

FIRE STATEMENT

KRIS CAPITAL DEVELOPMENTS

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Southend Road
Woodford Green
ESSEX
IG8 8HD



VEMCO CONSULTING

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Copy No:- 1 of

12-14 HIGH ROAD, WOOD GREEN, LONDON N22

FIRE STATEMENT**BASED ON THE LONDON PLAN GUIDANCE****Report Produced For:** Kris Capital Developments**Report Produced By:** Vemco Consulting**Report Date:** March 2024

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CONTENTS	Page
0.0 SCOPE AND LIMITATIONS	6
0.1 Scope	6
0.2 Limitations	6
1.0 INTRODUCTION	7
1.1 Overview.....	7
1.2 Property Description	7
1.3 London Plan	7
1.4 Policy D12(A).....	7
2.0 D12 A1.....	9
2.1 a) Unobstructed outside space for fire appliances	9
2.2 b) Unobstructed outside space appropriate for use as an evacuation assembly point	10
3.0 D12 A2.....	11
3.1 Active fire protection systems – fire alarm system	11
3.2 Active fire protection systems – Sprinkler system, residential.....	11
3.3 Active fire protection systems – Smoke control	12
3.4 Active fire protection systems – Manual Fire Fighting / Extinguishers	12
3.5 Passive fire protection systems	12
4.0 D12 A3.....	14
4.1 External Walls and Construction materials.....	14
4.2 Attachments to the External Wall	15
5.0 D12 A4.....	16
5.1 Means of Escape	16
6.0 D12 A5.....	20
6.1 Evacuation Strategy – Residential areas.....	20
7.0 D12 A6.....	21
7.1 Fire Mains.....	21
7.2 Fire Hydrants	21
8.0 D12 B6.....	23
8.1 Future development of the asset.....	23
8.2 The “Golden Thread” of Information	23
A.0 Appendix A – List of drawings used	24
B.0 Appendix B – Form 3.....	25
REFERENCES	29

0.0 SCOPE AND LIMITATIONS

0.1 Scope

0.1.1 This report considers the 12 headings of the London Plan guidance document (London Plan Policy D12 (A1 – A6)). This report also refers to Approved Document B v1 2019 (incorporating 2020 and 2022 amendments).

0.1.2 Only the residential areas of the building are within the scope of this report.

0.2 Limitations

0.2.1 The scope of this report is strictly limited to that set out in Section 0.1.

0.2.2 This report is formulated on the basis of information and industry experience available at the time of preparation.

0.2.3 It is applicable to the named project only in accordance with the Client's instructions.

0.2.4 This report may only be distributed in its entirety, without amendment. However, the Client may redact names of those involved in the production of the report, product trade names and other material that they consider sensitive.

0.2.5 The report does not constitute a certification of the project assessed.

0.2.6 This assessment is based on information provided by the client. This may include (but is not limited to) architectural drawings, data sheets, etc. Our advice is limited to the information given in those documents and is necessarily dependent upon the accuracy and completeness of that information.

1.0 INTRODUCTION

1.1 Overview

1.1.1 This Fire Statement has been prepared by Vemco Consulting and is submitted in support of the planning application for the extension of an existing 3 storey building at 12-14 High Road, Wood Green, London N22.

1.1.2 This Fire Statement is written in accordance with London Plan Policy D12A and D12B. Approved Document B v1 2019 (incorporating 2020 and 2022 amendments) has also been used.

1.2 Property Description

1.2.1 12-14 High Road will be a residential building of 6 storeys (ground to 5th floor). The ground floor comprises non-residential use, however it will not form part of the application. The height to the topmost finished floor level is 16.2m.

1.3 London Plan

1.3.1 The London Plan is the overall strategic plan for London, setting out the framework for the development of London over the next several years. The London Plan must be considered when planning decisions are made in Greater London.

