PLANNING FIRE STATEMENT

THE FIRE SURGERY

Project:	Fox Court	**Subject:**	Fire Statement
Project No.:	P22-130		
Document Ref.:	231002DN02F1	**Date:**	16/10/2023
Author:	Richard Sherwood	**Reviewer:**	Frances Radford

CONTENTS

1 INTRODUCTION

1.1 Project Description

This Fire Statement has been prepared by The Fire Surgery on behalf of Clare Real Estate (14 Gray's Inn Road) Ltd ("the Applicant") in support of a planning application submitted to the London Borough of Camden ("LBC") for the development of Fox Court, 14 Grays Inn Road, London WC1X 8HN ("the Site").

The planning application seeks planning permission for the following description of development:

'Demolition of existing facades, retaining existing reinforced concrete frame and basement structures; refurbishment and reconfiguration of the existing office (Use Class E) building for continued office use including extensions with new facades to the west elevation fronting Grays Inn Road (9 storeys), to the northern courtyard elevation facing Brookes Court (9 storeys), to the existing 5 storey north-east wing fronting Brook Street (3 storeys) and to the south elevation (8 storeys); external alterations, provision of rooftop amenity terraces, landscaping and associated works'

The proposed development falls within one red line area and specifically comprises of the following components:

- Retrofit and extension of the existing office building to provide additional office accommodation, with an uplift of 8,579sqm GIA (9,652sqm GEA).
- Existing reinforced concrete frame to be retained, along with ground floor slab and basement structure.
- Extensions to west, north and south sides of the building with new facades.
- Provision of a central atrium space between the existing structure and the northern extension for internal circulation and rooftop amenity spaces for tenants, including urban greening.
- Provision of cycle parking and servicing at basement level, provision of plant space at roof and basement levels.

The proposed development has evolved through pre-application and wider stakeholder consultation process, which has included collaborative discussions with the Council and a number of other key stakeholders. The proposed development provides the opportunity to regenerate this important site through the sustainable retrofitting of the existing poor-quality office building to provide a highly sustainable and modern office building which reflects commercial demand in the area and seeks to support LBC's aspirations to provide a range of business premises within the Borough.

1.2 London Plan Policy D12

London Plan Policy D12 requires development proposals to achieve the highest standards of fire safety, embedding these at the earliest possible stage. Policy D5 also requires specific consideration of the requirements for evacuation lifts, which form part of the fire safety features of the project.

Therefore, all major development proposals should be submitted with a Fire Statement.

A Fire Statement is a standalone document which defines the fire safety objectives and performance requirements of a development, and the methods by which these objectives will be provided/ satisfied. This is based on the Draft Fire Safety Guidance provided by the GLA for the London Plan Policy D12 with regards to fire safety.

The Fire Statement is to evidence the provisions made for the safety of occupants and protection of property as well as the provision of suitable access and equipment for firefighting in light of the London Plan fire safety policy requirements and the justification for these measures.

The Fire Surgery Ltd confirm that the fire safety of the proposed development and the fire safety information satisfies the requirements of London Plan Policy D12 as laid out below:

Policy D12 Fire Safety:		
A	*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:*	Section Ref.
	1. identify suitably positioned unobstructed outside space:	
	a. for fire appliances to be positioned on	9
	b. appropriate for use as an evacuation assembly point	6.6
	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.	7
	3. are constructed in an appropriate way to minimise the risk of fire spread	5
	4. provide suitable and convenient means of escape, and associated evacuation strategy for all building users	6
	5. develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in	6
	6. provide suitable access and equipment for firefighting which is appropriate for the size and use of the development	8
B	*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:*	
	1. the building's construction: methods, products and materials used, including manufacturers' details	5
	2. the means of escape for all building users: suitably designed stair cores, escape for building users who are disabled or require level access, and associated evacuation strategy approach	6
	3. features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans	7
	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	8
	5. how provision will be made within the curtilage of the site to enable fire appliances to gain access to the building	9
	6. ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures	10
Policy D5 Inclusive Design		
B	*5. be designed to incorporate safe and dignified emergency evacuation for all building users. In all developments where lifts are installed, as a minimum at least one lift per core (or more subject to capacity assessments) should be a suitably sized fire evacuation lift suitable to be used to evacuate people who require level access from the building.*	6.5

1.3 Declaration

In accordance with the draft London Plan Guidance – Fire Safety, consultation version, February 2022, The Fire Surgery hereby confirm that the technical content produced for the planning

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application complies with all relevant legislation and requirements of London Plan Policy D12 and D5(B5).

