

Tottenham – The Hale

Planning Application Fire Safety Statement

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Quality information

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1 Introduction

This Fire Statement has been prepared by AECOM to accompany a full planning application for the mixed-use development scheme. The application is submitted on behalf of Jigsaw PMG Tottenham Limited.

The redevelopment proposal, designed by TateHindle Limited, consists of the construction of a new building, part seven, part twenty-four storeys, with commercial uses (Class E(a)) at ground floor and purpose-built accommodation above, located at 29-33 The Hale, Tottenham Hale, London (National Grid Reference TQ 34272 89577).

This Fire Statement outlines a summary of the primary fire safety features that are proposed for the scheme during the early design stages in order to ultimately meet the project goals and objectives for fire safety, see Section 1.1, as well as to demonstrate that the requirements of Policy D12 Fire Safety of the London Plan can be achieved.

This Fire Statement represents the concept strategy only and may be subject to change as the design progresses.

1.1 Goals and Objectives

The fire engineering design process involves the development of fire safety solutions during the RIBA design stages to meet the appropriate fire safety goals within the project constraints. The overall objective is to develop a fire safety solution which could, ultimately once further design progression has occurred, comply with relevant Legislation and planning guidance in London such as:

- The Building Regulations 2010, Schedule 1, Part B;
- Construction Design and Management Regulation 2015 (CDM);
- The Regulatory Reform (Fire Safety) Order 2005 (FSO); and
- The London Plan 2021 (namely D12 (Fire Safety) and Policy D5 (Inclusive Design)).

To this end, this Fire Statement is based on the recommendations and guidance of BS 9999:2017 “Code of Practice for Fire Safety in the Design, Management and Use of Buildings” and BS 9991:2015 “Fire safety in the design, management and use of residential buildings –Code of practice” (hereafter referred to as BS 9999 and BS 9991, respectively). In addition, as the project is based in London, the building should comply with the London Plan 2021 (including Policy D12 – Fire Safety and Policy D5(B5) – Evacuation Lifts), (See Section 1.2).

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

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

1.2 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.

1.2.1 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."

The London Plan refers to terms 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 following the guidance provided by BS 9999 and BS 9991. It is on the basis that the levels of fire safety suggested therein meet those set out in the London Plan 2021.

1.2.2 Policy D5

Policy D5(B5) states that a development should "be designed to incorporate safe and dignified emergency evacuation for all building users. In all developments where lifts are installed, as a minimum at least one lift per core (or more subject to capacity assessments) should be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building".

Provisions have been made throughout the proposed development to include evacuation lifts and level escape as to meet the intention of D5 of the London Plan.

2 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. This is detailed in Figure 1 below.

