

**Declaration of Compliance by a Competent Person**

This PFSS has been produced by Craig Howard of Bespoke Fire Safety Design Ltd. It is proposed that the evacuation lift is installed in the available protected stair and will comply with BS 9999, and relevant parts of BS EN 81-20 and BS EN 81-70.

It is critical to note that the author is not specialist lift engineer and therefore not competent to provide detailed design information. Reference to additional documentation by a specialist lift engineer should be sought if required.

## **4 Future Development and ‘Golden Thread’ of Information**

The following measures and general approach will be adopted in order to maintain the principles of the golden thread concept (13):

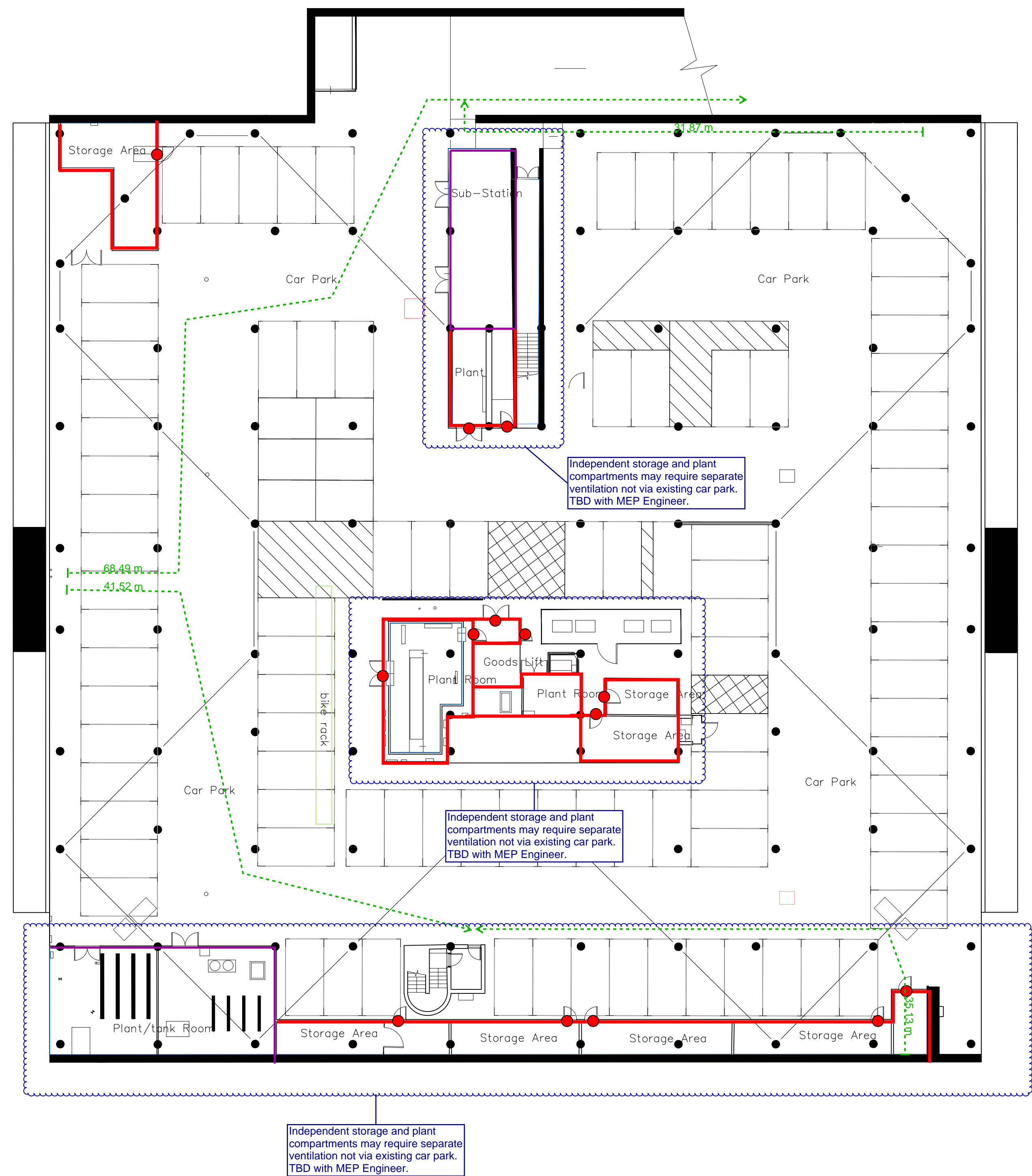
- It is recommended that Bespoke Fire Safety Design Ltd are appointed throughout RIBA Stage 2 to RIBA Stage 6 and therefore remain a custodian of the fire strategy and fire safety design of the building throughout the design and construction programme.
- Where building works are provided in the areas under control of the building owner, the fire strategy will require review and update as necessary in accordance with the Building Regulations (2)
- The fire strategy will identify the requirements of ‘responsible persons’ and ‘competent persons’ in discharging their responsibilities under the Regulatory Reform (Fire Safety) Order (3) and the Fire Safety Act (4) and communicate this to the client.
- Where Bespoke Fire Safety Design Ltd are not appointed for the future stages of the scheme, it has been communicated to the client that a comprehensive handover is undertaken prior to agreed ending of the current appointment.
- Though not a ‘HRRB’ consideration will be given to adoption of the principles of Gateway 2 and Gateway 3 of the Building Safety Act, 2022.