1.4 Policy D12(A)

1.4.1 Policy D12 (A) states the following:

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.*

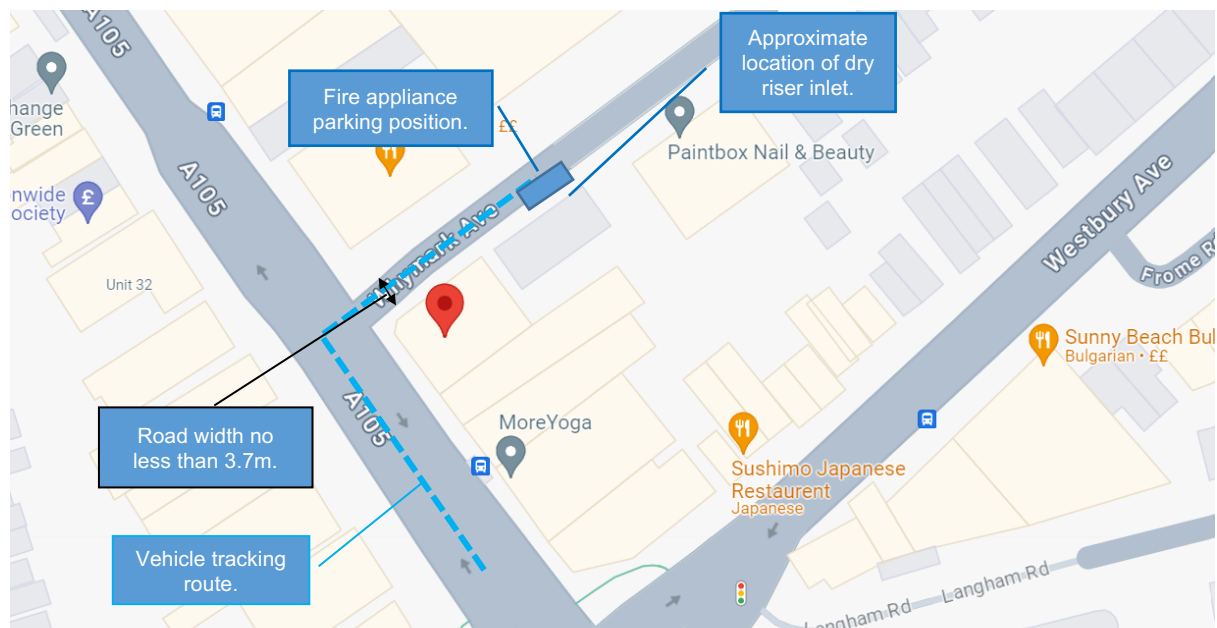
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2.0 D12 A1

2.1 a) Unobstructed outside space for fire appliances

2.1.1 The site plan shown in Figure 2.1 demonstrates the Fire and Rescue Service access route to the building. The access road to the front of the building is Whymark Avenue.

Figure 2.1: Fire service access to the development



2.1.2 Table 13.1 of ADB demonstrates the minimum requirements for fire service vehicle access routes. See Table 2.1 below.

Table 2.1 Fire and rescue service vehicle access route specification (Table 13.1, ADB v1)

Table 13.1 Typical fire and rescue service vehicle access route specification						
Appliance type	Minimum width of road between kerbs (m)	Minimum width of gateways (m)	Minimum turning circle between kerbs (m)	Minimum turning circle between walls (m)	Minimum clearance height (m)	Minimum carrying capacity (tonnes)
Pump	3.7	3.1	16.8	19.2	3.7	12.5
High reach	3.7	3.1	26.0	29.0	4.0	17.0

NOTES:

- Fire appliances are not standardised. The building control body may, in consultation with the local fire and rescue service, use other dimensions.
- The roadbase can be designed to 12.5 tonne capacity. Structures such as bridges should have the full 17-tonne capacity. The weight of high reach appliances is distributed over a number of axles, so infrequent use of a route designed to accommodate 12.5 tonnes should not cause damage.

2.1.3 Whymark Avenue and the A105 are the access roads which can be used by a fire appliance to access the building. The roads are no less than 3.7m wide and do not comprise any dead ends. Therefore, no turning facilities for a fire appliance are required. It is understood that the roads have a carrying capacity of at least 12.5 tonnes as they are existing main roads. This complies with the requirements of Table 13.1 above.