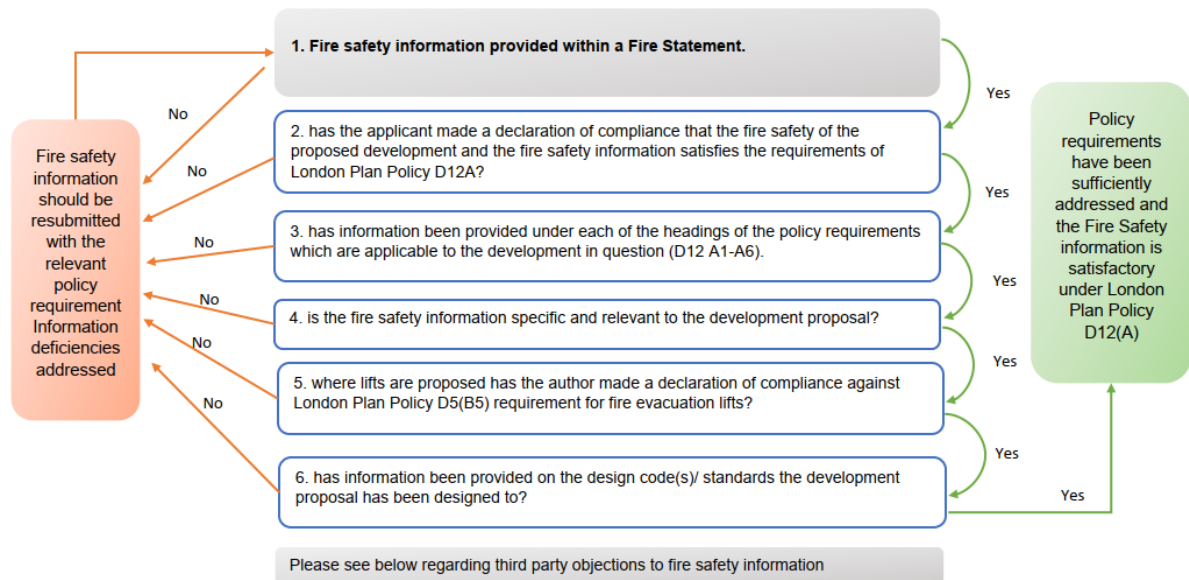


Figure 1: London Plan Policy D12(a) Fire Safety Flow Diagram

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

Name	Signature	Date
Simon Dent CEng, BEng, MIFireE.		27/01/2023

3 Building Description

The proposed building is located at 29-33 The Hale, Tottenham Hale, London (National Grid Reference TQ 34272 89577). The building comprises twenty-four storeys above ground level and one basement level with a height of 79 m to the top of the roof. As the building has a storey above 18 m above ground level and contains dwellings, it is classified as a “relevant building” in accordance with Regulation 7(4) of the Building Regulations 2010.

It is a mixed-use development that accommodates students with postgraduate rooms and cluster bedroom units, as well as commercial (retail) use at ground floor. The postgraduate rooms and cluster bedroom units, which are classed as residential units, are located throughout the building from the first floor to the twenty-third floor.

The building is proposed to be provided with three stairs serving the main use of the building. One of the stairs is to extend from basement floor to the seventh floor, another stair will extend from basement floor to the twenty-fourth floor (all floors), and another stair will extend from ground floor to twenty-third floor. The two storey retail unit will also be provided with an internal protected stair (extending from ground floor to first floor) for escape.

The postgraduate rooms are open plan with an ensuite bathroom and a kitchenette. The cluster bedrooms units contain cluster bedrooms with an ensuite bathroom within, and a shared amenity area consisting of a communal lounge and kitchen. Shared student amenities are also provided, including a gym on the first floor and communal lounge areas with roof terraces for resident use on the seventh and twenty-fourth floors.

The ground floor, shown in Figure 2, comprises reception and co-working area, three retail spaces, bike storage, a parcel area, refuse rooms and engineering plant spaces. The basement level contains additional bike storage area, residential refuse and engineering services plant rooms.

