Rosedale College - NTB1

Fire Planning Statement

Bouygues Ltd.

Project number: 60710616

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1. Introduction

AECOM has been commissioned by Bouygues to provide fire engineering support during the redevelopment of Rosedale College. As part of this planning application, fire statements have been prepared for the two new buildings being constructed (NTB1 and NTB2), and for the existing building undergoing refurbishment (EFAC). This document refers to NTB1 only. Separate fire statements are available for NTB2 and EFAC.

All buildings in England and Wales are required to comply with the Building Regulations 2010. Building Regulations Compliance is decided by a Building Control Authority via a Building Regulations submission. The proposed development has been designed on the basis of adopting BS 9999:2017 to demonstrate compliance with the performance requirements of the Building Regulations 2010 Part B (Fire Safety). The Building Bulletin 100 – Design for fire safety in schools (BB 100) has been used to supplement BS 9999 for specific guidance for lockers in corridors and noticeboards. Separate documentation in the form of a fire strategy will be prepared for a full Building Regulations submission as the design develops.

Major Developments within London are also required to comply with the London Plan 2021, which is over and above the requirements of the Building Regulations. The London Plan was published and has been officially enforced from 02 March 2021. AECOM understands that London Plan compliance is determined by the planning authority.

Policy D12 (Fire Safety) of the London Plan requires major developments to be submitted with a fire statement, which is an independent fire strategy, produced by a third party, suitably qualified assessor. This fire statement has been prepared to fulfil this requirement.

The London Plan states buildings should be designed and built to accommodate robust emergency evacuation procedures for all building users, including those who require level access. All building users should be able to evacuate from a building with dignity and by as independent means as possible. Policy D5 (Inclusive Design) B(5) of the London Plan specifies that each core shall have an associated evacuation lift to fulfil the above. Commentary on D5 has been included within this fire statement; however, due to DfE requirements, Policy D5 B(5) has not been achieved in the proposed development. It is understood, via communication with Bouygues that this approach, has been accepted in principle in pre-application meetings with Hillingdon.

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

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

This document is not intended to function as a design document. This fire statement identifies the provisions to be made for the safety of occupants as well as the provision of suitable access and equipment for firefighting and the justification for these measures. How the proposed development will meet Policy D12 is detailed within Section 7 of this report. Signed declaration of compliance with Policy D12 of the London Plan, can be found within Section 4 of this report. This excludes a signed declaration of compliance with Policy D5 (B5).

2. Fire Strategy 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 for the development is to develop a fire safety solution which will continue, once further detailed design progression has occurred, to comply with relevant legislation and planning guidance, such as:

- The Building Regulations 2010, Schedule 1, Part B;
- Construction Design and Management Regulation 2015 (CDM);
- The Regulatory Reform (Fire Safety) Order 2005 (FSO); and
- The London Plan 2021 (namely Policy 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". The Building Bulletin 100 – Design for fire safety in schools (BB 100) has been used to supplement BS 9999 (BB 100) for specific guidance for lockers in corridors and notice boards. 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).

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).

3. London Plan

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

3.1 Policy D12

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

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

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

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

London Plan Policy D12(B) 3.12.11 states "Refurbishment that requires planning permission will be subject to London Plan policy. Some refurbishments may not require planning permission; nevertheless, the Mayor expects steps to be taken to ensure all existing buildings are safe, taking account of the considerations set out in this policy, as a matter of priority" The Proposed Development will feature areas of new build and areas of refurbishment. New build areas will comply with the requirements of the London Plan. Within the refurbishment areas, "steps have been taken" to upgrade the overall fire safety provision and meet the intent of the London Plan so far as is reasonably practicable. This report focuses on the NTB1 building, which is a new build.

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; the fire strategy details areas where alternative solutions have been proposed in order to meet the functional requirements of the Building Regulations and where variation to standard guidance is proposed as a result of the architectural intent. The fire strategy also identifies areas where provisions over and above minimum guidance from BS 9999 have been provided in order to follow the intent of London Plan policy. It is on the basis that the levels of fire safety suggested therein meet those set out in the London Plan 2021.