2.2 b) Unobstructed outside space appropriate for use as an evacuation assembly point

2.2.1 An assembly point is not required for the residential areas of the building.

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3.0 D12 A2

3.1 Active fire protection systems – fire alarm system

- 3.1.1 Residential means of escape is somewhat different to many other types of buildings in that only the particular apartment that has a fire in it is immediately evacuated. This is due to the level of compartmentation between each of the apartments and to reduce false alarms affecting all the people within the building. The Fire Service carries out evacuation of the other apartments if necessary. This philosophy is reflected by the stand-alone detectors / sounders, which are required in each apartment but not necessarily in the common corridors or escape routes. A smoke detection system may be required within the common areas but this is only to operate the life safety systems within that area if required i.e., automatic opening vents (AOVs).
- 3.1.2 The requirement is given in Part B of Schedule 1 to the Building Regulations 2010 in that *“The building shall be designed and constructed so that there are appropriate provisions for the early warning of fire and appropriate means of escape in the case of a fire from the building to a place of safety outside of the building capable of being safely and effectively used at all material times.”*
- 3.1.3 In terms of early warning for the residential demise, a minimum of either Grade D2 Category LD2 (owner-occupied) or Grade D1 Category LD2 (rented) fire detection and fire alarm system should be provided within the flats. This in accordance with BS 5839-6. All common corridors are deck access and open to the outside air. The stairs are also open to the outside. As such there are no enclosed communal escape routes. Therefore, a communal fire detection system is not required.
- 3.1.4 The smoke and heat alarms will be mains operated and conform to BS EN 14604 and BS 5446-2 respectively. The detectors will have a standby power supply in the form of a rechargeable battery and are therefore compliant with the requirements of BS 5839-6:2013. The positioning of the smoke and heat detectors is to accord with the guidance given in BS 5839-6.

3.2 Active fire protection systems – Sprinkler system, residential

- 3.2.1 ADB 2019 requires an Automatic Fire Suppression System (AFSS) to be installed in blocks

of flats with floors more than 11m above ground level. The building is more than 11m in height and therefore requires a sprinkler system. A sprinkler system will be installed within all flats.

3.3 Active fire protection systems – Smoke control

- 3.3.1 All common corridors are deck access and open to the outside air. The stairs are also open to the outside air. As such there are no enclosed communal escape routes. Therefore, a smoke control system is not required within the common areas of the building.

3.4 Active fire protection systems – Manual Fire Fighting / Extinguishers

- 3.4.1 Manual firefighting equipment is not necessary within the residential areas of this building under Building Regulations. Whilst the Regulatory Reform (Fire Safety) Order 2005 requests that first aid firefighting facilities should be provided, this is only relevant to in places of work.

3.5 Passive fire protection systems

- 3.5.1 The building stands 16.2m to the uppermost finished floor level. A fire resistance of 60 minutes is therefore required to all elements of structure and compartment floors in accordance with Table B4 of ADB v1 as the top storey is more than 11m but less than 18m above ground level [1]. This applies to all structural members, beams and columns (exposed faces), load bearing walls (each side separately) and floors (from the underside). For any floor that does not contribute to the support of the building within a flat of more than one storey, the period is reduced to 30 minutes.
- 3.5.2 Each flat will be surrounded by compartment walls with 60 minutes fire resistance each side separately in accordance with point 6a, Table B3 of ADB v1.
- 3.5.3 Any shaft that penetrates compartment floors should be within a protected shaft. This includes any service shaft or lift shaft that penetrates the compartment floors. These protected shafts should have a fire resistance of at least 60 minutes each side separately in accordance with point 8c, Table B4, ADB v1.
- 3.5.4 All doors serving as the front doors to flats will be FD30S doors with self-closing devices. Doors opening onto the protected entrance halls within the flats will be FD20. Doors to

the external common stairs will be FD30. Doors to lift shafts and service shafts will be FD60. These provisions are in accordance with Table C1 of ADB v1.

- 3.5.5 Clause 15.2, ADB v1 states: *“A building with a storey more than 18m above the fire and rescue service vehicle access level should have one or more firefighting shafts, each containing a firefighting lift (Diagram 15.1).”* The building does not have a storey more than 18m above fire and rescue service vehicle access level and therefore does not require a firefighting shaft.

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4.0 D12 A3

4.1 External Walls and Construction materials

4.1.1 The external surfaces of external walls will be brick, metal cladding, glass-reinforced concrete (GRC) and metal spandrel panels and will comply with table 10.1 of ADB since it will achieve Class A2-s1, d0 or better.

Figure 4.1: External surfaces



4.1.2 All materials being introduced to the external wall systems will comply with clause 10.7 of ADB which states “*In buildings that include a ‘residential’ purpose (purpose groups 1 and 2) with a storey 11m or more in height (see Diagram D6 in Appendix D) any insulation product, filler material (such as the core materials of metal composite panels, sandwich panels and window spandrel panels but not including gaskets, sealants and similar) etc. used in the construction of an external wall should be class A2-s1, d0 or better (see Appendix B). This restriction does not apply to masonry cavity wall construction which complies with Diagram 8.2 in Section 8*”.