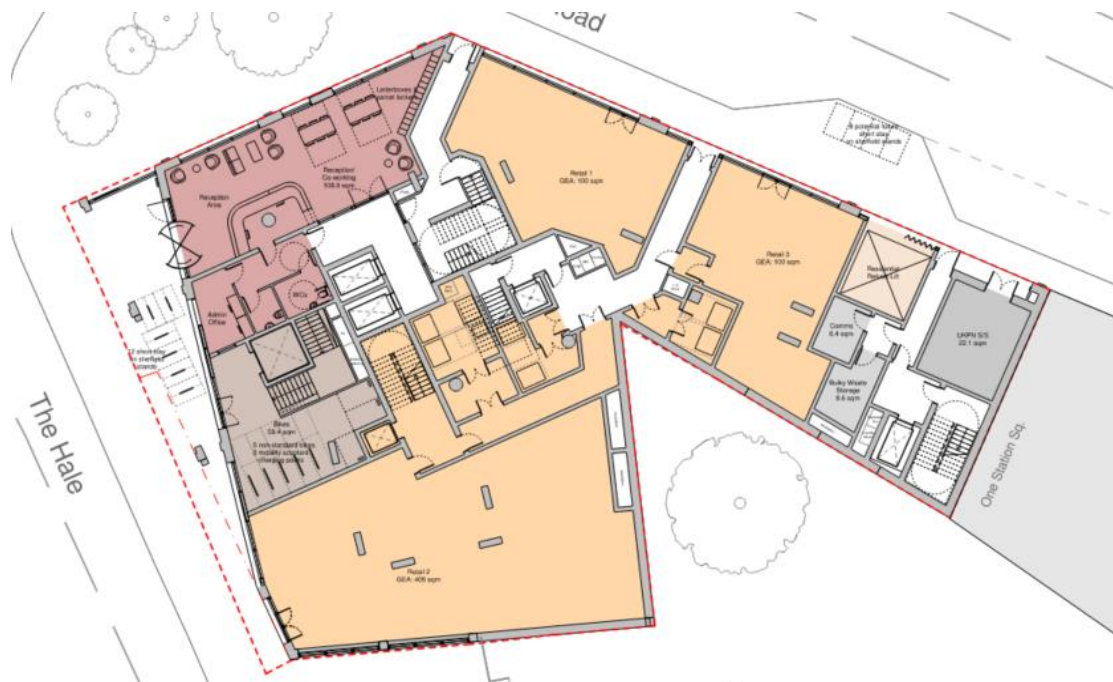


Figure 2: Indicative Ground Floor Layout

3.1 Risk Profiles

The building is a mixed-use building of residential (postgraduate studio and cluster) apartments and non-residential spaces on the basement, ground and first floor. For the non-residential parts of the building. BS 9999 provides recommendations based on the “Risk Profile” allocated for the space under consideration. The risk profile takes into account the occupancy characteristics as well as the potential fire growth rate for the areas of the building. As per Section 6.5 of BS 9999, it is acceptable to reduce the fire growth rate by one level in a fully sprinklered building. It is anticipated that only approved and inducted workers/ maintenance personnel will access the plant rooms and will be familiar with the building and its escape strategy.

Table 1 summarises the risk profiles for the building.

Table 1: Risk Profiles within the Building

Area	Risk Profile
Plant Space	A2
Refuse Rooms	A2
Bike Storage	A2
Retail/Co-working	B2
Office	A1

3.2 Referenced Drawings and Information

This report is based on information made available at the time of writing the report, provided by Tatehindle (Lead Designer).

The referenced information is listed below in Table 2.

Table 2: Referenced Drawings and Information

Drawings Number	Revision	Reference	Dated
15411-A-PL-X-(03)-100	5	Basement Floor Plan	03/03/23
15411-A-PL-X-(03)-101	7	Ground Floor Plan	03/03/23
15411-A-PL-X-(03)-102	4	First Floor Plan	03/03/23
15411-A-PL-X-(03)-103	4	Second to Sixth Floor Plan	03/03/23
15411-A-PL-X-(03)-104	5	Seventh Floor Plan	03/03/23
15411-A-PL-X-(03)-105	5	Eighth to Twenty-third Floor Plan	03/03/23
15411-A-PL-X-(03)-106	5	Twenty-fourth Floor Plan	03/03/23
15411-A-PL-X-(03)-107	4	Roof Plan	03/03/23
15411-A-PL-X-(05)-100	3	North-East & North-West Elevations	26/01/23
15411-A-PL-X-(05)-101	5	South-West & South-East Elevations	03/03/23
15411-A-PL-X-(05)-103	4	Courtyard Elevations	03/03/23

4 Fire Statement – The Hale

This section outlines a summary of the primary fire safety features proposed for the building at this stage in design. The following provides an overview for the building, in concept only, and may be subject to change as the design progresses.

4.1 Building's Construction (D12)

London Plan Policy which will be discussed in this section:

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

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

London Plan Guidance Requirement:

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

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

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.

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

4.1.1 Combustibility of External Walls

As the building has a storey above 18 m above ground level and contains dwellings, it is classified as a "relevant building" in accordance with Regulation 7(4) of the Building Regulations 2010. Relevant buildings are required to meet Regulation 7(2) of the Building Regulations 2010, which state that all materials of an external wall or specified attachment of a relevant building must be of European Classification A2-s1, d0 or A1.