3.2 Policy D5 B(5)

Policy D5 B(5) states that 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 for evacuation lift suitable to be used to evacuate people who require level access from the building".

As the building is provided with a lift, an evacuation lift in each stair core should be provided. An evacuation lift is provided in the south stair core only.

The DfE School Generic Design Brief document requires all lifts to be evacuation lifts but does not require each core to include a lift. Naturally, the initial Control Option designs carried out directly for the DfE, follow their design brief and are used to confirm feasibility. Consequently, the DfE requirement in terms of lift numbers, is built into the project from the beginning.

As a result, the scheme does not comply with Policy D5 B(5) of the London Plan. It is understood, via communication with Bouygues that this approach, has been accepted in principle in pre-application meetings with Hillingdon.

4. Declaration of Compliance

This fire statement evidences the provisions made for the safety of all occupants and suitable access and equipment for firefighting, including the justification for these measures. This report will, with the exception of Policy D5 (B5), meet the checklist for a planning fire statement as outlined within the London Plan Draft Guidance Sheet and shown in Figure 1.

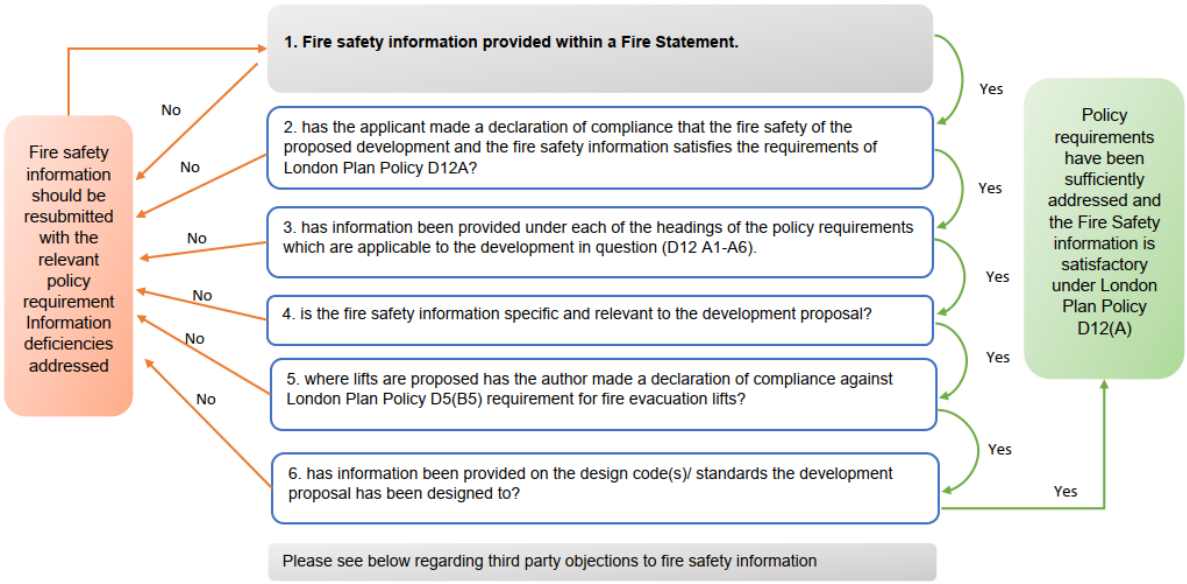

Figure 1. London plan policy D12(a) fire safety flow diagram

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

It should be noted that the signed declaration below excludes declaring compliance with Policy D5 (B5).

Name	Signature	Date
Simon Dent CEng, BEng, MIFireE.		28/07/2023

5. Building Description

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

The proposed works include the construction of NTB1. NTB1 will comprise three storeys, with teaching spaces, a library, and an activity studio. The location of NTB1 is shown in Figure 2.