4.1.3 The proposed buildup for the brick wall type is as follows:

- outer leaf of brick
- ventilated cavity containing non-combustible mineral wool insulation
- CP board

- metal stud system filled with mineral wool insulation.
- painted plaster board with suitable vapour control layer (VCL)

4.1.4 The proposed buildup for the metal cladding wall type is as follows:

- Polyester powder coated metal cladding
- ventilated cavity containing non-combustible mineral wool insulation
- CP board
- metal stud system filled with mineral wool insulation.
- painted plaster board with suitable vapour control layer (VCL)

4.1.5 The existing external walls are understood to comprise either solid masonry or a masonry cavity construction, as confirmed by the architect by email on 14/02/25. These will be overlaid with a mechanically fixed brick slip system.

4.2 Attachments to the External Wall

4.2.1 Some flats will have projecting balconies, which are understood to comprise a steel frame bolted to the building structure via a thermal break fixing. Other flats will have inset balconies (surrounded by the building enclosure on two or three sides) and are understood to comprise a concrete floor slab. Decking will be non-combustible in accordance with clause 10.10 of ADB provisions for construction materials in balconies in buildings with a storey 11m or more in height.

4.2.2 Decking on the communal decks will be concrete. This also complies with clause 10.10 of ADB.

5.0 D12 A4

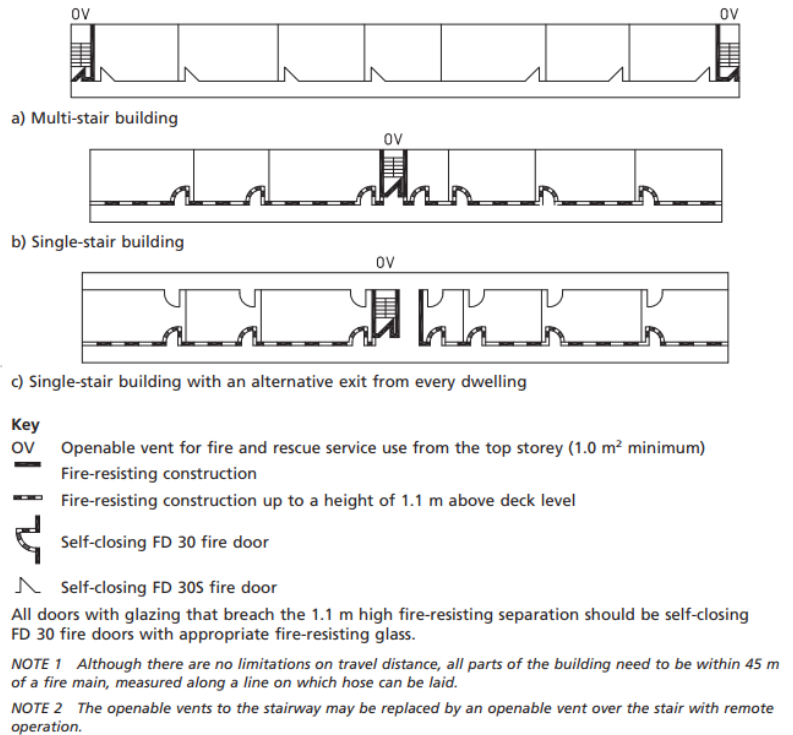
5.1 Means of Escape

5.1.1 Escape from the building will be via unenclosed escape routes that are open to the outside air (i.e., there will be no enclosed internal escape routes). There will be two stairs; the primary stair will serve all floors (ground to 5th floor). The second stair will serve the 1st floor to the 5th floor. The second stair terminates on the 1st floor and connects to the primary stair via an open deck / communal terrace. As such, residents on the 1st – 5th floors using the second stair will be required to travel past several flats on the 1st floor to access the primary stair to escape to a final exit at ground level. Clause 3.81, ADB v1 states: *“Every protected stairway should lead to a final exit, either directly or via a protected exit passageway. Any protected exit corridor or stair should have the same standard of fire resistance and lobby protection as the stair it serves.”* The primary stair discharges directly to a final exit at ground floor, however, the second stair does not. However, this layout is deemed to be acceptable on the basis that all common escape routes will be open to the outside air (unenclosed). Therefore, the risk of smoke and fire blocking the communal escape routes is significantly reduced. Any smoke and fire emanating from a flat will disperse to the outside, providing clear escape routes for residents to escape. Furthermore, the deck approach flats will comply with the requirements of clause 7.3 of BS 9991 (as referred to in clause 3.29 of ADB v1). This will allow escapees using the second stair to access the primary stair in the event of a fire in a flat on the 1st floor.