For information regarding the structural fire resistance and compartment walls, refer to Section 4.3.3 'Structural Fire Resistance' and Section 4.3.4 'Compartmentation'.

It is noted that BS 9999 does not place any restriction on combustibility of insulation; however, AECOM recommends that regardless of building height and usage, that non-combustible materials, are used for any component of external walls.

4.1.2 Roof Coverings

Roof coverings are proposed to have an AA, AB or AC or B_{ROOF}(t4) designation in accordance with of BS 9999 and BS 9991.

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

London Plan policies which will be discussed in this section:

Policy D12 A(4)

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

Policy D12 A(5)

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

Policy D12 B(2)

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

Policy D12 A(1b)

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

London Plan Guidance Requirements:

"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"

4.2.1 Travel Distances

The travel distances within all areas of the building are proposed to be compliant with the recommendations of BS 9991, BS 9999.

4.2.2 Stairs and Lifts

Three stairs will be provided to the main use of the building: one of the stairs is to extend from basement floor to the seventh floor, another stair will extend from basement floor to the twenty-fourth floor, and another stair will extend from ground floor to twenty-third floor. Therefore, all levels providing residential accommodation will be served by a minimum of two stairs. The two storey retail unit will also be provided with an internal protected stair (extending from ground floor to first floor) for escape.

A minimum of one lift is provided to each escape/firefighting stair.

4.2.3 Disabled Refuges and Evacuation Lifts

Disabled refuges are proposed to be provided at all levels without step-free egress. 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. Refuges will be sited so that they do not obstruct people evacuating.

In addition, evacuation lifts are proposed to be provided per escape/firefighting stair core. They are to be accessed from the common corridors at above ground levels and from protected lobbies associated with the stairs at basement level. The retail unit is also proposed to have an evacuation lift adjacent to the protected stair for escape from the first floor.

4.2.4 External Places of Safety

All final exits lead to the open air with unrestricted total dispersal away from the building. Any assembly areas developed through the design, or occupancy processes, will need to select an appropriately located area with sufficient capacity. This assembly area should be sufficiently remote from the building and not obstruct the fire brigade attendance points and their operations.

4.3 Passive and Active Fire Safety Measures (D12)

London Plan policies which will be discussed in this section:

Policy D12 A(2)

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

Policy D12 B(3)

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

London Plan Guidance Requirement:

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

4.3.1 Fire Detection and Alarm

A category LD2 automatic fire detection and alarm system, conforming to BS 5839-6:2019, is proposed to be provided within all postgraduate bedrooms. The cluster bedroom units are proposed to be provided with a category LD1 automatic fire detection and fire alarm system in accordance with BS 5839-6:2019 and allow for the simultaneous evacuation for the cluster of fire origin.

A smoke detection system is proposed for postgraduate bedroom's protected lobbies/common corridors to activate smoke control systems.

In the communal areas of the residential levels and in non-residential parts of the building, e.g., retail units, an appropriate fire detection and alarm system is proposed to be provided in accordance with the relevant part of BS 5839-1:2017. It is expected that the retail units will have standalone systems.

4.3.2 Internal Fire Spread (Linings)

All linings for walls and ceilings are proposed to meet the classifications for surface spread of flame as set out in line with BS 9991 and BS 9999 as shown in Table 3.

Table 3: Surface Spread of Flame Classification of Linings

Location	National Class	European Class
Small room of area not exceeding: 4 m ² in residential accommodation 30 m ² in a non-residential accommodation	3	D-s3, d2
Other rooms	1	C-s3, d2
Circulation spaces within dwellings	1	C-s3, d2
Other circulation spaces including staircases	0	B-s3, d2

4.3.3 Structural Fire Resistance

Due to the height of the building, all loadbearing elements of structure such as frames, beams, columns, loadbearing walls and floor structures of the building are proposed to have a minimum of 120 minutes (loadbearing (R)) fire resisting construction.