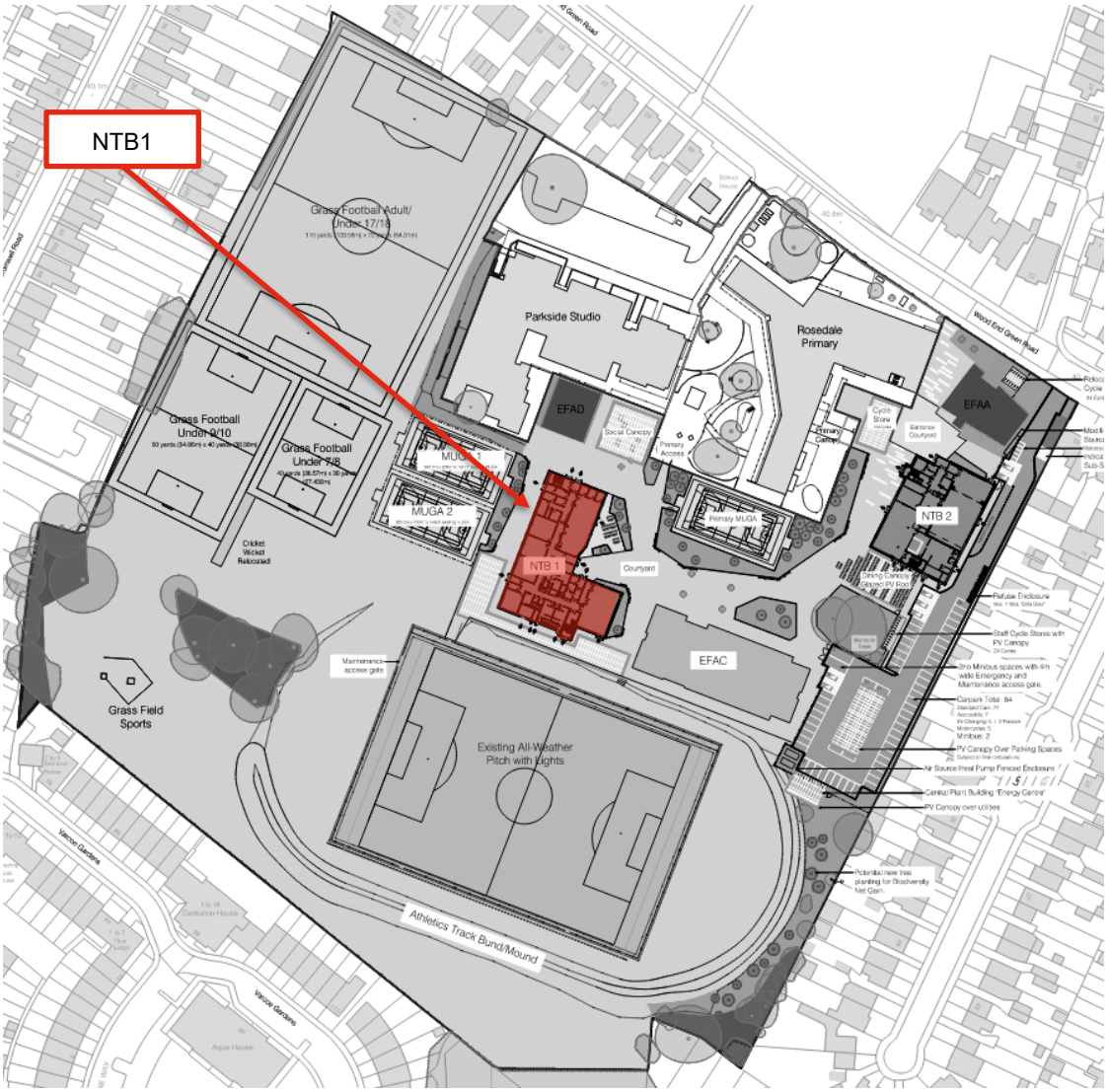

Figure 2. Proposed location of NTB1

The height of the building, measured at the centre of the face of the building where firefighting access will be provided to the surface of the highest point of the floor of the highest storey, is 7.2 m. The building has an approximate footprint of 1260 m^2. The building does not have a basement and will not be provided with a sprinkler system. Two stair cores are provided: one to the north and one to the south. The south core will be provided with an evacuation lift. The north stair core will not be provided with an evacuation lift.

