in the common spaces. [Only provided to activate the smoke ventilation systems]

To enhance the effectiveness of the fire alarm and detection system and to provide the capacity for full escalating evacuation under management control a Category L1 alarm and detection system installed in accordance with BS5839 Part 1:2017 will be provided. This will be installed throughout .

In addition, a separate Evacuation Alert System in accordance with BS8629 will be provided for use by the fire service.

Building A is over 18m and will be provided with two firefighting shafts (firefighting stair, firefighting lift and dry riser) and one escape stair. Each core has two lifts one of which can be an evacuation lift as per the requirements of the London Plan (Note: firefighting cores will be provided with one firefighting lift and one evacuation lift). All floors are provided with two means of escape. On Level 07, there is an arrangement where escape is required to be made via the protected cluster corridor for an alternative means of escape. See the fire strategy for more information on the means of escape strategy.

The building will be provided with a sprinkler system in accordance with BS9251 2021. As noted in BS9251 2021 where a residential BS9251 system is to be used in the social, ancillary and commercial areas, these areas will need to be split into compartments with a floor area not greater than 100m<sup>2</sup>; on the basis the current areas exceed the 100m<sup>2</sup> a BSEN 12845 system will be incorporated to these areas.

Category B Protective Devices to BSEN 50615 [Category B - Device for preventive power cut-off of the appliance] will be provided to all cooking facilities within the student accommodation to Building A.

On Building A louvres have been provided to the exterior of the building for ventilation, however, it is yet to be decided whether a natural or mechanical system will be utilised. The chosen design will be confirmed at the next stage and will be documented within the fire strategy.

External wall construction will be Class A2-s1, d0 or better.

**Buildings B and C:**

The base code compliant evacuation process is ‘Defend in Place’ for Buildings B and C. This means that the only occupants who evacuate are the occupants who are directly affected by the effects of fire. The remaining occupants remain within their apartments unless asked to evacuate by the fire service.

To support a ‘Defend in Place’ fire strategy the minimum fire detection and alarm system should be a BS5839 Part 6 System with a BS5839 Part 1- L5 system in the common spaces. [Only provided to activate the smoke ventilation systems]. A Grade D1 Category LD1 will be installed throughout the apartments.

Buildings B and C are under 18m, B has a single stair and C has two stairs. Stairs will be provided with dry risers to assist firefighting. As per the London plan the lifts serving both cores in Building C and the single core in Building B will be provided as evacuation lifts.

Buildings B and C will be provided with a sprinkler system in accordance with BS9251 2021. As noted in BS9251 2021 where a residential BS9251 system is to be used in the social and ancillary areas, these areas will need to be split into compartments with a floor area not greater than 100m<sup>2</sup>.

Buildings B and C have external balcony access, the balconies will be required to follow BS9991 and be at least 50% open. In addition to this downstands are proposed to some balconies to reduce the likelihood of lateral smoke spread which is in accordance with BS9991.

External wall construction will be Class A2-s1, d0 or better.