2 COMPETENCY STATEMENT

Paragraph 3.12.9 of Policy D12 explains that Fire Statements should be produced by someone who is: "third-party independent and suitably-qualified". The Fire Surgery competence along with the fire engineers working on the scheme is provided below.

The Fire Surgery is an award-winning independent Fire Engineering design consultancy based in London. The company is a proud member of the Fire Engineering Council for the Fire Industry Association by virtue of the Chartered Engineering status of its engineers and also its ISO 9001 accreditation for Quality Management.

The specialist fire and risk consultancy team come from a varied background including chartered engineers, physicists and management consultants who specialise in business continuity. Members of the Fire Surgery team also contribute regularly to the development and writing of fire safety standards and industry best practice guidance, including *BS7974; Application of fire safety engineering principles to the design of buildings – Code of practice (2019)*, in which competency plays a fundamental part.

The Fire Surgery specialises in the development of fire strategies for innovative buildings, particularly commercial and entertainment venues in London. The Fire Surgery has a proven track record for securing Building Regulations approvals on a number of high profile projects in London, and having a strong working relationship with Local Authority Building Control and London Fire Brigade Fire Engineering Team.

2.1 The Fire Engineers

Frances Radford MEng, CEng, MIFireE graduated from the University of Edinburgh in 2012 with a Master's degree in Structural and Fire Safety Engineering. Frances has since worked as a fire engineer on large scale projects in the UK and the Middle East, gaining chartership with the Institution of Fire Engineers in 2018. As a Senior Engineer with The Fire Surgery, Frances has led fire engineering input on a variety of projects, including major new office developments, performance venues and heritage buildings.

Richard Sherwood Beng, AIFireE has 19+ years' experience of providing fire engineering consultancy services and developing performance-based design solutions. He enjoys engaging with design teams to deliver practical fire strategies which balance fire safety needs against other commercial and business protection considerations. Richard's experience covers a wide range of building sectors including high profile public and heritage buildings, transport hubs, research laboratories and high rise commercial and residential developments. Career highlights include working for The British Museum, The National Theatre and the major redevelopment of Birmingham New Street Station.

3 BUILDING DESCRIPTION

3.1 Building Description

Fox Court is located within the Holborn & Covent Garden Ward within the London Borough of Camden (LBC). It is a 9 storey purpose built office building (14,287 sqm GIA of Class E office floorspace), in a U-shape with an external courtyard space to the north of the building. The building is finished predominantly in red brick with glazing and cladding to the Grays Inn Road frontage. It is of no architectural merit.

To the south is the recently completed 150 High Holborn office and residential development. To the west, beyond Grays Inn Road, is an 8 storey building with retail at ground floor and residential above that turns the corner onto High Holborn and the office buildings surrounding Grays Inn South Square. To the north is a predominantly residential area comprising 6 storey buildings fronting Grays Inn Road, a 4 storey building facing Brookes Market and 2 storey buildings in Brookes Court, which also includes the Holborn Mosque. To the east, on the other side of Brook Street, is the Waterhouse Square office complex.

In terms of planning designations, the site lies within the Central Activities Zone (CAZ), the London View Management Framework (LVMF) protected vista from Primrose Hill to St Paul's Cathedral and the background areas of the views from Blackheath Point and Greenwich Park.

In terms of heritage assets, the site lies between two conservation areas, Bloomsbury Conservation Area on the west side of Grays Inn Road and Hatton Garden Conservation Area to the east of Brook Street. Waterhouse Square (The Prudential Insurance Building) is Grade II* listed and Church of St Alban the Martyr (Grade II*) and its associated Clergy and Railings (Grade II) to the north of the site are listed. Within the Grays Inn complex to the west are a number of listed buildings including The Hall (Grade I), The Chapel (Grade II) and Statue of Francis Bacon (Grade II), all set within the Grade II* Grays Inn Registered Park and Garden.

The existing reinforced concrete frame and basement structures of the building are to be retained with a steel/timber hybrid structure with exposed cross laminated timber (CLT) floor slabs being the preferred structural solution for the new extended floor areas.