This is based on the DfE School Generic Design Brief document requiring all lifts to be evacuation lifts, but it does not require each core to include a lift. Naturally, the initial Control Option carried out directly for the DfE, follow their design brief and are used to confirm feasibility. Consequently, the DfE requirement is terms of lift numbers, is built into the project from the beginning. It is also understood, via communication with Bouygues that this approach, has been accepted in principle in pre-application meetings with Hillingdon.

As the building will be used for evening classes, the risk profile for NTB1 will be B2, in accordance with BS 9999.

6. Referenced Drawings and Information

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

7. Fire Safety Statement

The following section captures the London Plan fire safety requirements for the proposed development, addressing each item and detailing how compliance with the policies is met.

7.1 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 Requirement:

> *"Under this heading, the Fire Statement should specify the construction method of the development and the measures that will be taken to limit any impact on the surrounding area. Construction methods that may impact on the fire safety provisions for neighbouring sites, buildings, occupants etc. must be identified and the risk reduced using suitable control measures. Building methodologies that pose a high risk of fire must also be identified within the Fire Statement with suitable control measures detailed.*
>
> *Where possible, a prescriptive list of the products and materials planned for use during the construction of the asset/ development should be provided. As much information as possible should be provided e.g. planned use of timber for structural framework."*

The fire strategy for the building will follow the design guidance of BS 9999 supplemented with BB 100 in specific areas where there are lockers in corridors, and noticeboards.

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.

7.1.1 Combustibility of External Walls

External surfaces of walls will comply with the recommendations given in Figure 47 of BS 9999, where the provisions for external surfaces of the walls are determined depending on the distance of the building to the relevant boundary. The building is more than 1 m away from the relevant boundary and the top storey is less than 18 m; therefore, as per Figure 47 c of BS 9999, there are no provision on the construction of the façades.

AECOM recommends that all materials used in the external walls are constructed with materials achieving Class A1 or A2 tested to BS EN 15102 regardless of the building height and use.

7.1.2 Roof Coverings

In accordance with Table 36 of BS 9999, the performances of roof coverings will achieve a minimum classification of Class B_{ROOF}(t4).

7.2 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 Requirement:

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

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

7.2.1 Evacuation Regime

The building will adopt a simultaneous evacuation regime whereby all occupants will evacuate the building upon activation of the alarm. Disabled occupants on the upper floors will travel to the closest available refuge and await rescue by trained staff by way of either a manual carry down procedure or via the evacuation lift. Both stairs will be provided with disabled egress facilities and evacuation will be informed as per the user's personal emergency evacuation plan.

7.2.2 Occupancy

The design occupancy for each room within NTB1 have been confirmed by Stride Treglown and is detailed in Table 1.

Table 1. Building Occupancy

Floor	Occupancy
Ground Floor	310
First Floor	453
Second Floor	417
Total	1180

7.2.3 Travel Distances

The maximum permissible distance to a storey or final exit will be assessed using the travel distances outlined in Table 11 of BS 9999. It is proposed the building will be provided with a Category L3 fire detection and alarm system, which is a benefit over the minimum of a manual system for this building. This allows a 15% increase on the maximum travel distances, shown in Table 2.

Currently, the fit-out of the building is not known, so direct travel distances are being applied. Direct travel distances are 2/3 of actual travel distances; these apply when internal layouts of a floor are unknown. The direct travel distances are achieved on all floors.