## References

1. Greater London Authority, 'The London Plan, The spatial development strategy for greater london', March 2021.
2. Statutory Instruments, '2018 No. 1230 Building and Buildings, England, The Building (Amendment) Regulations 2018'.
3. Statutory Instruments, '2005 No. 1541 Regulatory Reform, England and Wales, The Regulatory Reform (Fire Safety) Order', 2005.
4. Fire Safety Act 2021, 2021 Chapter 24, 2021.
5. Health Technical Memorandum 05-02: Firecode, 'Guidance in support of functional provisions (Fire safety in the design of healthcare premises)', 2015 Edition.
6. BS 5839-1, 'Fire detection and fire alarm systems for buildings. Code of practice for design, installation, commissioning and maintenance of systems in non-domestic premises', 2017.
7. BS EN 1363-1, 'Fire resistance tests. General Requirements', 2020.
8. BS EN 13501-2, 'Fire classification of construction products and building elements. Classification using data from fire resistance tests, excluding ventilation services', 2016.
9. BS EN 13501-5, 'Fire classification of construction products and building elements. Classification using data from external fire exposure to roofs tests' 2016.
10. BS 9990, 'Non automatic fire-fighting systems in buildings', 2015.
11. BS EN 81-20, 'Safety rules for the construction and installation of lifts. Lifts for the transport of persons and goods. Passenger and goods passenger lifts,' 2020.
12. BS EN 81-70, 'Safety rules for the construction and installation of lifts. Particular applications for passenger and goods lifts. Accessibility to lifts for persons including persons with disability,' 2003.
13. Dame Judith Hackitt, 'Building a safer future: Independent review of building regulations and fire safety: Final Report', May 2018.
14. HM Government, The Building Regulations 2010, Approved Document B (Fire Safety), Volume 2 – Buildings other than dwellings, 2019 edition incorporating 2020 amendments (for use in England).
15. *BS EN 12101-13, 'Smoke and heat control systems-Pressure differential systems (PDS). Design and calculation methods, installation, acceptance testing, routine testing and maintenance', 2022.*
16. DCLG, 'Fire Performance of Green Roofs and Walls', 2013.

## **Appendix A – Fire Strategy Review Drawings**

The following drawings have been produced by Hale Architects in order to communicate key fire strategy measures associated with the building. The drawings are indicative and are not intended to be considered as appropriate for Building Regulations or construction detail.