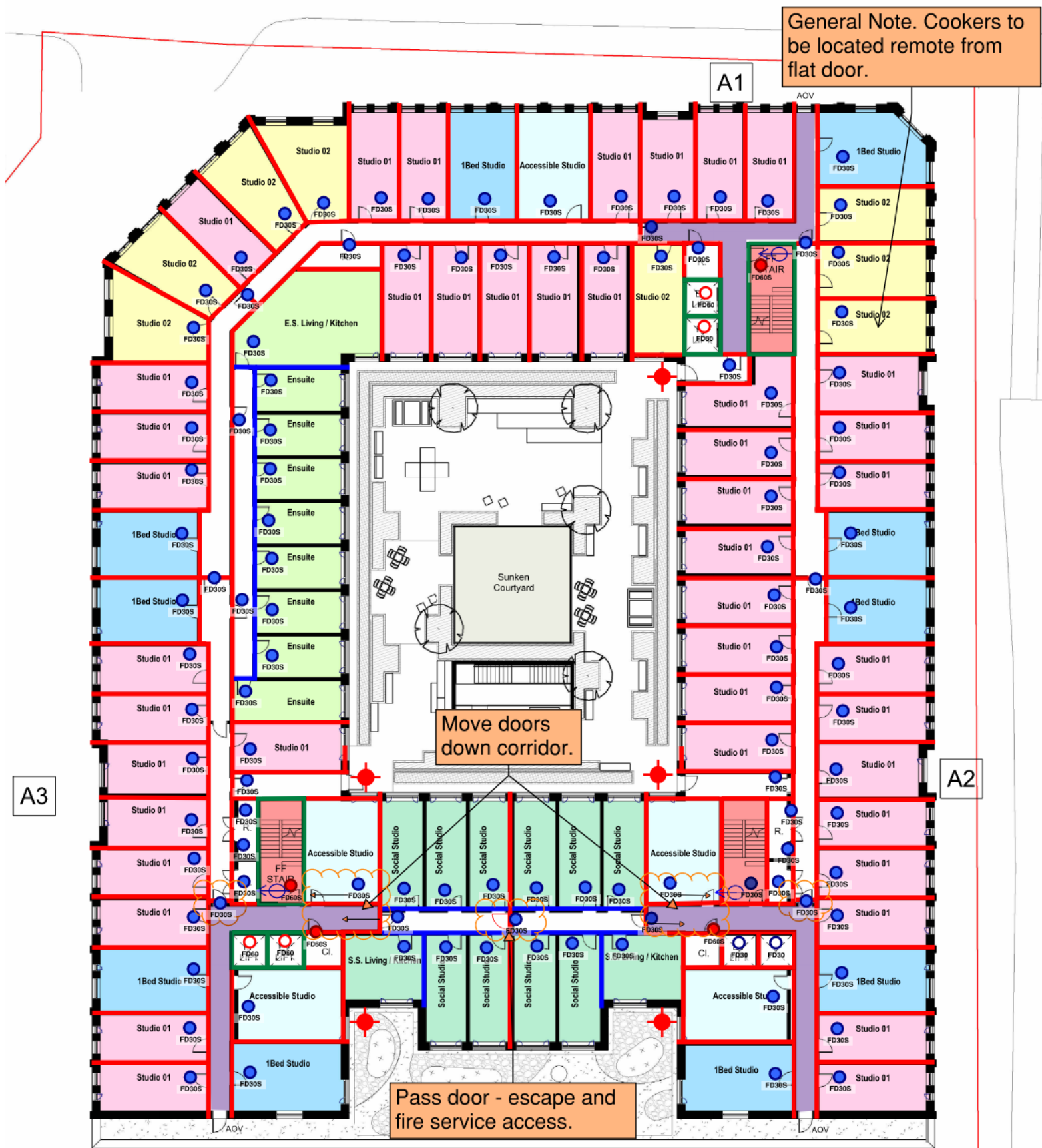
**Building D:**

A Grade D1 Category LD2 system will be installed in accordance with BS5839-6:2019.

External wall construction will be Class A2-s1, d0 or better.

**For more information on the fire strategy principles for each Building, see the Stage 2 fire safety strategy included within the planning application pack.**