Table 2. Travel Distances

Risk Profile	Characteristics	Travel distances (m)	
		Actual	Direct
B2	Single direction	23*	14*
	Alternate direction	57*	37*

* An enhancement of 15% has been applied to both direct and actual travel distances

7.2.4 Storey and Final Exits

The Ground Floor is provided with four main storey exits access from the north, east, and west elevations via the corridors. Additional exits provide direct access to outside from the Library, Activity Studio, plant rooms, and north Equipment Store. Figure 3 shows the location of the Ground Floor final exits.

Figure 3: Ground Floor Final Exits

Each protected stair discharges directly outside independently of the main storey exits. Occupants on the Ground Floor are not expected to need to escape through either protected stair. The First Floor and Second Floor are each provided with two storey exits, into the protected stairs.

All final exits will be sized in accordance with their respective expected maximum occupancies. Final exits are to be, as a minimum, as wide as the stair they serve.

7.2.5 Protected Stairs

The building is provided with two stair cores. Both are constructed as protected stairs, accessed through protected lobbies.

In accordance with Clause 17.4.1 of BS 9999, the stairs should not be less than 1000 mm wide for downward travel; both stairs will exceed 1000 mm in width. Stair occupancy calculations using the BS 9999 stair width factors for the relevant risk profile have demonstrated that these widths are adequate for the building occupancy under the proposed evacuation regime. The provision of a category L3 fire detection and alarm system permits that a 15% reduction in stair widths may be applied.

7.2.6 Disabled Means of Escape

One protected stair is provided with a dedicated evacuation lift to allow step-free, dignified escape in accordance with D5 B(5) of the London Plan. Additionally, refuges in each stair at First and Second Floor are provided, as recommended by Annex G of BS 9999.

In accordance with Annex G of BS 9999 a refuge area shall be provided for both protected stairways. In order to comply with BS 9999, the refuge area shall be:

- Provided with clear space of at least 900 mm x 1400 mm for the refuge space, which will not impede evacuation of other occupants; and
- Provided with Emergency Voice Communication System as recommended by BS 5839-9 located at reception.

Refuge areas have been provided within both protected stairs at First and Second Floor. The protected stairs will discharge directly to outside and level access is provided. It will be managed such that disabled occupants evacuating by way of an evacuation lift will exit at Ground Floor, by way of a protected exit passageway, through the adjacent protected stair.

Both the north and south stair will be provided with disabled egress facilities, such as an evacuation chair, in line with BS 9999; however, this will not meet the achieve Policy D5 B(5). Adequate staff training and management procedures will be implemented to facilitate assisted escape.

The DfE School Generic Design Brief document requires all lifts to be evacuation lifts but does not require each core to include a lift. Naturally, the initial Control Option designs carried out directly for the DfE, follow their design brief and are used to confirm feasibility. Consequently, the DfE requirement in terms of lift numbers, is built into the project from the beginning.

7.3 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 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"

7.3.1 Fire Detection and Alarm System

The building will be provided with a Category L3 detection and alarm system to provide early warning and detection to occupants within the building. This is an enhancement when compared to the minimum recommendations of BS 9999, which requires an M system and will be designed in accordance with BS 5839-1:2013.

At Ground Floor, where possible, emergency signage will be provided to diverge occupants through an exit which does not pass through a protected stair.

7.3.2 Emergency Signage and Lighting

Emergency lighting will be provided in line with the recommendations of BS 5266-1. Emergency signage will be provided in line with the recommendations of BS 5499-4 and BS ISO 3864-1.

7.3.3 Internal Fire Spread (Linings)

All linings for walls and ceilings are proposed to meet the following classifications summarised in Table 3 to meet the recommendations of Table 33 of BS 9999:

Table 3: Classification of linings

Location	Minimum classification when tested to BS EN 13501-1
Small rooms not exceeding 30 m^2 in area	D-s3, d2
Other rooms	C-s3, d2
Circulation spaces including protected staircases	B-s3, d2*

* Wallcoverings which conform to BS EN 15102, achieving at least class C-s3, d2 and bonded to a class A2-s3, d2 substrate, are also acceptable.