For the purposes of this Fire Statement and to assess the appropriate fire safety measures for the development the building height has been taken as being 29.8 m, from the lowest adjacent ground level (along Gray's Inn Road) to the finished floor level of the highest occupied floor (8th).

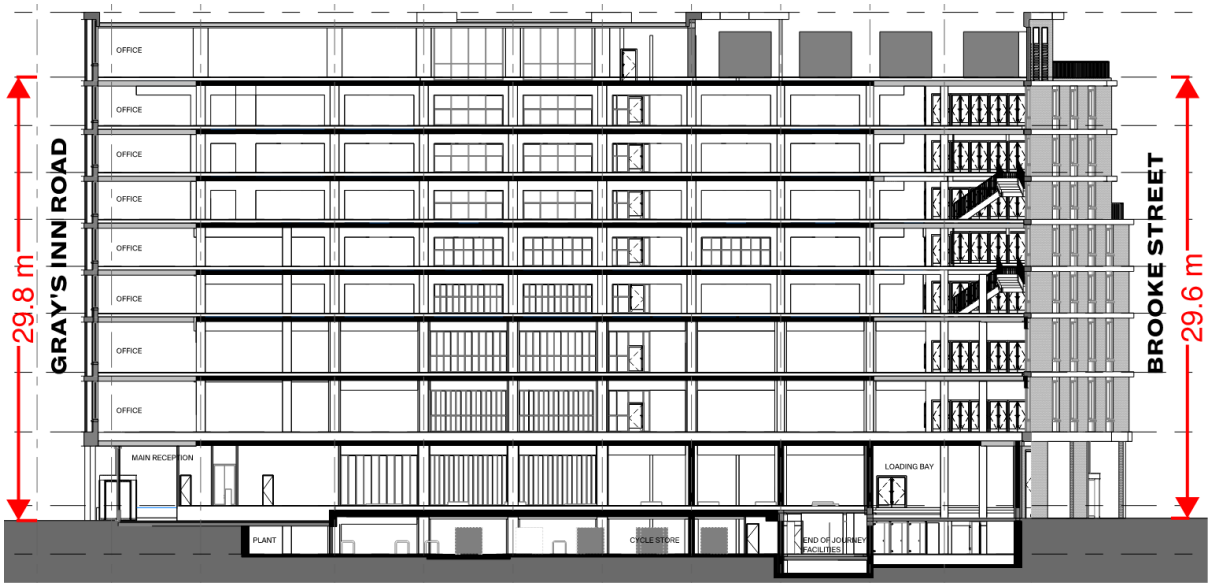

Figure 1 – Section showing building height

4 GUIDANCE DOCUMENTS AND BUILDING REGULATIONS APPROVAL

BS 9999: 2017 has been applied as the principal fire safety design guidance benchmark for this project.

5 THE BUILDING'S CONSTRUCTION METHOD AND PRODUCTS AND MATERIALS USED

5.1 Structure

The existing reinforced concrete frame and basement structures of the building are to be retained with a steel and mass timber hybrid structure with exposed CLT floor slabs being the preferred structural solution for the new extended floor areas.

The building is greater than 18 m and less than 30 m in height and is provided with sprinklers throughout. In accordance with BS 9999 guidance, the minimum required level of structural fire performance for an A1 risk profile is therefore 90 minutes. Elements supporting the roof only and not providing stability to other parts of the structure do not require fire rating.

Any new load bearing elements of structure or alterations to existing will be designed to achieve the minimum 90 minutes fire resistance required. The fire protection to the existing structure where this will be retained by the development will be validated and where necessary repaired or upgraded to achieve the minimum required fire performance.

All floors in the building will be designed as compartment floors to limit the potential for fire spread through the building and to support the proposed mass timber structure design. The building will otherwise be broken into fire compartments in accordance with BS 9999 guidance where required to enclose high fire risk areas, protect means of escape and separate different occupant types / building uses.

5.2 Internal Linings

Restrictions are placed on the use of wall and ceiling linings within certain areas of buildings. This is to limit the spread of fire and production of smoke. All materials and finishes used as part of the internal wall and ceiling linings for the project will meet the minimum requirements shown in the table below:

Table 1: Internal linings.