5.1.2 Clause 3.29 of ADB v1 states *“Paragraph 3.27 [of ADB] may be modified using the guidance in clause 7.3 of BS 9991”*. Clause 7.3 of BS 9991 provides guidance on the escape routes from flats with balcony or deck approach as follows: *“Where there is only a single direction of escape, provision should be made for the safety of persons who might have to escape past the flat or maisonette on fire (see Figure 5). NOTE 2 In order to avoid impediment to means of escape, it is inadvisable to allow storage of any kind on the balcony or deck approach. Escape routes should be in accordance with Figure 5”*. Figure 5 of BS 9991 is shown below. As there is an alternative means of escape on the 2nd to 5th floors, the flats on the 2nd to 5th floors will comply with Figure 5a which does not require fire resisting construction to the walls adjacent to the escape route. There is only one direction of escape on the 1st floor level. Strictly speaking, the flats should comply with Figure 5b which requires fire-resisting construction up to a height of 1.1 m above deck level and FD30 self-closing doors. However, the 1st floor is existing and is not being altered as part of the works. As such, no building work will be undertaken to worsen the arrangement.

Figure 5.1: Balcony / deck approach buildings

Figure 5 Common escape routes in balcony/deck approach buildings



5.1.3 Clause 7.3 of BS 9991 provides further guidance on balconies and decks: “Balconies and decks should meet the following recommendations.

- The structure, including the floor, should be protected by 30 min fire-resisting construction (integrity and insulation).
- The walking surface should be imperforate (i.e. there should be no holes or perforations in the structure so that users are protected from the effects of heat or smoke from below).
- The sectional profile should be such that any fire plume breaking out of a flat or maisonette is directed outwards and upwards, and should be arranged such that smoke does not leak laterally along the soffit. Balconies should be as open as possible to allow for the dispersal of smoke originating in a flat. At least 50% of the vertical section should be open and the area of opening should be uniformly spread around the surface. The opening for ventilation should be at least between the top of the balustrade at 1.1 m and the soffit to the balcony above.
- The soffit above a balcony or deck having a width of more than 2 m should be designed with down-stands placed at 90° to the face of the building (on the line of separation between individual flats or maisonettes). Down-stands should project 0.3 m to 0.6 m below any other beam or down-stand parallel to the face of the building, or should be determined by

calculation.

- e. *Where the balcony or deck is adjoined to the building wall only at the place where there is an entrance to a flat or maisonette, unless it is a minimum of 1.8 m away from the face of the building, it should, in the case of single direction escape routes, be proven by calculation that the escape route is not subjected to hazardous exposure levels or smoke-logging.*
- f. *Balconies providing a single direction of escape should be further safeguarded by the following provisions.*
 - 1. *The face of the building (excluding window openings) should provide at least 30 min fire resistance.*
 - 2. *Doors opening onto the balcony should be FD 30 self-closing doors.*
 - 3. *Window openings should not extend below a height of 1.1 m above the deck level.*
 - 4. *The external balustrade should be imperforate.*
 - 5. *Surface materials of the facing wall, balcony soffit and balustrade should be of a Class 0 rating.*
- g. *The length of balconies should be such that no point in any flat or maisonette is more than 45 m from a rising main landing valve or the approach position of a fire appliance (measured along the fire-fighting route of access)".*

5.1.4 The deck approaches will comply with all of the above requirements.

5.1.5 There will be one lift adjacent to the primary stair. The lift will be an evacuation lift for mobility impaired persons in line with Policy D5(B5). Refer to Appendix C of this report. There will be 900mm x 1400mm refuges within both stairs on all storeys. This is in accordance with clause G.1 of BS 9999 which states "*Refuges should be provided on all storeys of a building for: a) each protected stairway affording egress from each storey; and b) each final exit leading onto a flight of stairs external to the building.*" Furthermore, each refuge will be provided with an emergency voice communication system conforming to BS 5839-9.