If a corridor is lined with lockers these should be made from materials of limited combustibility as per the recommendations of BB 100.

7.3.4 Backup Power

All life safety systems shall be provided with dual power supply in accordance with the recommendations of BS 9999 and the standards to which they refer. This can be a second generated supply or a diverse supply via alternative routes.

7.3.5 Structural Fire Resistance

All loadbearing elements of structure of the building will have a minimum 60 minutes fire resistance (loadbearing (R)), in accordance with BS 9999.

7.3.6 Compartmentation

Compartmentation will be provided in the building in line with Tables 22, 23, and 29 of BS 9999. Fire doors should be provided in the relevant locations and to the standard required to meet the recommendations of BS 9999.

All floors should be fire resisting to 60 minutes (REI) from the underside; however, these are not required to be compartment floors. Any evacuation lifts will be enclosed in 60 minutes fire resisting construction (REI).

Protected stairs and lobbies are proposed to be enclosed in 60 minutes (REI) fire resisting construction as an enhancement to the minimum requirement of 30 minutes (REI). Protected corridors should be protected by fire resisting construction achieving 30 minutes (REI).

Rooms of special fire risk such as storage rooms and services shall be enclosed with fire resisting construction from each side separately in line with the recommendations contained within Table 29 of BS 9999 and Clause 3.1 of BB 100.

7.3.7 Fire Stopping

Penetrations through lines of fire resisting construction, for example for services, should be appropriately fire-stopped to maintain the fire resistance of the construction through which they pass.

7.3.8 Cavity Barriers

Cavity barriers will be implemented where necessary. They should be certified and installed in accordance with Clause 33.3 of BS 9999 and in line with the manufacturers' details, tolerances, and limitations.

7.3.9 External Fire Spread

External fire spread calculations have been undertaken to assess the risk of fire spread between NTB1 and the surrounding buildings. Suitable protected areas will be provided in line with this outcome.

Protected areas are defined as parts of the external wall that meet the minimum 60 minutes (RE) and 15 minutes (I) fire resisting construction, from inside the building, in accordance with Table 23 of BS 9999. Areas of the façade that are within 1 m from the relevant boundary should achieve 60 minutes fire resistance (REI) from each side separately.

The enclosing rectangle method has been used to assess each façade of the building and determine the percentage of the façade required to be protected. The north, south, and west elevations may be unprotected. The east elevation of the NTB1 building should be 100% protected.

7.3.10 Systems Maintenance and Management

A fire safety management plan will be developed by the responsible person to incorporate these requirements and demonstrate compliance with the Regulatory Reform (Fire Safety) Order 2005. All maintenance shall be in accordance with manufacturer's recommendations. The following fire safety systems will require maintenance (it is noted that this list is not exhaustive):

- Emergency lighting;
- Detection and alarm system;
- Evacuation lifts;
- EVCs and evacuation chairs;
- Fire/Fire and Smoke Dampers; and
- Fire extinguishers.

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

7.4 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"*

7.4.1 Water Supplies

As Rosedale College is not being provided with fire mains, hydrants will be provided within 90 m of an entry point to the building and not more than 90 m apart.

7.5 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 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"

7.5.1 Fire Brigade Access

In accordance with Table 19 of BS 9999, fire vehicle access should be provided to at least 15% of the perimeter with a door into the building provided to any elevations that make up this percentage. The fire service access route is shown in Figure 4.