Disclaimer:  
© All information shown is subject to survey, drawings and information within is for diagrammatic visualization and should not be used for construction purposes. Measure all dimensions on site for verification of data

Notes:

**KEY - FIRE SRATEGY**

- Fire Boundary - 30 Minute Fire Rated wall. Integrity and insulation.
- Fire Boundary - 30 Minute Fire Rated glazed partition. Integrity and insulation.
- 30m escape distance from fire escape door.
- Fire escape route
- Fire Exit
- Wheelchair refuge
- DRI Dry riser inlet
- DRo Dry riser outlet

**Fire Strategy Key**

Compartmentation

- 60 minutes (EI) \*
- 120 minutes (EI) \*

(R = Load bearing capacity, E = Integrity, I = Insulation)

Notes:

- \* Also (R) where the wall is an element of structure.

Fire Doors

- FD60S / FD60
- FD30S / FD30

(S = Smoke control to resist leakage at ambient temperature)

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Rev:	Notes:	Date:	Dwn:	Iss:

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Client:

**COLUMBIA  
THREADNEEDLE**  
INVESTMENTS

**hale**  
ARCHITECTURE

22c Leathermarket Street, London, SE1 3HP

Project:

3 The Square, Stockley Park

Drawing Title:

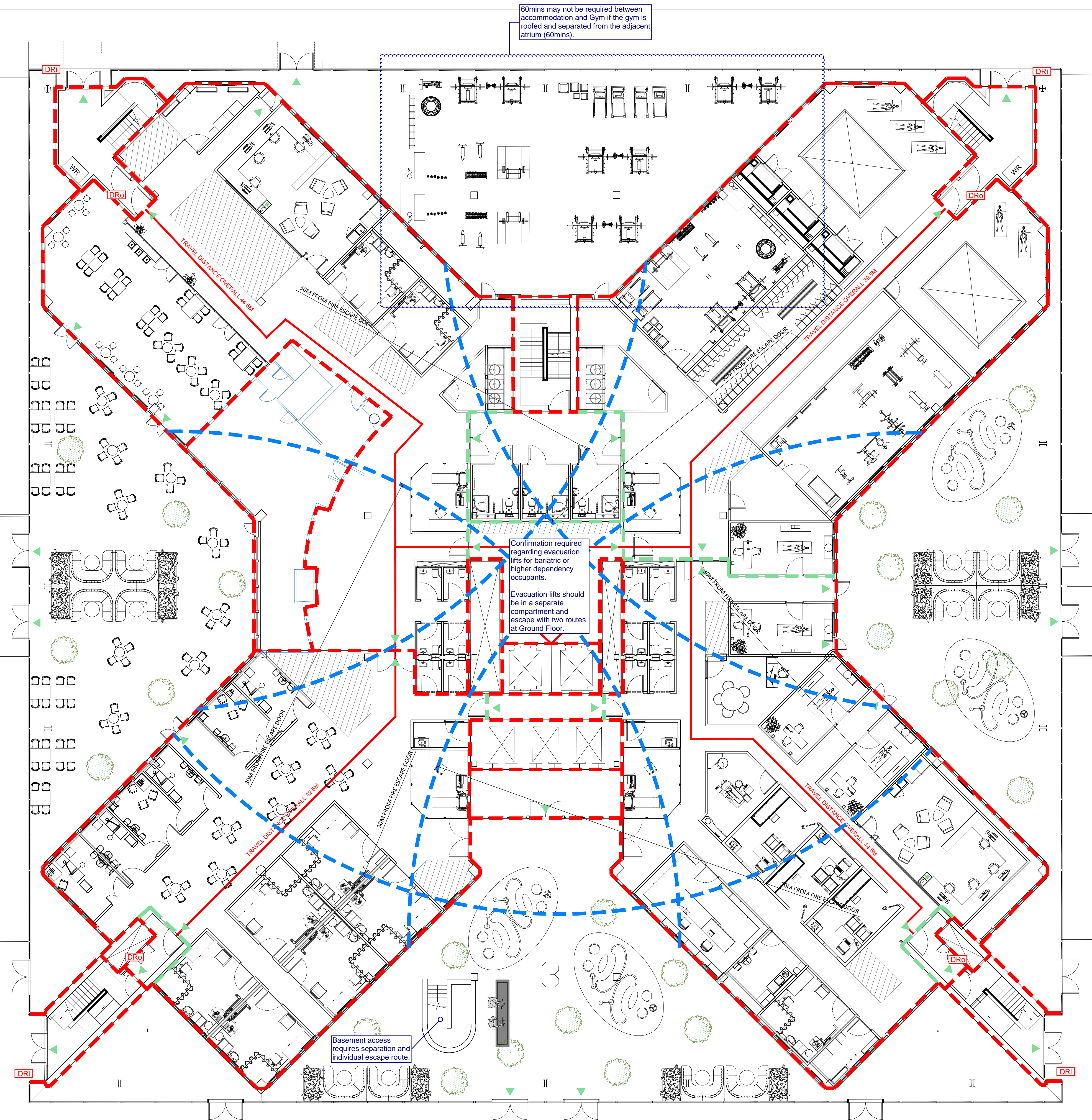
**Proposed General Arrangement  
Basement - Fire Strategy**