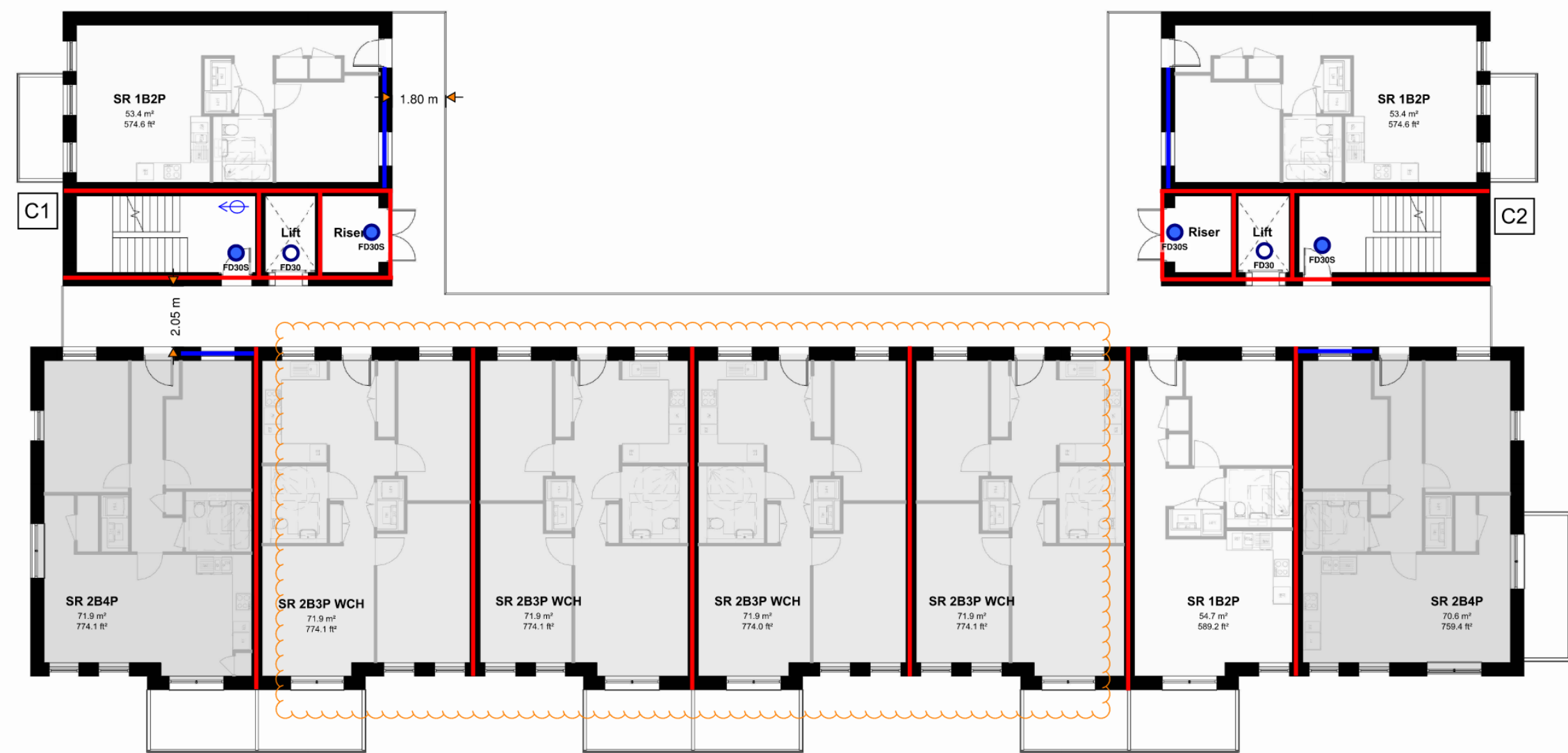
Typical layout for Buildings A, B and C are shown below.



Building B:



Building C:



**Issues Which Might Affect the Fire Safety of the Development**

Explain how any issues which might affect the fire safety of the development have been addressed.

**Building A:**

Stairs and associated lobbies/common corridors will be provided with smoke ventilation. Building A will be provided with external AOVs to the residential corridors. Building A Ground and Mezzanine floors will have smoke control to lobbies/corridors adjacent the stair which could be through natural or mechanical means. On this basis, if mechanical ventilation is provided Computational Fluid Dynamics (CFD) modelling will be required to demonstrate appropriate performance of the system. The CFD modelling should demonstrate tenability as noted in the Smoke Control Association Guide and BSEN12101 or provide a comparative assessment with a standard code compliant design. The chosen design will be confirmed at the next stage and will be documented within the fire strategy.

If required the CFD for the mechanical system will be carried out at the detailed design stage; this CFD will also be used to assess and validate the tenability conditions within the common corridors for means of escape and firefighting.

To enhance the effectiveness of the fire alarm and detection system and to provide the capacity for full escalating evacuation under management control a Category L1 alarm and detection system installed in accordance with BS 5839 Part 1:2017 will be provided. This will be installed throughout the whole of Building A.

In addition, for Building A, a separate Evacuation Alert System in accordance with BS8629 will be provided for use by the fire service.

As identified within the Stage 2 fire strategy (as appended within the planning pack), due to the Category L1 fire detection and alarm system allowing an escalating evacuation strategy and the provision of the separate evacuation alert, the occupancy of the building has been derived and in the worst case simultaneous evacuation, exit and stair widths have been calculated to ensure full evacuation is achievable.

Building A is over 18m and will be provided with two firefighting shafts (firefighting stair, firefighting lift and dry riser) and one escape stair. Each core has two lifts one of which can be an evacuation lift as per the requirements of the London Plan (Note: firefighting cores will be provided with one firefighting lift and one evacuation lift). All floors are provided with two means of escape. On Level 07, there is an arrangement where escape is required to be made via the protected cluster corridor for an alternative means of escape. See the fire strategy for more information on the means of escape strategy.

The firefighting lifts within Building A (which is provided principally for the use of the fire and rescue service in fighting fires) can potentially be used for the evacuation of disabled people prior to the arrival of the fire and rescue service in addition to the dedicated evacuation lifts and the ‘defend in Place’ Strategy based on the end users PEEPS.