5.1.6 The flats on the 1st and 2nd floors are existing and will not be altered as part of this application. The flats on the 3rd to 5th floors are proposed and will either comply with Diagram 3.2 or Diagram 3.3 of ADB. There will be a studio flat on the 3rd floor which will comply with Diagram 3.3 of ADB as the travel distance will be no more than 9m from the furthest point in the flat to the front door. All other proposed flats will comply with Diagram 3.2 of ADB as they will have protected entrance halls. The protected entrance halls will have 30 minutes fire resisting construction (point 16 of Table B3, ADB v1) and FD20 doors

(point 9 of Table C1, ADB v1). The maximum travel distance within the protected entrance halls will be no more than 9m in accordance with Diagram 3.2 of ADB v1.

5.1.7 Clause 3.73 of ADB states: *“Except in buildings described in paragraph 3.28 [small single stair buildings], common stairs forming part of the only escape route from a flat should not serve any of the following.*

- a. Covered car park.*
- b. Boiler room.*
- c. Fuel storage space.*
- d. Other ancillary accommodation of similar fire risk”*

5.1.8 No ancillary accommodation connects with the common stairs, which is compliant.

5.1.9 It is noted that the plant room is accessed from the bin store and is therefore an ‘inner room.’ There are also two further rooms accessed from the plant room (inner-inner rooms). Inner rooms should comply with clause 2.11 of ADB v2. Compliance of inner rooms will be addressed in the Building Regulations application.

6.0 D12 A5

6.1 Evacuation Strategy – Residential areas

- 6.1.1 Residential means of escape is somewhat different to many other types of buildings in that only the particular apartment that has a fire in it is immediately evacuated. This is due to the level of compartmentation between each of the apartments and to reduce false alarms affecting all the people within the building.
- 6.1.2 As such, the evacuation strategy from the flats will be stay-put. This means that in the event of a fire in one flat, only the occupants of the fire flat will evacuate. All other occupants in the remaining residential compartments will stay put.

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7.0 D12 A6

7.1 Fire Mains

7.1.1 A fire main will be installed within the building as the 45m rule is not met (clause 13.2(a) ADB). Clause 13.5, ADB v1 states that for blocks of flats fitted with dry fire mains:

- a. *“Access should be provided for a pumping appliance to within 18m of each fire main inlet connection point. Inlets should be on the face of the building.*
- b. *The fire main inlet connection point should be visible from the parking position of the appliance, and meet the provisions in Section 8 of BS 9990.”*

7.1.2 The dry riser inlet will be on the front face of the building adjacent to the entrance to the building and within 18m of the approximate parking position of the fire appliance. This complies with point a above. The inlet will be visible from the parking position of the fire appliance. This complies with point b above.

7.1.3 Clause 14.3 of ADB states *“Buildings without firefighting shafts should be provided with fire mains where fire service vehicle access is not provided in accordance with paragraph 13.2(a). In these cases, the fire mains should be located within the protected stairway enclosure, with a maximum hose distance of 45m from the fire main outlet to the furthest point inside each flat, measured on a route suitable for laying a hose”*. As demonstrated in clause 7.1.1 of this report, vehicle access is not provided in accordance with paragraph 13.2(a) of ADB. Therefore, clause 14.3 of ADB applies, which requires a maximum distance of 45m from the fire main outlet to the furthest point inside each flat. The dry riser outlets will be located within the primary stair. All points of all flats are reached within 45m of the fire main outlets within the primary stair.

7.1.4 Clause 13.5b, ADB v1 states that: *“The fire main inlet connection point should [...] meet the provisions in Section 8 of BS 9990.”* As such, the dry riser inlets should comply with Section 8 of BS 9990 which deals with signage required to identify fire mains, the type of system and which parts of a building the fire main(s) serves.

7.2 Fire Hydrants

7.2.1 ADB v1 states that a building requires additional fire hydrants if **both** of the following apply.

- a. *It has a compartment with an area of more than 280m².*
- b. *It is being erected more than 100m from an existing fire hydrant. [2]*

7.2.2 There will be no compartment (within the scope of this application) with an area of more than 280m². Therefore, additional fire hydrants are not required.

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8.0 D12 B6

8.1 Future development of the asset

8.1.1 The London Plan Guidance Sheet for Policy D12(B) states that: *“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.”* [3] The Responsible Person and his or her advisors will therefore consider how the fire safety measures at the development will be impacted if the building is altered in the future.