Project No:	Scale @ A1/A3:	Revision:
21087	1:200/1:400	01

Drawing No:

**21087-HALE-B1-B1-DR-A-2009**





60mins may not be required between accommodation and Gym if the gym is roofed and separated from the adjacent atrium (60mins).

Confirmation required regarding evacuation lifts for bariatric or higher dependency occupants. Evacuation lifts should be in a separate compartment and escape with two routes at Ground Floor.

Basement access requires separation and individual escape route.

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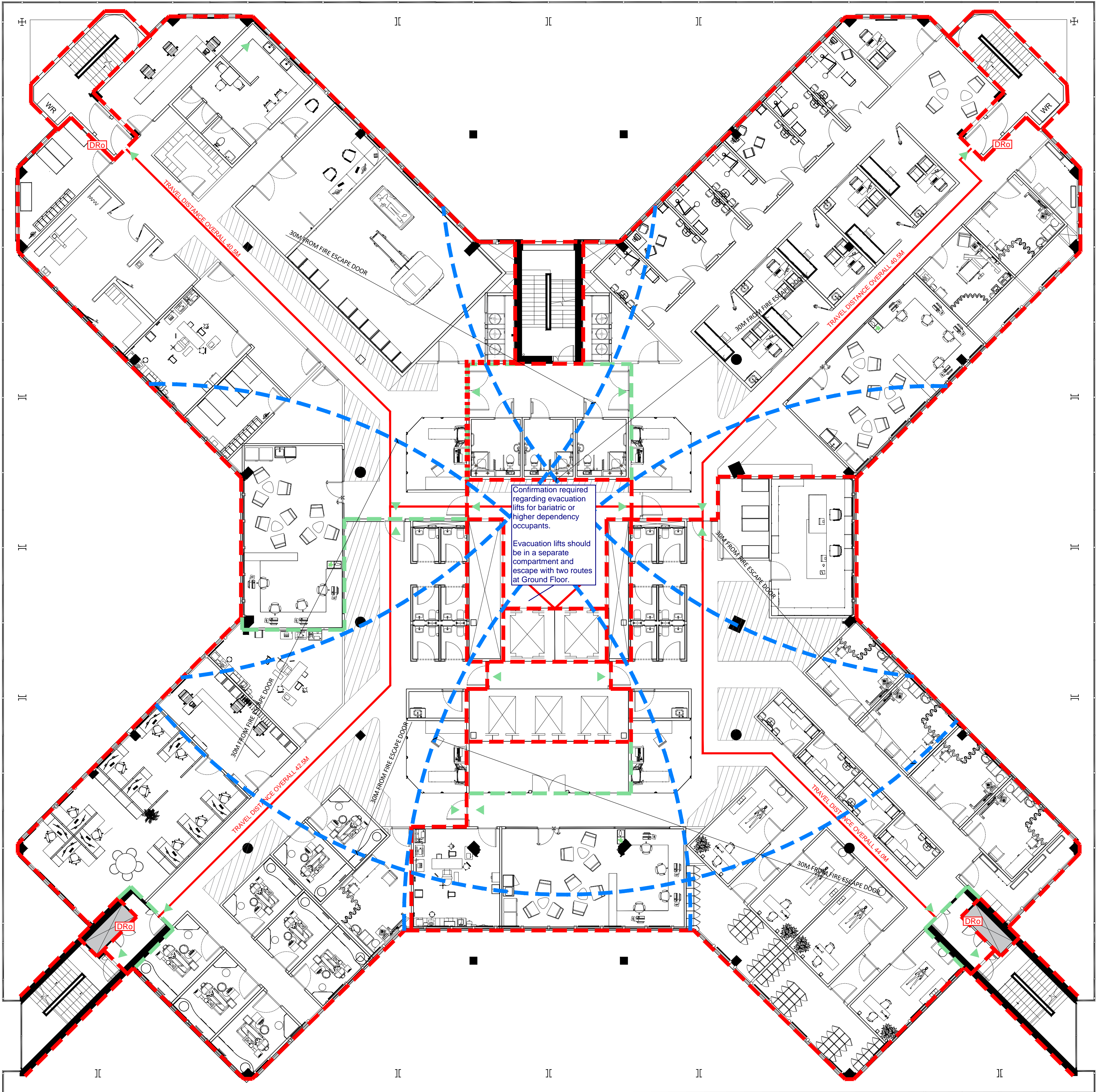