The building will be provided with a sprinkler system in accordance with BS9251 2021. As noted in BS9251 2021 where a residential BS9251 system is to be used in the social, ancillary and commercial areas, these areas will need to be split into compartments with a floor area not greater than 100m<sup>2</sup>; on the basis the current areas exceed the 100m<sup>2</sup> a BSEN 12845 system will be incorporated to these areas.

The building is to have external wall construction to Class A2-s1, d0 or better as discussed above.

Category B - Device for preventive power cut-off of the appliance will be provided to all cooking facilities (including compliant cooking arrangements as part of Fusion policies).

Premises information boxes will be provided.

Structural fire resistance for the building is 60 minutes fire resistance. For more information on the minimum fire resistance of the buildings see the Stage 2 fire strategy. The building will have compartment floors (other than the mezzanines in Building A). Where shafts breach compartment floors, compartmentation will be maintained by protected shafts.

The provision of 60 minute compartment walls separate the commercial units from the student accommodation in Building A on the ground floor.

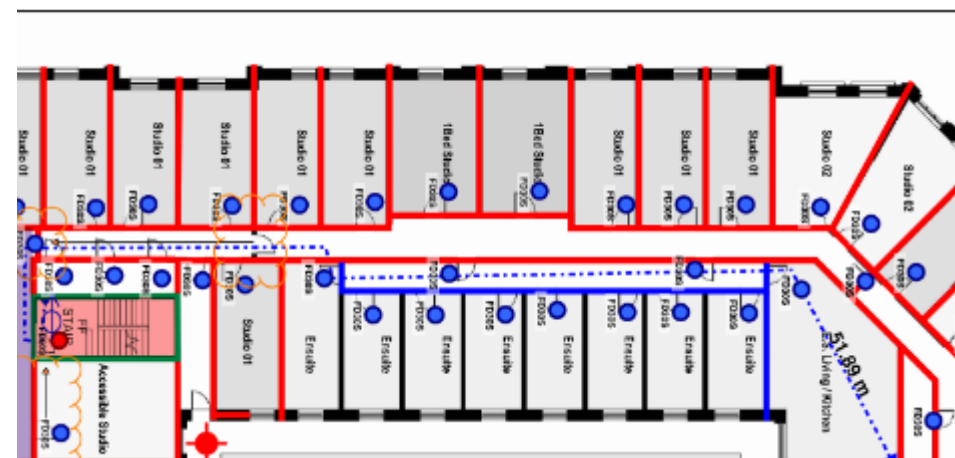
The building has multiple stairs and can therefore communicate with ancillary accommodation.

Primary elevations have been assessed and the design team have been informed of the fire resistance requirements based on boundary distances. Detail of protection measures to be confirmed at later stage of the design (Gateway 2).

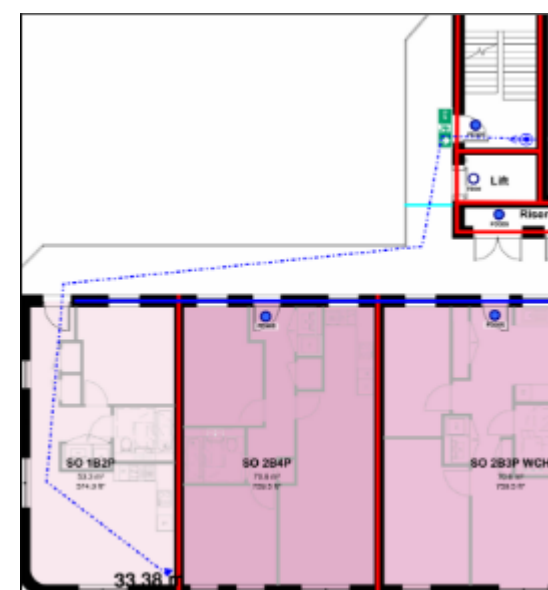
|                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                               | <p><b>Buildings B &amp; C:</b></p> <p>Both buildings are under 18m in height and include the provision of open balcony access.</p> <p>Both buildings will be provided with a sprinkler system in accordance with BS9251 2021. As noted in BS9251 2021 where a residential BS9251 system is to be used in the social and ancillary areas, these areas will need to be split into compartments with a floor area not greater than 100m².</p> <p>As per the London plan the lifts serving both cores in Building C and the single core in Building B will be provided as evacuation lifts. It is noted that the evacuation lifts will open directly on to the open balcony rather than into a protected lobby in line with standard guidance. This is considered acceptable in these instances on the basis all flats are provided with suppression, the balcony escape is in line with the guidance in BS9991 and the balcony is open with large amounts of ventilation helping to clear smoke and maintain access to the lifts.</p> <p>Each building to have external wall construction to Class A2-s1, d0 or better as discussed above.</p> <p>Building B and C include some open plan flats that are greater than 4m by 8m without the kitchens being enclosed. Some of these arrangements where kitchens are remote from the flat entrance have been justified in the fire strategy, others where the kitchens are adjacent to the front entrance doors will need to be enclosed.</p> <p>Premises information boxes will be provided.</p> <p>Structural fire resistance for both buildings is 60 minutes fire resistance. For more information on the minimum fire resistance of the buildings see the Stage 2 fire strategy. Buildings B and C will have compartment floors. Where shafts breach compartment floors, compartmentation will be maintained by protected shafts.</p> <p>Building B has multiple stairs and can therefore communicate with ancillary accommodation. Building B is a single stair building with no ancillary accommodation communicating with the stair.</p> <p>Primary elevations have been assessed and the design team have been informed of the fire resistance requirements based on boundary distances. Detail of protection measures to be confirmed at later stage of the design (Gateway 2).</p> |
| Local Development Plan Policies – Fire Safety | <p>London Plan – Evacuation lifts required in Building A, B and C in line with London Plan Policy D5 and D12.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |



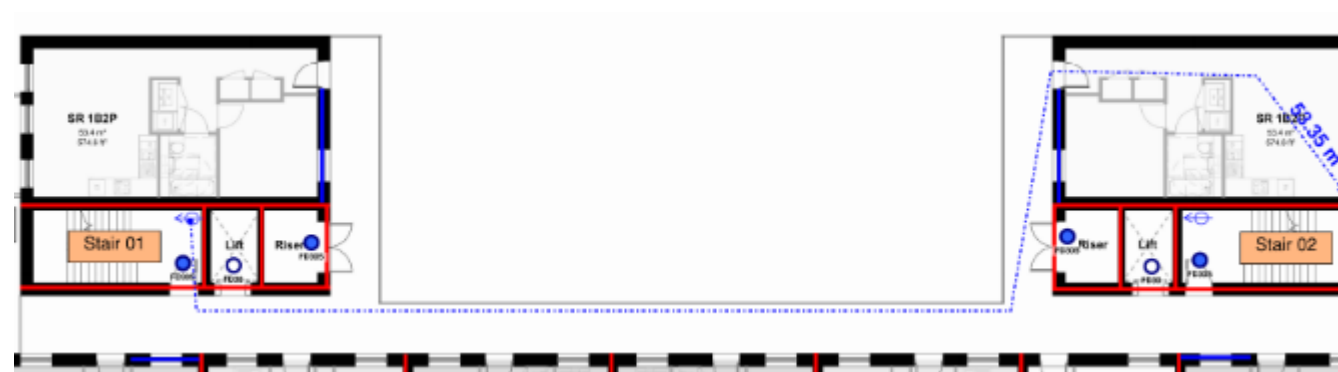
Below is the longest hose distance for Building A which is within 60m.



The longest hose distance in Building B is under 45m.



Building C had a second dry riser installed in Stair 02 as the hose distance from Stair 01 would have exceeded 45m at its furthest point.