Location	Classification
Small room of area not exceeding 30 m^2	D-s3, d2
Other rooms	C-s3, d2
Circulation spaces	B-s3, d2

5.3 External Walls

All external elements of the building are required to achieve a reaction to fire performance in order to reduce the risk of fire spread via the buildings external envelope. Materials achieving a Class B-s3,d2 or better rating will be provided to comply with BS 9999 guidance.

As the building is over 18 m, any insulation product, filler material (not including gaskets, sealants and similar), etc. used in the external wall construction should be of limited combustibility (Class A2-s3,d2 or better).

In addition to this it is recommended that, as far as possible, all façade materials comply with the rating of A2-s1,d0 or better. This is not a regulatory requirement but is it advised as general good practice for tall buildings. Materials that are used in the façade that do not comply with these criteria should be identified.

Where walls are within 1 m from the site boundary, they will be 100% fire rated (90 minutes insulation and integrity, from both directions). As the building steps back from the boundary, the percentage of the external wall that requires protection can be reduced.

As the building is sprinklered and floors are to be constructed as compartment floors we are only required to consider a single storey fire compartment when assessing the maximum permitted unprotected areas for the external walls. A simple assessment of the worst case largest floor plate has been considered at this stage to provide guidance for design team coordination. A further detailed external fire spread assessment will be completed at the next stage as the design develops.

The results of the simplified assessment using BR 187 are given in Table 2.

Table 2: Maximum permitted unprotected areas within external walls

Elevation	Boundary Distance (m)	Assumed Enclosing Rectangle (h x w)*	Maximum Permitted Unprotected Area (% of total)
North (Courtyard)	4.5	6 x 40	50%
East (Brooke Street)	2.8	6 x 50	30%
South (Ramp)	4.4	6 x 50	50%
West (Gray's Inn Road)	9.0	6 x 40	100%

*Closest match to tabulated data in BR 187. Where the actual dimensions are between two lines the larger value is taken to be conservative at this stage in the design.

5.4 Roof and Terrace Coverings

The rating required for roof coverings and terraces within 6 m of the site boundary or 1.5 m of a compartment wall below is a $B_{roof}(t4)$ rating. In other locations, a $C_{roof}(t4)$ rating will be acceptable.

The roof materials will be specified which have a test certificate that states the performance as defined in accordance with BS EN 13501-5 and which describes the field of application of the test, so that the classification represents the proposed build-up.

6 MEANS OF ESCAPE FOR ALL BUILDING USERS AND EVACUATION STRATEGY

6.1 Evacuation Strategy

The building will be operated with a simultaneous evacuation strategy. On activation of the automatic fire detection and alarm system an evacuation signal will be sounded throughout the premises and all occupants will be directed to evacuate the building at the same time.

6.2 Means of Detection and Warning

The building will be provided with an automatic fire detection and alarm system to a minimum Category L1 level of coverage to BS 5839-1:2017.

6.3 Horizontal Escape

The escape travel distances permitted will be based on the risk profiles for the building as defined in BS 9999. Where no internal fit out is provided, the direct travel distance limitation will be used.

Limits for each area are described below.

Table 3: Travel distance limitations

Risk Profile	Limit for travel in one direction only (m)		Limit for travel in more than one direction (m)	
	Where internal layout is known	Where layout is not known (direct)	Where internal layout is known	Where layout is not known (direct)
A1	26	17.3	65	43.3
A2	22	14.7	55	36.7

From review of the drawings provided, we can confirm that the maximum expected travel distances are within these maximum permissible values.

To allow for the expected max. design occupancy for the building the storey exits leading into the escape stairs on each floor will be provided to achieve a minimum of 1050mm clear escape width. All other doors on escape routes (excluding final exits from stairs) will be provided to achieve the minimum required by BS 9999 of 800mm clear width or 850mm clear width where unassisted wheelchair access is required.

Doors along escape routes will be hung to swing in the direction of escape and any room or area of the building that is expected to have an occupant load of 60 or more people will be provided with a minimum of two exits.

6.4 Vertical Escape

There are six available stairs for escape which are listed below and shown in Figure 2 and Figure 3.