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22c Leathermarket Street, London, SE1 3HP  
Project:  
3 The Square, Stockley Park

Drawing Title:  
Proposed General Arrangement  
Ground Floor - Fire Strategy

Project No: 21087	Scale @ A1/A3: 1:125/1:250	Revision: 01
Drawing No: 21087-HALE-B1-GF-DR-A-2010		





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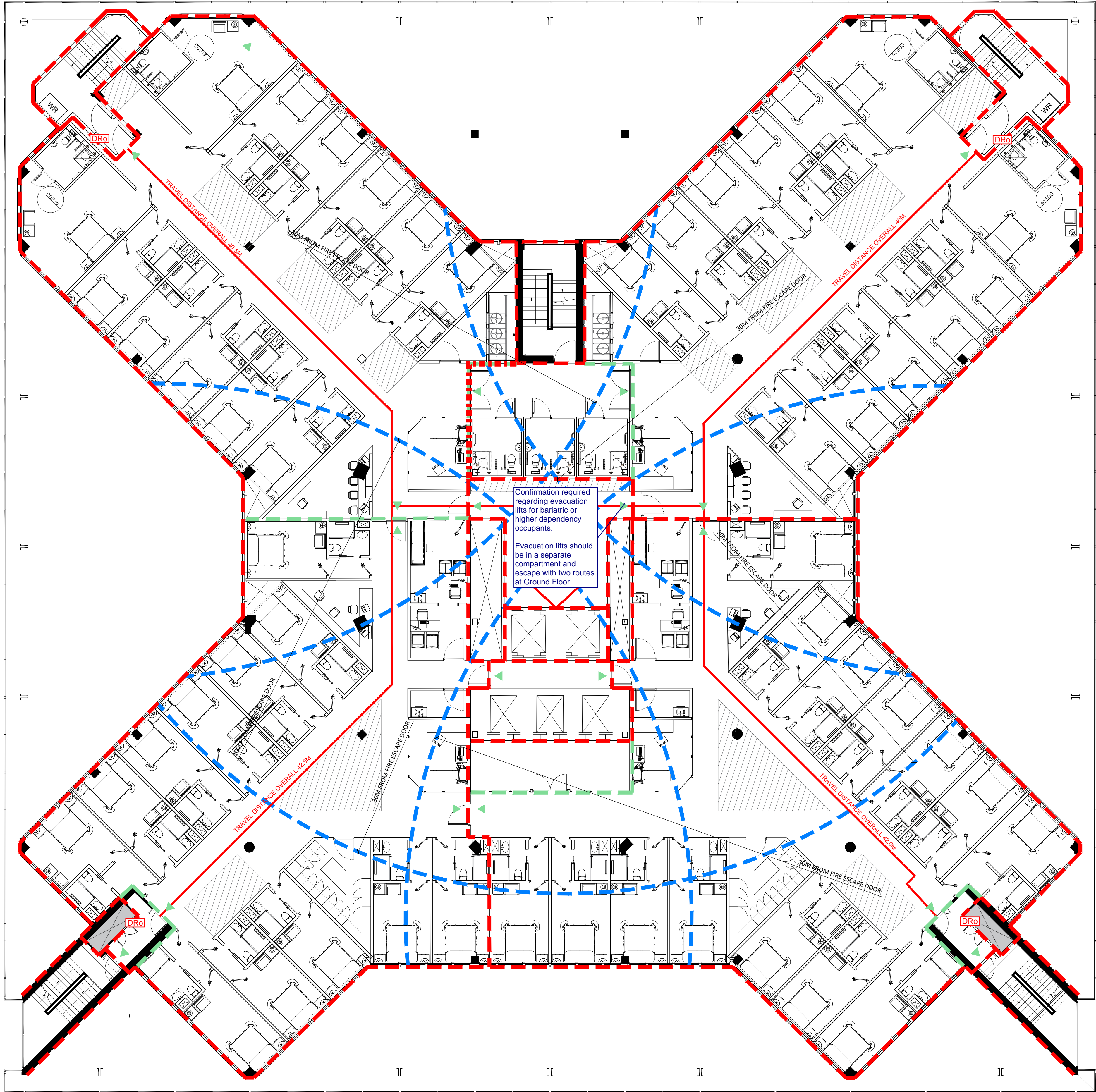


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Project:  
3 The Square, Stockley Park

Drawing Title:  
Proposed General Arrangement  
First Floor - Fire Strategy

Project No: 21087	Scale @ A1/A3: 1:125/1:250	Revision: <b>01</b>
Drawing No: 21087-HALE-B1-01-DR-A-2011		





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  - Fire escape route
  - Fire Exit
  - Wheelchair refuge
  - DRI Dry riser inlet
  - DRo Dry riser outlet