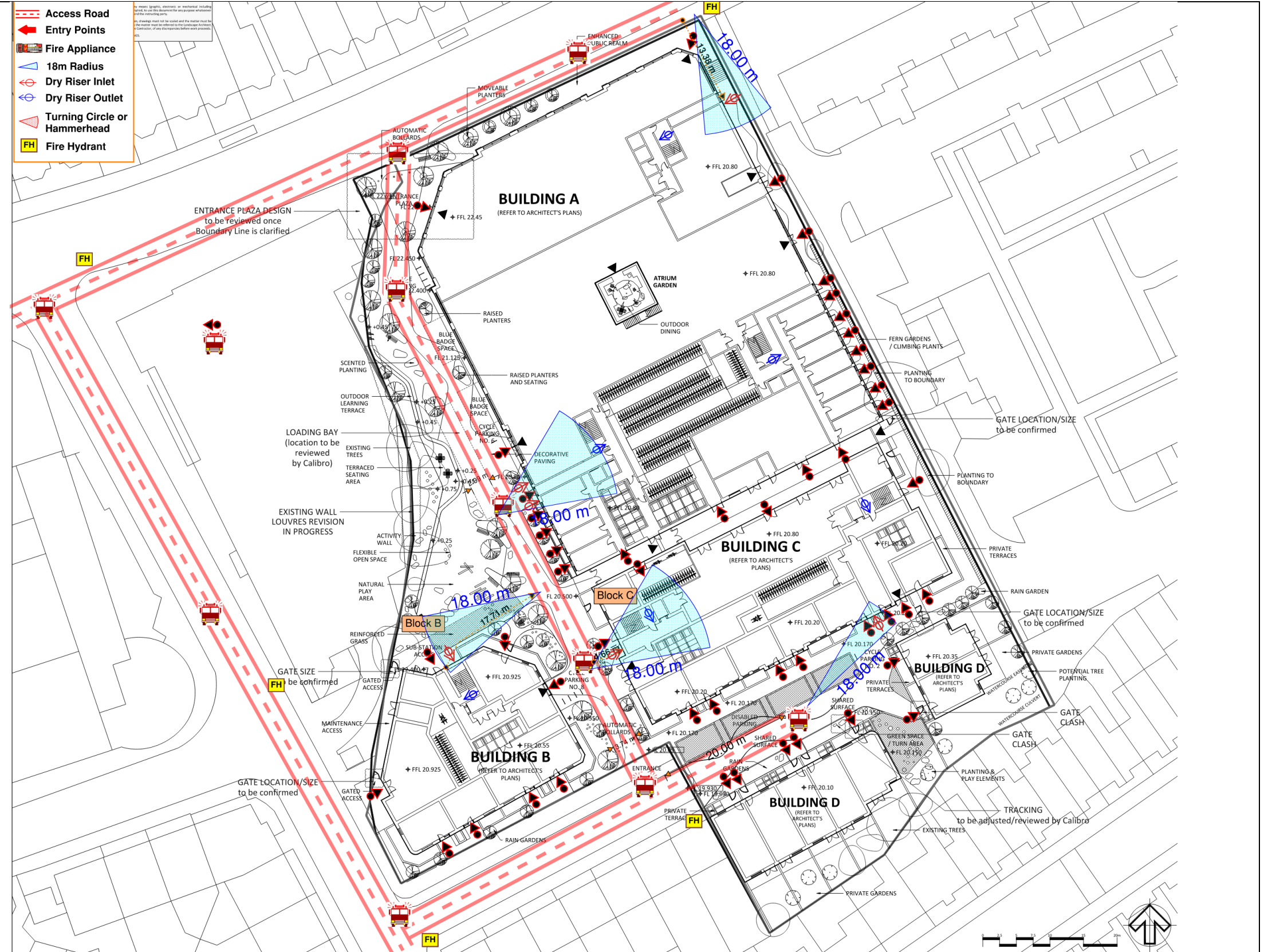


A Secure Premises Information Box will be provided. As recommended in Approved Document B there will be a facility to store a building Emergency Response Pack [ERP] in an accessible location to aid the Fire & Rescue Service in understanding building layouts, outlining access provisions, and notifying them of the active systems within the building.

The Premises Information Box [PIB] will be sited at the primary Fire & Rescue Service entry point to the building in proximity to the other fire safety systems e.g., evacuation alert panel / fire alarm panel / smoke control systems / PV inverter shut offs and rising main connectors.