- Stair 1: 1500mm wide Firefighting stair serving Basement to 8th floor
- Stair 2: 1500mm wide Firefighting stair serving Basement to 8th floor
- Stair 3: 1200mm wide external escape stair serving 1st to 6th office floors
- Stair 4: 1100mm wide escape stair serving basement 1 and 2 affordable workspace and plant
- Stair 5: 1800mm wide escape stair serving basement 2 plant
- Star 6: 1500mm wide escape stair serving basement 1 affordable workspaces

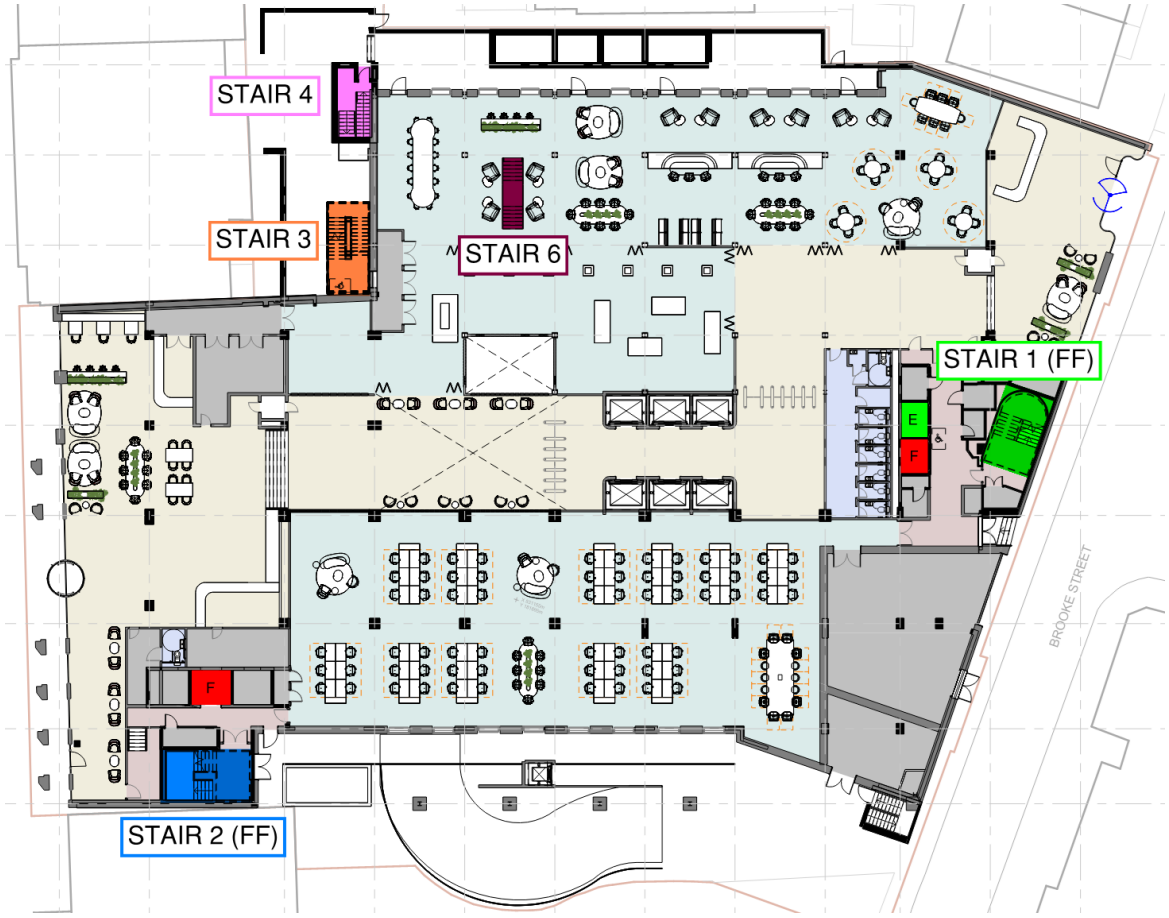

Figure 2 – Stair numbering (Ground floor)