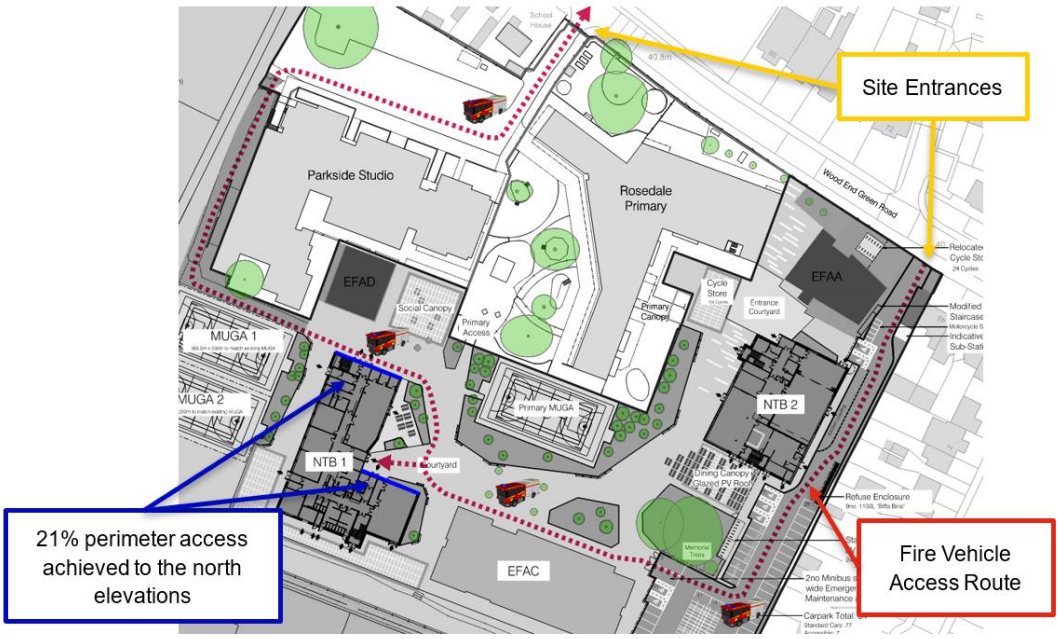

Figure 4. Fire Service Access

The access road will meet the requirements as detailed in Table 4.

Table 4. Road Carrying Capacity

Appliance Type	Min, Width of Road Between Kerbs (m)	Min. Width of Gateway (m)	Min. Turning Circle between Kerbs (m)	Min Turning Circle between Walls (m)	Min. Clearance Height (m)	Min. 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

7.6 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 measure*

London Plan 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."*

7.6.1 Future Modifications to the Fire Strategy

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

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

- Further extensions to the building or surrounding building;
- Changes in internal partition layouts which may impact means of egress and compartmentation; and
- Future change in building height.

7.7 Dignified Emergency Evacuation D5 (B5)

London Plan policy which is described in this section:

> *Policy D5 (B5)*
>
> *In all developments where lifts are installed, as a minimum at least one lift per core (or more subject to capacity assessments) should be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building.*

7.7.1 Evacuation Lifts

To meet Policy D5 B(5) of The London Plan, in all developments where lifts are installed at least one lift per core should be an evacuation lift.

An evacuation lift, designed and installed in accordance with Annex G of BS 9999, will be provided in the north stair core only. It will be accessed from the First Floor via a protected lobby, as per Annex G of BS 9999, and will discharge by way of a protected exit passageway into the north stair.

The north stair core will not be provided with an evacuation lift. The DfE School Generic Design Brief document requires all lifts to be evacuation lifts but does not require each core to include a lift. Naturally, the initial Control Option designs carried out directly for the DfE, follow their design brief and are used to confirm feasibility. Consequently, the DfE requirement in terms of lift numbers, is built into the project from the beginning.

Both the north and south stair will be provided with disabled egress facilities, such as an evacuation chair, in line with BS 9999; however, this will not meet the achieve Policy D5 B(5).

Step free egress will be provided from all final exits from the building

8. Conclusion

This statement outlines the fire safety strategy principles for the proposed development.

This statement details how the proposed development meets the requirements of the London Plan Policy D12 and includes a signed declaration from a competent person confirming its compliance with the Policy D12.

This statement also notes that the proposed development does not comply with Policy D5 B(5) of the London Plan, which has been excluded from the declaration of compliance.

Some elements of the fire strategy will require further, detailed development and agreement with the Stakeholders as the design progresses. This will include consultation with the Building Control Authority, who will in turn consult with the Fire Brigade.