8.1.2 The “Responsible Person” is defined by Article 3 of the Fire Safety Order 2005 as:

“(a) in relation to a workplace, the employer, if the workplace is to any extent under his control;

(b) in relation to any premises not falling within paragraph (a)—

(i) the person who has control of the premises (as occupier or otherwise) in connection with the carrying on by him of a trade, business or other undertaking (for profit or not); or

(ii) the owner, where the person in control of the premises does not have control in connection with the carrying on by that person of a trade, business or other undertaking.”

8.2 The “Golden Thread” of Information

8.2.1 The “golden thread” of information is the *“information about the building structure and materials, detailing the maintenance, testing and inspection routine as well as how fire risk assessments have been undertaken and actions implemented”* [4]. This information must be handed over to the Responsible Person when construction of the building is complete. It should also be passed to any subsequent Responsible Persons if the building owner changes. This information should be retained and updated throughout the life-cycle of the building (i.e., until the building is decommissioned or demolished).

A.0 Appendix A – List of drawings used

A.0.1 The client provided the following drawings used in this assessment:

- 2401-LAT-XX-00-DR-A-15101_P4
- 2401-LAT-XX-01-DR-A-15102_P4
- 2401-LAT-XX-02-DR-A-15103_P4
- 2401-LAT-XX-03-DR-A-15104_P5
- 2401-LAT-XX-04-DR-A-15105_P5
- 2401-LAT-XX-05-DR-A-15106_P5
- 2401-LAT-XX-NE-DR-A-15203_P3
- 2401-LAT-XX-NW-DR-A-15202_P3

DRAFT

B.0 Appendix B – Form 3

Form 3 – provision of evacuation lift	
Site address	12-14 High Road, Wood Green, London N22
Description of development	Extension of existing 3 storey building to create 3 additional storeys comprising flats.
Name, qualifications, professional memberships and experience of author	Basil Jackson has completed this fire statement. Basil is a Chartered Engineer with the UK Engineering Council and holds full member grade with the Institution of Fire Engineers. Basil has over 25 years' experience dealing with infrastructure and has developed significant expertise in fire engineering responding to some technically challenging projects including the production of external wall assessments and CFD smoke modelling on 30m high rise apartment blocks. He has provided valuable contributions to clients through the delivery of major commissions, providing strategy and leadership to prevent project failure. His competence, qualifications and experience are amongst the best in the industry and will bring great value to any project he is involved in. Professional Memberships: UK Engineering Council - Reference No: 479398 Institution of Fire Engineers - Registration No: 00063872 Institution of Civil Engineers - Registration No: 47200782 Chartered Association of Building Engineers - Registration No: 67123747 Qualifications:

	BEng - Bachelor's degree in Civil Engineering MSc (Fire) - Master's degree in Fire Safety Engineering CEng - Chartered Engineer MIFireE - Member of the Institution of Fire Engineers MICE - Member of the Institution of Civil Engineers MCABE - Member of the Chartered Association of Building Engineers
Policy considerations Policy D5(B5)	
Potential cross reference London Plan Policy D12A(4&5) and Policy D12B(2)	
Details of the evacuation lift and shaft	
Unknown	
Capacity assessment	
- Likely number of occupants and visitors. Due to the stay-put evacuation strategy, only the occupants of the fire flat will evacuate. The worst case scenario will be 5 persons evacuating at the same time within a 3 bedroom, 5 person flat. - Nature of occupancy. The building is a residential block of flats therefore, the occupancy type will be residential occupants falling under purpose group 1(a). All dwellings will be visitable dwellings (M4(1)). Based on 2011 census data showing that 1.9% of the population are wheelchair users, it is unlikely that more than one occupant within the 3 bedroom, 5 person flat will be a wheelchair user. No occupants will require evacuation via a bed as the building is a residential block of flats, not a hospital or residential care home. - Calculation of the evacuation lift capacity required. Only one fire is assumed to occur in the residential areas at one time. Therefore, in the event of a fire in a flat, only the occupants of the fire flat will evacuate. The other occupants will remain in their flats. The largest occupant number in any one flat is 5 persons. Assuming the worst-case scenario whereby a fire occurs in a flat with 5 occupants, there will be 5 occupants evacuating at one time. Only one of those occupants is assumed to be a wheelchair user. Thus, only one person, plus a carer, will be required to use the evacuation lift at any time. The required evacuation lift capacity = 2. - Evacuation lift capacity that would be provided	

The provided evacuation lift capacity = 2.

- Potential risks during evacuation due to the anticipated capacity.