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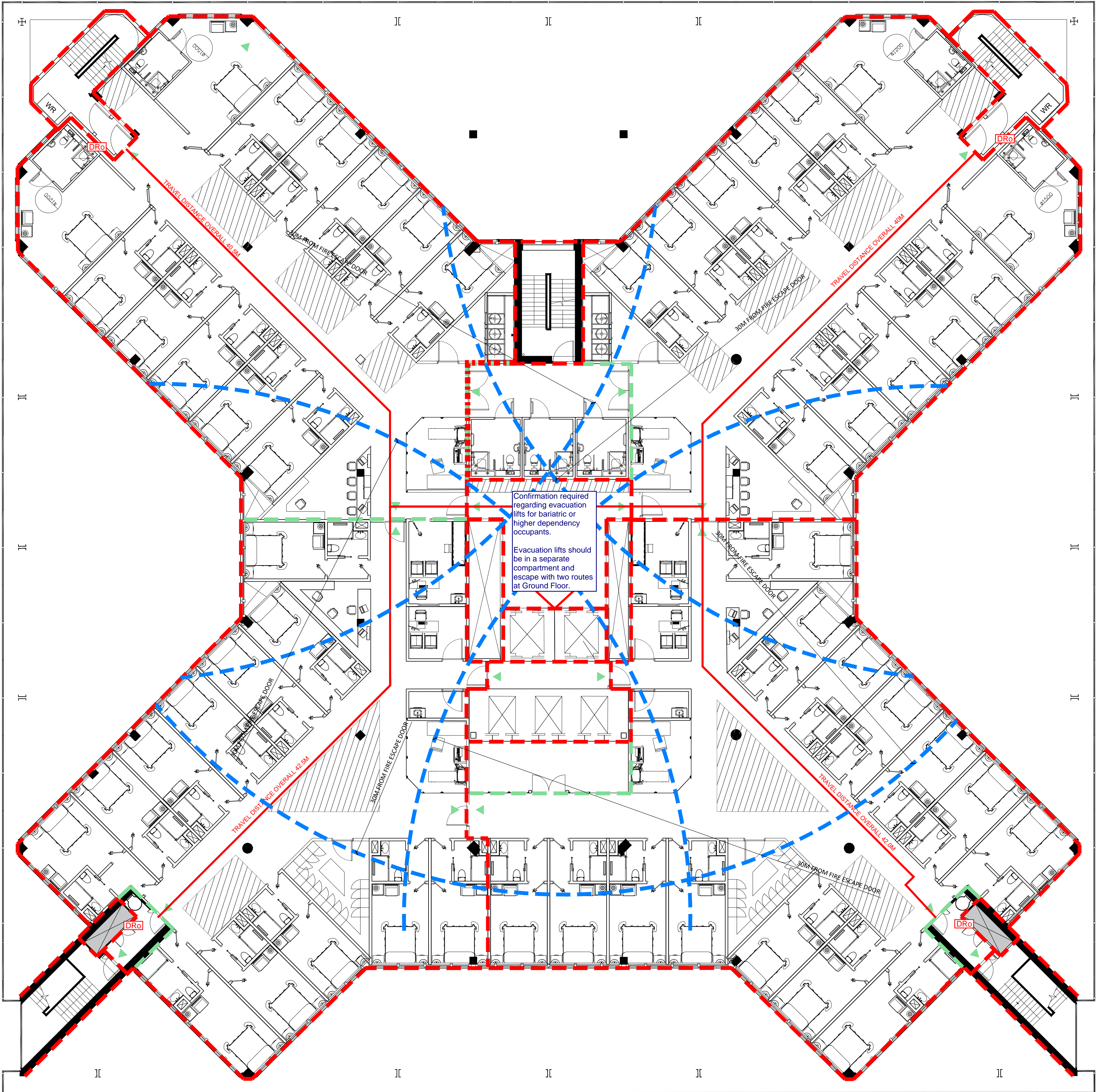


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Project:  
3 The Square, Stockley Park

Drawing Title:  
Proposed General Arrangement  
Second Floor - Fire Strategy

Project No: 21087	Scale @ A1/A3: 1:125/1:250	Revision: <b>01</b>
Drawing No: 21087-HALE-B1-02-DR-A-2012		





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  - Fire Boundary - 30 Minute Fire Rated glazed partition, integrity and insulation.
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  - Fire escape route
  - ▲ Fire Exit
  - WR Wheelchair refuge
  - DRI Dry riser inlet
  - DRo Dry riser outlet