4.3.4 Compartmentation

All walls and floors separating a flat (postgraduate bedroom or cluster) from another part of the building are proposed to be provided as compartment walls and floors and have a minimum fire resistance of 120 minutes REI (floors) and a minimum fire resistance of 60 minutes REI (walls).

All floors will be constructed as compartment floors.

Corridors and kitchens in cluster bedrooms are proposed to be provided with a separation of a minimum fire resisting construction of 30 minutes REI.

All shafts, such as stairs, lifts, fire-fighting shafts, and service shafts, penetrating compartment floors are proposed to be protected shafts and have a minimum fire resistance of 120 minutes REI.

At the basement floor, fire shutters (fire and smoke resistant) are proposed to be provided in front of lifts that serve the upper levels to limit the possibility of smoke passing into the lift shaft and spreading up the building

4.3.5 External Fire Spread

To demonstrate compliance with the requirements of the Building Regulations, a detailed external fire spread calculation will be carried out, considering fire intensity (residential or retail), fire compartmentation, suppression and distance to the relevant boundary. For example, where the building wall is coincident with the legal boundary, these walls will be of fire resisting construction (with permitted unprotected areas as per the fire safety guidance, as necessary). Where further away to a relevant boundary then a greater percentage of unprotected (non-fire resisting construction) area can be accommodated.

4.3.6 Management Plans

A fire safety management plan will be developed by the Responsible Person to incorporate the fire safety requirements to demonstrate compliance with the Regulatory Reform (Fire Safety) Order 2005.

Disabled refuges are to be provided in all levels without step-free access and are to be located within the stair or stair lobby. In addition, evacuation lifts (one per escape/firefighting stair core) are included within the design to meet the London Plan recommendations. If the building has staff in place to manage the building, management staff should be trained to use the evacuation lifts to assist in the evacuation of any persons that are unable to use the stairs. Where there is no 24h site management to enable evacuation via an evacuation lift, and since self-evacuation using evacuation lifts is not yet available, there is a possibility that the Fire Service may want to have use of a disabled evacuation lift to assist their rescue operation should they need to use the firefighting lift for their firefighting operations simultaneously.

Cognisant of the risk of fire spread on the roof terrace, management measures will need to be developed to prevent the storage of combustible materials on the roof terrace. The inclusion of a green roof will need to be managed to provide the necessary resistance to the external fire spread.

As the design progresses, the fire strategy will identify the fire strategy items where management is required, and this information will be handed over as part of the information required under Regulation 38 of the Building Regulations.

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

London Plan Policy which will be discussed in this section:

Policy D12 B(4)

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

London Plan Guidance Requirement:

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

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

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

4.4.1 Sprinklers

A sprinkler system is proposed to be provided throughout the building. It is to be designed in accordance with BS EN 12845 including Annex F. The exception is that a residential system approach is proposed from the floor zone valve to the flat, with residential heads in “residential areas”.

4.4.2 Fire-fighting Shaft

A fire-fighting shaft, containing a fire-fighting stair, fire main and a fire-fighting lift, is proposed and will extend to all floors of the building. It is to be designed to meet the recommendations of BS 9999 and BS 9991 and therefore the fire-fighting lobby on the access level is proposed to be separated from any escape routes so that it can act as a fire mustering point. It will not be necessary for persons escaping up or down the stair to pass through the fire-fighting lobby at access level.

4.4.3 Fire Mains

As the building exceeds 50 m in height, wet fire mains are proposed to be provided. The wet fire mains are supplied from on-site tanks and pumps and will include an emergency fill inlet. The location of the wet fire main inlet, outlets and equipment are to be agreed with the fire brigade.

4.4.4 Smoke Ventilation

4.4.4.1 Residential Common Corridors

The common corridors are proposed to be served by a smoke ventilation system, designed in accordance with the recommendations of the Smoke Control Association “Guidance on Smoke Control to Common Escape Routes in Apartment Buildings (Flats and Maisonettes)” Rev 3 (2020). Thus, the system will be designed to restrict the smoke entering the stair, resulting in improving visibility towards the stair from the flat of fire origin during firefighting operations. As part of this system automatic opening vents (AOVs) will be provided at high level between the corridor and the smoke shafts.

