

**MAYOR OF LONDON**

# London Plan Guidance

## **Fire Safety**

**February 2022**

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**Greater London Authority**

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A3.1                      Form 1 – Fire Statement template (London Plan Policy D12B) formajor development

Form 1 – Fire Statement template (London Plan Policy D12B) for major development	
<b>Site address</b>	41-49 and 49-59 Battersea Park Road, Nine Elms, London, Wandsworth SW8 5AL
<b>Description of development</b>	Application for Phased Full Planning Permission for: Demolition of all existing buildings and construction of three new buildings, together comprising Residential (Use Class C3) and Student Accommodation (Sui Generis) along with Commercial, Business and Service (Use Class E) and/or Local Community and Learning (Class F1) floorspace. Associated works include hard and soft landscaping, car parking and new vehicular access / servicing, and other ancillary works
<b>Name, qualifications, professional memberships and experience of author</b>	Scott Hall – Head of Fire Engineering - Atelier Ten- BSc Fire Risk Engineering, GFireE with over 37 years in the construction industry working on a variety of projects Scott leads Atelier Ten's fire design practice. With 30 years of experience directly in fire, Scott contributes specialist skills relating to the fire risk management of a project. In the Fire Service he was on the Emergency and Planning Committee covering all major events in Glasgow and the surrounding area. This overview allows for the fire safety aspects to be identified at an early stage in the project design providing significant efficiencies in the project development. Scott is proficient in all aspects of Fire Engineering Design for a project and combines this with in-depth practical knowledge from the Fire Service to deliver a project fire strategy incorporating the best of innovative fire safety engineering and practical fire strategies.
<b>Has a Gateway One Statement been submitted?</b>	Yes
<b>Policy considerations (D12B)</b>	<b>Potential Gateway One cross reference</b>
<b>The building's construction: methods, products and materials used</b>	<p>Gateway One Q6f&amp;g</p> <p>The building is to be constructed with concrete and steel with plaster board partitions which present a low risk of fire spread.</p> <p>The façade and specific attachments is non-combustible with A1/A2 insulation.</p> <p>The building structure and firefighting shaft is 120 min FR construction.</p>

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<p><b>Means of escape for all building users and theevacuation strategy</b></p>	<p>Gateway One Q6h</p> <p>The residential areas will adopt a stay put evacuation strategy.</p> <p>Commercial and amenity spaces will adopt a simultaneous evacuation strategy.</p> <p>The codes used are BS9999, BS9991 and BS 5839.</p> <p>The evacuation strategy will be reviewed on an annual basis.</p>
<p><b>Passive and active fire safety measures</b></p>	<p>Gateway One Q6i</p> <p>Additional information relating to passive and active fire safety systems is provided on the plans in Q5.</p> <p>The flats, commercial and amenity areas will be provided and automatic suppression system.</p> <p>The flats will be provided with a Category LD1 system.</p> <p>The commercial and amenity areas will be provided with a Category L1 system.</p> <p>The stair lobby and stairs are provided with smoke ventialtion.</p>
<p><b>Access and facilities for the fire and rescue service</b></p>	<p>Gateway One Q10, 11,13 &amp; 14</p> <p>Further information is provided on the site plans in Q5.</p> <p>The building is provided with firefighting shaft and will include the following;</p> <ul style="list-style-type: none"> <li>• Firefighting stair</li> <li>• Firefighting lift located in the common corridor</li> <li>• Fire main located in the stair core</li> <li>• Ventilation to both the protected corridor and stair in accordance with 27.1 of BS 9999</li> </ul>

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<b>Site access for the fire and rescue service</b>	Gateway One Q10 &11 Further information is provided on the site plans in Q5. Unobstructed access is provided for pumping appliances and can park within 18 m of the riser inlet.
<b>Modifications to the development and the 'goldenthread' of information</b>	The building has been designed as a residential building with a single stair and high level of compartmentation. Any future changes to the building use will require an additional stair and firefighting shaft so that the original fire strategy is not compromised.

Where a lift core is provided, at least one lift is an evacuation lift See Form 3	London Plan Policy D5B5
Declaration of Compliance by a competent person <sup>16</sup>	The proposed development is compliant with the fire safety provisions of the London Plan. Scott Hall

**A3.2 Form 2 – Planning Fire Safety Strategy template (London Plan Policy D12A) for non-major development as set out in Appendix 1**

<b>Form 2 – Planning Fire Safety Strategy template (London Plan Policy D12A) for non-major development</b>	
Site address	41-49 and 49-59 Battersea Park Road, Nine Elms, London, Wandsworth SW8 5AL
Description of development	Application for Phased Full Planning Permission for: Demolition of all existing buildings and construction of three new buildings, together comprising Residential (Use Class C3) and Student Accommodation (Sui Generis) along with Commercial, Business and Service (Use Class E) and/or Local Community and Learning (Class F1) floorspace. Associated works include hard and soft landscaping, car parking and new vehicular access / servicing, and other ancillary works
Name, qualifications, professional memberships and experience of author	Scott Hall – Head of Fire Engineering - Atelier Ten- BSc Fire Risk Engineering, GFireE with over 37 years in the construction industry working on a variety of projects Scott leads Atelier Ten's fire design practice. With 30 years of experience directly in fire, Scott contributes specialist skills relating to the fire risk management of a project. In the Fire Service he was on the Emergency and Planning Committee covering all major events in Glasgow and the surrounding area. This overview allows for the fire safety aspects to be identified at an early stage in the project design providing significant efficiencies in the project development. Scott is proficient in all aspects of Fire Engineering Design for a project and combines this with in-depth practical knowledge from the Fire Service to deliver a project fire strategy incorporating the best of innovative fire safety engineering and practical fire strategies.
Has a Gateway One Statement been submitted?	Yes
Policy considerations	<b>Potential Gateway One cross reference</b>
Identifies suitably positioned unobstructed outside space for fire appliances to be positioned on	Gateway One Q12
Identifies suitably positioned unobstructed outside space appropriate for use as an evacuation assembly point	Gateway One Q6h Evacuation assembly point locations shown in Gateway One Q8.