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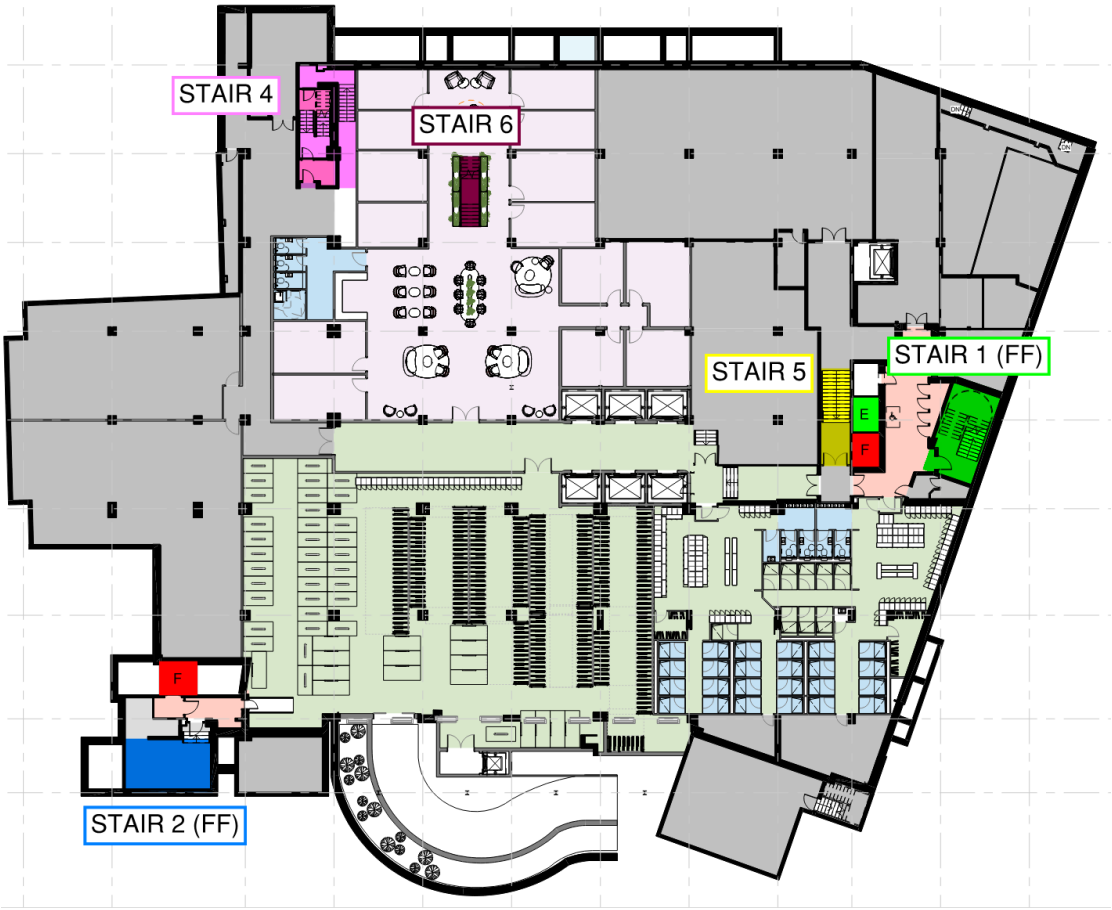

Figure 3 – Stair numbering (Basement 1)

Stair capacity is determined by the risk profile (A1 office and A2 for basement plant) and number of floors served. The capacity of the stairs is shown in Table 4.

All stairs are approached via a protected lobby or are external and separated from the building, therefore none of the stairs have been discounted for the purposes of assessing maximum escape capacities.

Table 4: Capacity of each stair.

Stair	Width (mm)	Floors Served	Width Factor (mm/person)	Capacity (people)
Above Ground				
Stair 1	1500	G - 8	1.7	882
Stair 2	1500	G - 8	1.7	882
Stair 3	1200	G - 6	2	600
			Total	**2364**
Below Ground				
Stair 1	1500	B1 - G	3.9	385
Stair 2	1500	B1 - G	3.9	385
Stair 4	1100	B2 - G	3.8	289
Stair 5	1800	B2 - B1	4.5	400
			Total (B2-B1)	**545**
			Total (B1-G)	**914**

The maximum expected design occupancy, based upon the current area schedule and applied floor space factors, for the above ground floors is 2277 people and for the below ground floors is 204 people. Therefore, the proposed vertical means of escape capacity is adequate for the expected design occupancy of the building.

6.5 Evacuation for people with disabilities and the use of evacuation lifts

Policy D5 of the London Plan requires the highest standards of accessible and inclusive design to be met.

Due to differences in ground level around the existing site there are very few points at which level access to or from the building are available. For this reason, the means of escape for Mobility Impaired People (MIPs) will require careful management by the building occupiers.

Disabled refuges are to be provided at all points along escape routes where stepped access or the use of a lift would be required. This will include all stairs or associated protected lobbies.