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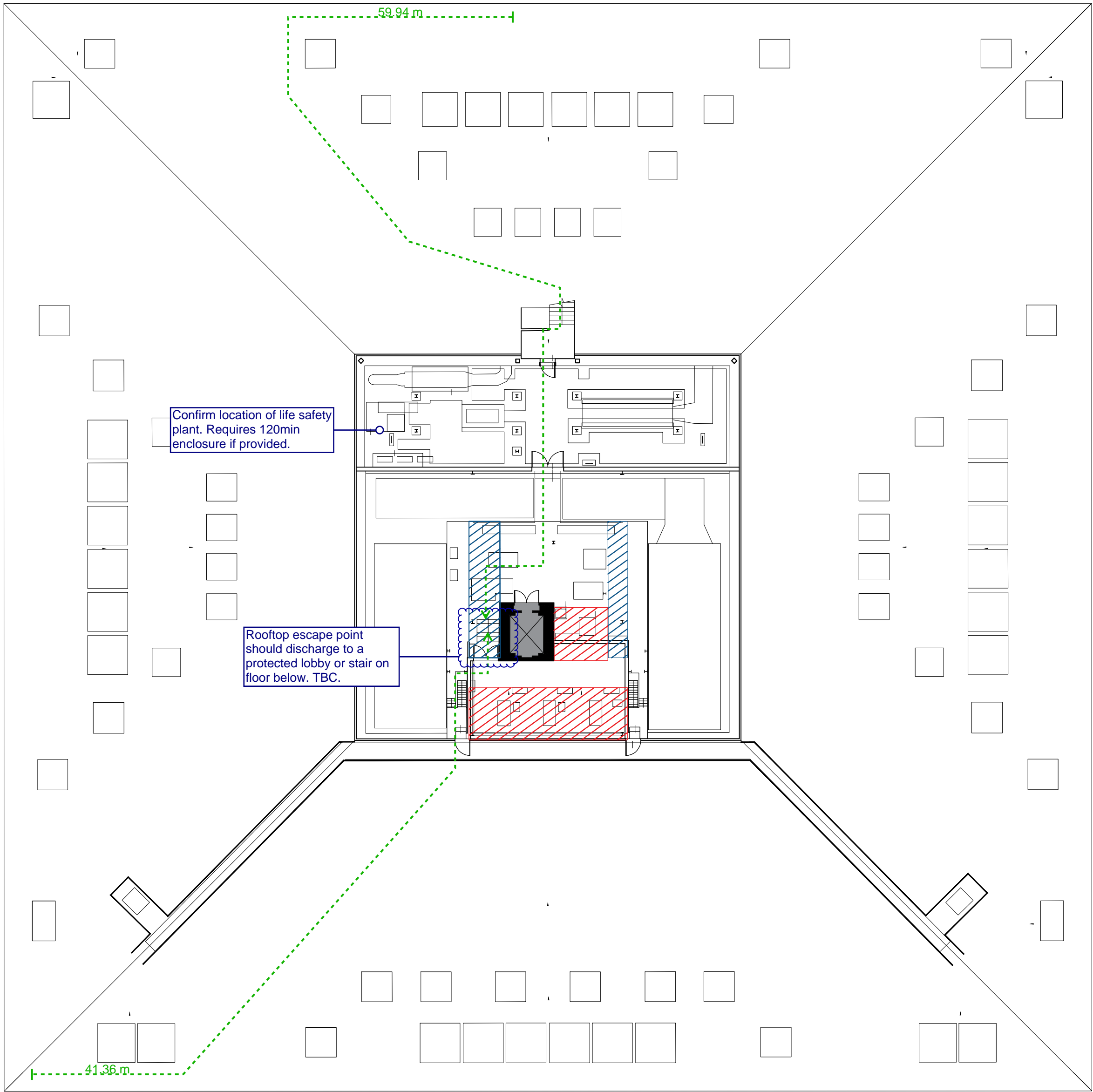


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Project:  
3 The Square, Stockley Park

Drawing Title:  
Proposed General Arrangement  
Third Floor - Fire Strategy

Project No: 21087	Scale @ A1/A3: 1:125/1:250	Revision: <b>01</b>
Drawing No: 21087-HALE-B1-03-DR-A-2013		





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  - DRI Dry riser inlet
  - DRo Dry riser outlet

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Project:  
3 The Square, Stockley Park

Drawing Title:  
**Proposed General Arrangement  
Fourth Floor - Fire Strategy**

Project No: 21087	Scale @ A1/A3: 1:200/1:400	Revision: <b>02</b>
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Drawing No:  
**21087-HALE-B1-04-DR-A-2014**