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<p><b>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</b></p>	<p>Gateway One Q6i(part)</p> <p>Additional information relating to passive and active fire safety systems is provided on the plans in Q5.</p> <p>The flats, commercial and amenity areas will be provided with an automatic suppression system.</p> <p>The flats will be provided with a Category LD1 system.</p> <p>The commercial and amenity areas will be provided with a Category L1 system.</p> <p>The stair lobby and stairs are provided with smoke ventilation.</p>
<p><b>Constructed in an appropriate way to minimise the risk of fire spread</b></p>	<p>Gateway One Q6g</p> <p>Further information is provided in Q5 on the areas of fire resistant construction throughout the building.</p>
<p><b>Provides suitable and convenient means of escape, and associated evacuation strategy for all building users</b></p>	<p>Gateway One Q6h</p> <p>The residential areas will adopt a stay put evacuation strategy.</p> <p>Commercial and amenity spaces will adopt a simultaneous evacuation strategy.</p> <p>The codes used are BS9999, BS9991 and BS 5839.</p> <p>The building has an evacuation lift to allow all building users to evacuate</p>
<p><b>A robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in</b></p>	<p>Gateway One Q6h</p> <p>The residential areas will adopt a stay put evacuation strategy.</p> <p>Commercial and amenity spaces will adopt a simultaneous evacuation strategy.</p> <p>The evacuation strategy will be reviewed on an annual basis.</p>
<p><b>Suitable access and equipment for firefighting which is appropriate for the size and use of the development</b></p>	<p>Gateway One Q10&amp;11</p> <p>Further information is provided on the site plans in</p>

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	<p>Q5.</p> <p>The building is provided with firefighting shaft and will include the following;</p> <ul style="list-style-type: none"><li>• Firefighting stair</li><li>• Firefighting lift located in the common corridor</li><li>• Fire main located in the stair core</li><li>• Ventilation to both the protected corridor and stair in accordance with 27.1 of BS 9999</li></ul>
<p><b>Where a lift core is provided, at least one lift is an evacuation lift</b> See Form 3</p>	<p>London Plan Policy D5(B5)</p>

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<sup>16</sup> See Sections 5.2 and 7 for further details



**A3.3 Form 3 - Provision of evacuation lift (Policy D5(B5))**  
(to supplement Forms 1 or 2, where a lift is provided)

<b>Form 3 - Provision of evacuation lift (Policy D5(B5))</b>	
<b>Site address</b>	41-49 and 49-59 Battersea Park Road, Nine Elms, London, Wandsworth SW8 5AL
<b>Description of development</b>	Application for Phased Full Planning Permission for: Demolition of all existing buildings and construction of three new buildings, together comprising Residential (Use Class C3) and Student Accommodation (Sui Generis) along with Commercial, Business and Service (Use Class E) and/or Local Community and Learning (Class F1) floorspace. Associated works include hard and soft landscaping, car parking and new vehicular access / servicing, and other ancillary works
<b>Name, qualifications and /or experience of author</b>	Scott Hall – Head of Fire Engineering - Atelier Ten- BSc Fire Risk Engineering, GFireE with over 37 years in the construction industry working on a variety of projects Scott leads Atelier Ten’s fire design practice. With 30 years of experience directly in fire, Scott contributes specialist skills relating to the fire risk management of a project. In the Fire Service he was on the Emergency and Planning Committee covering all major events in Glasgow and the surrounding area. This overview allows for the fire safety aspects to be identified at an early stage in the project design providing significant efficiencies in the project development. Scott is proficient in all aspects of Fire Engineering Design for a project and combines this with in-depth practical knowledge from the Fire Service to deliver a project fire strategy incorporating the best of innovative fire safety engineering and practical fire strategies.
<b>Policy considerations Policy D5(B5)</b> Potential cross reference London Plan Policy D12A(4&5) and Policy D12B(2)	
<b>Details of the evacuation lift and shaft</b>	
Each stair core is provided with an evacuation lift. The evacuation lifts are designed in accordance with BS EN 81-20 and BS EN 81-70.and follow the guidance of BS 9999.	
<b>Capacity Assessment</b>	
13 person lift	
<b>Evacuation Strategy</b>	
The overall evacuation strategy is stay in place, but an evacuation alert system in accordance with BS 8629 is provided throughout the building.	
<b>Evacuation Lift Management Plan</b>	
As per BS 9999 annex G	
<b>Declaration of Compliance by a competent person<sup>17</sup></b>	

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The proposed development is compliant with the fire safety provisions of the London Plan. Scott Hall