The disabled refuges will be 900mm x 1400mm in area and provided with an Emergency Voice Communication (EVC) system to BS5839-9 (2011). The EVCs will link to a location that is supervised at all times that the building is occupied. The location is to be agreed, but the building reception or protected entrance to the firefighting shaft may be the most suitable place.

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

In line with guidance it is proposed that a dedicated evacuation lift be provided within the existing core adjacent to stair 1 and that the two firefighters lifts in core 1 and core 2 will also be available for evacuation prior to the attendance of the fire and rescue services. In this way all MIP's will always have access to an alternative means of escape via a lift suitable for use in an evacuation. Whilst this proposal allows for the use of lifts for evacuation it does not fully remove the need for carry down procedures should an MIP require evacuation via stair 3 where no lift installation is available. In this instance appropriate evacuation aids would be required to enable the individual to be safely evacuated via the stairs.

The evacuation lift will be designed in accordance with the requirements of BS 9999, which includes:

- Back up power supplies to ensure the lift is available if the main power fails,
- Controls to allow staff to drive the lift to pick up occupants from other levels during evacuation,
- Enclosure with fire rated construction,
- The evacuation lift serves every floor it passes through,
- Lobby protection at all floors to protect the lift from the effects of fire and smoke.

Owing to the potential impact on neighbouring residential properties it is not possible to provide an evacuation lift serving the external stair 3, however lifts suitable for evacuation are to be provided in core 1 and 2 providing an alternative means of escape for MIPs at all above ground levels which would not require carry down procedures.

The proposed design and provision of evacuation lifts is in compliance with the principles of London Plan Policy D5(B5).

6.6 Evacuation Assembly Point

A suitably sized evacuation assembly point will be identified in an area that can accommodate the building's occupancy. Open public spaces in the area can be used, such as the broad pedestrian pavement areas along Gray's Inn Road or the Brook's Market square. An assembly point location will be chosen in coordination with the management and security requirements for the building, so that a safe, efficient method can be developed to manage a full scale evacuation. This will form part of the Fire Safety Management procedures for the building and an Emergency Evacuation Plan will be developed with the building management team and responsible person as defined under the Regulatory Reform (Fire Safety) Order.

7 PASSIVE AND ACTIVE FIRE SAFETY MEASURES

The fire safety strategy for Fox Court relies on a combination of active and passive measures. These are recommended by the guidance documents, with additional measures included as part of a package of fire engineered solutions where necessary or determined as part of the QDR process.

The following outlines the principal fire safety provisions imbedded in the design of the proposed development:

- A Category L1 automatic fire detection and alarm system coverage to BS 5839-1:2017.
- Emergency lighting to be provided to BS 5266-1:2016.
- Escape signage provided to escape routes in line with BS 5499-4:2013.
- Portable fire extinguishers installed in accordance with BS 5306-3.
- A two-way emergency voice communication system complying with BS 5839-9:2021 will be installed in the disabled refuges at each level.
- Lifts to be used for evacuation are identified and provided with facilities and controls to be used in case of an emergency.
- Protected stairs to be enclosed in 90 minutes fire rated construction and provided with lobbies.
- Loadbearing elements of structure protected to a minimum 90 minutes fire resistance.
- Compartmentation provided throughout the building to enclose significant fire risks, protect means of escape and prevent unseen fire spread.
- Smoke clearance to assist with firefighting to be provided to Basement Level which will consist of a combination of natural vents achieving not less than 2.5% of the floor area of the compartments served or mechanical smoke extract achieving 10 air changes per hour exhaust rate.
- Dry fire mains designed to BS 9990:2015 to provide water for firefighting in core 1 and core 2 firefighting shafts at all above ground floors.
- Secondary power supply to life safety systems, in line with BS 8519: 2010.

- The proposed atrium will be design in accordance with BS 9999 guidance with natural smoke vents provided at the top of the atrium void for post fire smoke clearance.

8 ACCESS AND FACILITIES FOR THE FIRE AND RESCUE SERVICE

Appropriate firefighting provisions and means of access to and within the proposed building for firefighting personnel will be provided.

Good perimeter access is available along Gray's Inn Road and Brooke Street with access available to protected firefighting stairs along either elevation.