### Emergency Road Vehicle Access

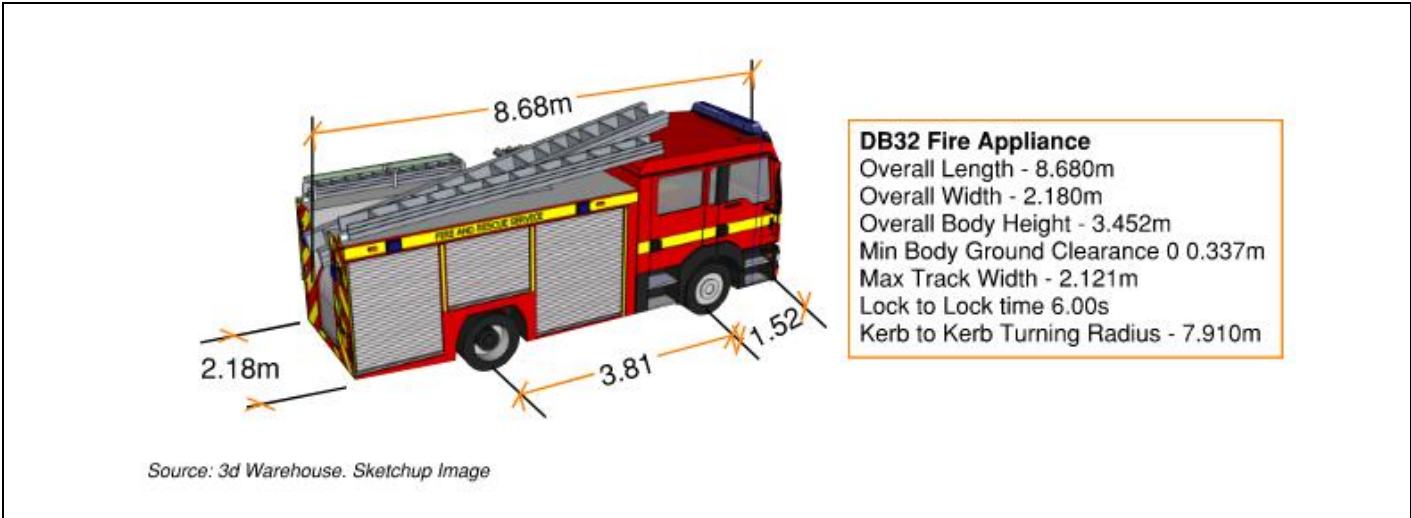
Specify emergency road vehicle access to the site entrances indicated on the site plan.



There is an access road off Lordship Lane that runs through the site. Access will be provided within 18m of all dry riser inlets or access points used for firefighting for the Amenity and flats with galleries. Access can be made within 45m to the furthest point in dwellings.

The fire service requires to get a pump appliance within 18 metres and in sight of the dry rising main inlets; the access to the development is provided by the local infrastructure. **Note:** there is also a recommended 18m maximum horizontal run of riser between the dry riser inlet and the ground floor outlet.

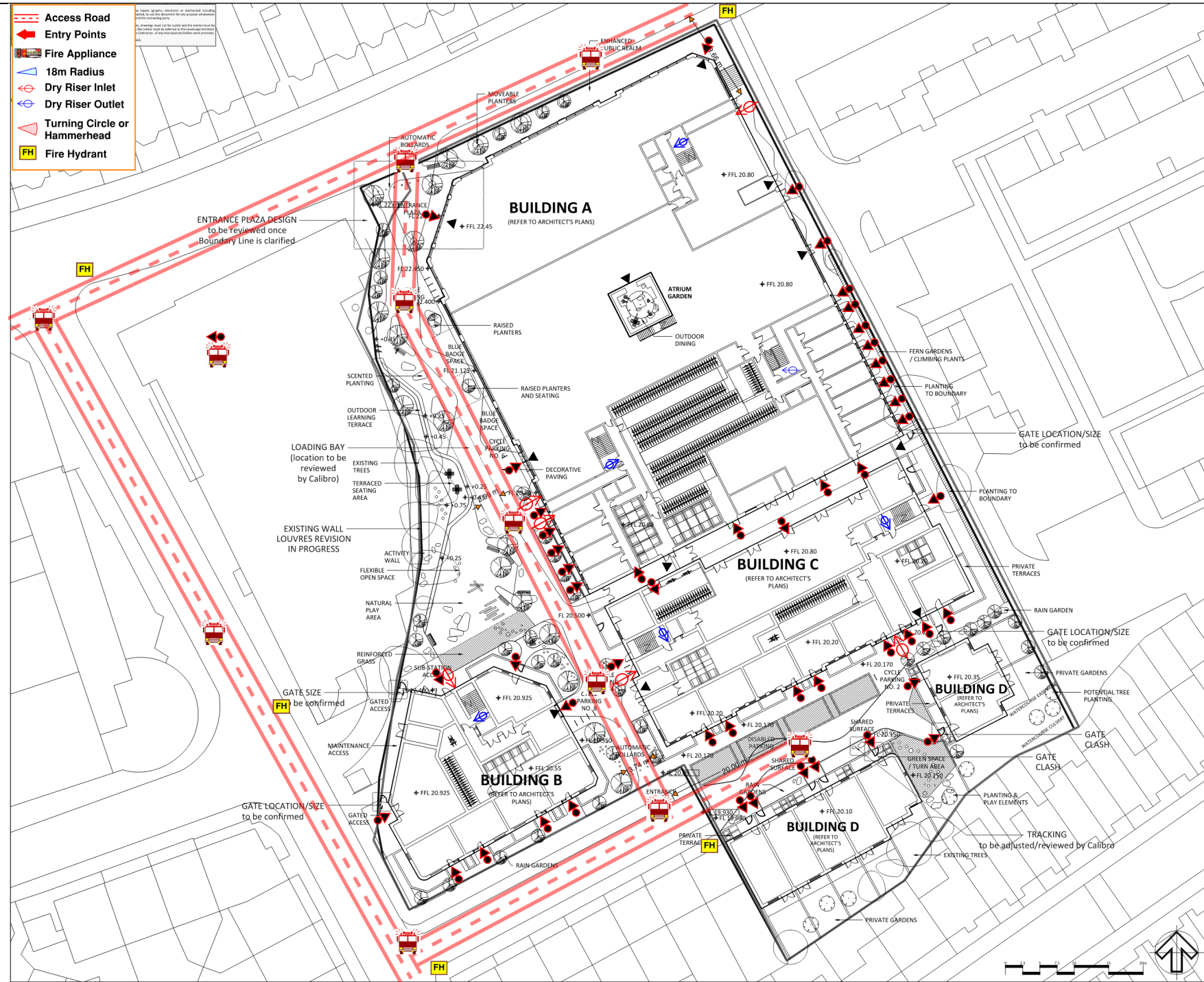
Access roads between the buildings will need to meet the specification noted below.