4.4.4.2 Stairs

AOVs are proposed to be included at the top of the three main stairs with a minimum free area of 1 m².

4.4.4.3 Protected lobbies to the residential stairs

The lobbies are proposed to have a smoke control system to accommodate the disabled refuge outside the evacuation lift. Due to the proposed approach and inclusion of evacuation lifts, there will be a need to ensure the smoke ventilation system in the common corridor and the system in the stair lobby off the corridor do not counteract one another, thereby maintaining adequate performance.

4.4.4.4 Protected lobbies to the Gym

It is proposed the gym is separated from the common escape routes by a protected lobby that is provided with permanent ventilation of not less than 0.4 m² for the control of smoke or protected by a mechanical smoke ventilation system.

4.4.4.5 Protected lobbies to the Refuse rooms

The refuse rooms are proposed to have protected lobbies that are provided with permanent ventilation of no less than 0.2 m² for the control of smoke or protected by an equivalent suitable mechanical smoke ventilation system.

4.4.4.6 Ground and Basement Fire-fighting Lobbies

The same ventilation system will serve the ground floor and basement firefighting lobby ventilation, and therefore be designed to meet the recommendations set out in BS 9999. Air inlet/AOVs to the basement portion of the firefighting stair is generally expected to be provided via a dedicated inlet duct, to serve the lobby extract system.

4.4.5 Basement Smoke and Heat Ventilation

A smoke and heat ventilation system is proposed to be provided to the basement in accordance with the recommendations of BS 9999. The system may be either natural or mechanical. The key principles of a natural smoke and heat ventilation system should have smoke outlets that are not less than 2.5% of the basement floor area. The natural smoke outlets should be sited at high level and to be as evenly distributed as possible around the perimeter of the building, with no less than half the total vent area provided on two opposing walls, with the remaining half provided equally wherever possible, to discharge into the open air outside the building. The vent should not be placed where they would prevent the use of escape routes from the building. A system of mechanical smoke and heat ventilation may be provided within the basement as an alternative to natural venting, provided that the basement storey is fitted with a sprinkler system in accordance with BS EN 12845.

4.5 Provisions to enable fire appliance access to the building (D12)

London Plan policies which will be discussed 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”

4.5.1 Building Access

Fire service vehicle access will be available from the main road (public highway) in front of the building. The fire service vehicle will have access to within 18 m of a suitable entrance giving access to both stairs and within 18 m and sight of the fire main connection points. External hydrants will be located within 90 m of the vehicle location points and not more than 90 m apart. It is assumed that existing hydrants in the public highway are sufficient in terms of location and flows but will be checked.

Should there be a need to carry out a full evacuation of the building, it is considered that occupants are able to disperse from the building to the surrounding areas to enable Fire Brigade access to the building.

4.6 Future modifications (D12)

London Plan policy which is discussed in this section:

Policy D12 B(6)

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

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.”

All future modifications are required to comply with the Building Regulations. Future modifications which will require a full review of the fire strategy, including (it is noted that this list is not exhaustive):

- Changes to firefighting access;
- Changes to building height;
- Connections with neighbouring buildings;
- Change of building use; and/or
- Change of the dependency of occupants.

Fire Safety information for the development should be handed over to the owner of the development once completed, and it is expected that competent individuals will review this inform when making future amendments.

4.7 Dignified Emergency Evacuation D5 (B5)

London Plan policy which is discussed 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.

4.7.1 Evacuation Lifts

To meet Policy D5 of the London Plan, where lifts are installed at least one lift per core should be an evacuation lift. The current arrangement includes at least one evacuation lift per lift core.

All evacuation lifts will be designed and installed in accordance with Annex G of BS 9999.

Evacuation lifts will be accessed via protected lobbies on every floor as per Annex G of BS 9999.