No risks expected during evacuation due to anticipated capacity since the required evacuation lift capacity is no less than 2 and the capacity that will be provided will be no less than this.

Evacuation strategy

- Proposed measures that support the evacuation of the development.

Clause G.2.1 of BS 9999 requires lobbies to be provided in front of evacuation lifts. All communal areas will be open to the outside air, therefore there will be no enclosed communal escape routes or lobby areas. However, refuge spaces will be provided within each communal stair.

Clause G.1, BS 9999 states that the space provided for a wheelchair in a refuge should be not less than 900 mm × 1400 mm. As stated in clause 5.1.5 of this report, 900mm x 1400mm refuges will be provided within each stair on all storeys. This is in accordance with clause G.1 of BS 9999. Each refuge will have an EVC conforming to BS 5839-9 (Clause G.2.1 of BS 9999). The EVC will consist of type B outstations which communicate with a master station located in the building control room (where one exists) or some other suitable control point at fire and rescue service access level.

- Risks to the safe use of the evacuation lift during evacuation.

There are limited risks expected during evacuation since the layout will comply with Annex G of BS 9999. In addition, the communal escape routes within the proposed building are all open to the outside air, further reducing the risk to life safety of the wheelchair user.

Evacuation lift management plan

There will not be a competent person on site to operate the evacuation lift immediately. Therefore, those managing the building will be responsible for ensuring that people know how to use the evacuation lift. The Responsible Person keeps a Health and Safety File containing a number of key documents relating to the building, including O&M Manuals relating to evacuation lifts and any limitations associated with their operation. The Responsible Person will ensure that the necessary information/training is available to the expected users of the evacuation lift.

Operation of the evacuation lift will be as follows:

1. Operation of the "Evacuation Lift" switch or signal from a fire detection system will return the evacuation lift to final exit level and park with its doors open.
2. When the evacuation lift is at final exit level and the "Evacuation Lift" switch has been operated, the car controls will be enabled. The evacuation lift will operate only in response to the car controls. The communication system provided will be in operation.
3. The lift car will be taken to the level where a wheelchair user is waiting for assistance.

4. Emergency voice communication system will be provided to enable the quick and clear identification of the locations that the wheelchair user is waiting for assistance. The communication will occur from a control point, and the information will be relayed to the person operating the evacuation lift car and to communicate with the person waiting for assistance.
5. The communication system should have a back-up power supply sufficient to operate it for the planned evacuation time, or be fed from the secondary supply.
6. At final exit level, help should be available to assist passengers from the lift to allow quick evacuation from the lift car and avoiding blockage of the escape route near the final exit.
7. If an evacuation lift fails to arrive at the required floor for any reason, evacuation should be carried out via the stairs.
8. The features and facilities of the evacuation lift will be maintained and kept up to date by the building management. Maintenance will occur as follows:
 - a. The Responsible Person will keep a Health and Safety File containing a number of key documents relating to the building, including the fire strategy for the building, O&M Manuals and this Fire Statement that identify how the building is to operate and any limitations associated with its operation.
 - b. The Responsible Person will have a process in place to ensure that decisions are not made without reference to key documents like the fire strategy, and uses experts to assist with decision making.
 - c. The Health and Safety file will be continually updated with information which will ultimately include the improved fire safety features planned for implementation.
 - d. As built drawings will form an important part of the file. If the building was to be redeveloped in the future, the Health and Safety file documentation will be reviewed to inform decisions in relation to any changes to be made, and the Fire Strategy will be updated to identify the constituent elements of the building that, if modified, have the potential to adversely affect the original fire safety strategy.

Declaration of compliance by a competent person

The technical content produced for this planning application complies with all the relevant legislation and requirements of London Plan Policy D12 and D5(B5).

Signature:  Basil Jackson BEng(hons), MSc(Eng), MSc(Fire), DMS, CEng, C Build E, MICE, MIFireE, MCABE

Date: 18.03.24

REFERENCES

¹ HMGovernment. approved document B. Fire safety. HM Government; 2019 Table B4

² HMGovernment. approved document B. Fire safety. HM Government; 2019 Para 14.8

³ Greater London Authority. London Plan Guidance Sheet Policy D12(B). Greater London Authority; undated Point 21

⁴ HMGovernment. Building a Safer Future: Independent Review of Building Regulations and Fire Safety: Final Report. HMGovernment; 2018 Clause 3.36

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