| Appliance | Width of Road between Kerbs | Gateway Width | Clearance Height | Carrying Capacity | Turning Circle |              |
|-----------|-----------------------------|---------------|------------------|-------------------|----------------|--------------|
|           |                             |               |                  |                   | Kerb to Kerb   | Wall to Wall |
| Pump      | 3.7m                        | 3.1m          | 3.7m             | 12.5 – 15 tonnes  | 16.8m          | 19.2m        |

The fire service should not need to reverse more than 20 metres.

|                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                 |                |                 |                          |
|---------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|----------------|-----------------|--------------------------|
| Is the emergency vehicle tracking route within the site to the siting points for appliances clear and unobstructed? | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                 |                | No              |                          |
| <b>Siting of Fire Appliances</b><br><br>Guide: no more than 200 words                                               | Please see sections above and below and the Stage 2 fire strategy for further information on provisions for the fire service.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                 |                |                 |                          |
| <b>Suitability of Water Supply for the Scale of Development Proposed</b>                                            | For buildings provided with dry rising mains, hydrants should be provided within 90 metres of dry fire main inlets and not more than 90 metres apart. For areas of the building where hose distances are proposed, the hydrant should within 90m of the entry point of the building.<br><br>Existing Fire Hydrants (FH) have been identified and noted on the fire service access drawing.<br><br>The hydrants are within 90m of the dry fire main inlets or entry points of the building. It should also be noted as the hydrants are existing and should therefore be maintained in working order by the water authority in accordance with the Water Industry Act 1991, Section 57. |                                 |                |                 |                          |
| Nature of water supply:                                                                                             | <del>Open Water — Limited</del>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <del>Open Water Unlimited</del> | Hydrant Public | Hydrant Private | <del>Tanked Supply</del> |
| Does the proposed development rely on existing hydrants and if so, are they currently usable / operable?            | Yes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                 | No             |                 | Don't Know               |
| <b>Fire Service Site Plan</b>                                                                                       | Attached                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                 |                | Inserted Below  |                          |



The figure above shows the fire service access to the buildings including indicative location of dry riser inlets. Further information is available in the Stage 2 fire strategy.

The location of assembly points should be determined by the site management team forming part of their fire risk assessment and fire safety management plan. The locations should take account of their management structure, resources, and local restrictions and if they have a current policy to adhere to. This should include:

- The locations should not be located where they may obstruct fire service operational personnel or their access to the development.
- They should be located a suitable distance from the building being evacuated.
- They should be suitably sized for the number of people who will need to use them.
- Consideration of how the evacuation process will be managed including communication method with people at assembly points.

There is potential for assembly points on site in different areas depending on the building evacuating, or in front of neighbouring buildings (e.g. to the pedestrian area to the front of the neighbouring Vue Cinema), however, the management team are responsible for ensuring suitable locations are selected for the building.