Access to the building for internal firefighting will be provided by two firefighting shafts, Core 1 and Core 2, which will both be provided with ventilated firefighting lobbies, dry rising fire mains and firefighters lift installations. Fire main connections via landing valves will be provided within the protected lobbies at each floor such that hose laying to all areas will be achievable within 60m of the landing valves.

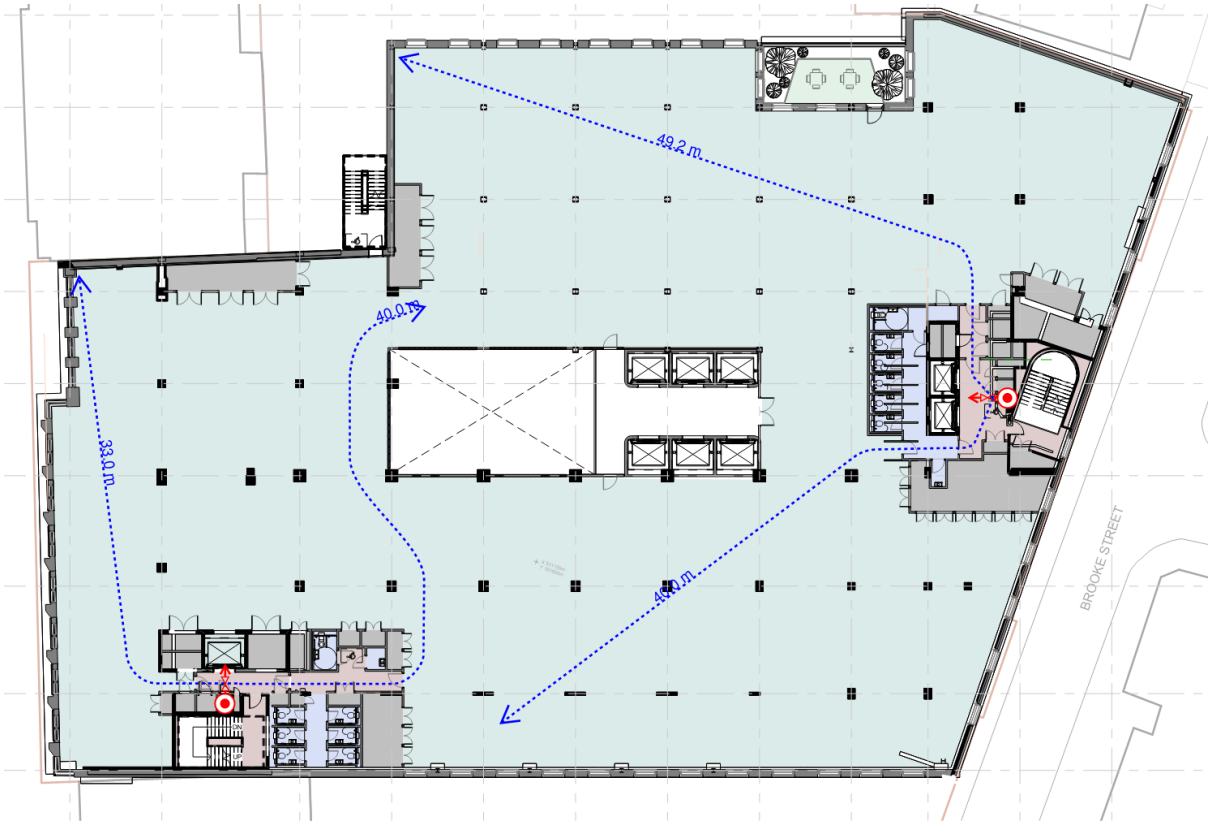

Figure 4 - Hose coverage (Level 1 shown)

9 SITE ACCESS FOR THE FIRE AND RESCUE SERVICE

Vehicle appliance access is provided along Gray's Inn Road and Brooke Street (Figure 5).

The site is well provided for by existing street hydrants located on the surrounding road network, with the closest existing hydrant located adjacent to the building on Brooke Street.

Soho Fire Station is located approximately 1 mile from the Fox Court site.

Figure 5 – Fire Service access into the building

10 FUTURE DEVELOPMENT OF THE ASSET AND THE 'GOLDEN THREAD' OF INFORMATION

The Independent Review of Building Regulations and Fire Safety was commissioned by government following the Grenfell Tower fire to make recommendations on the future regulatory system. The report, chaired by Dame Judith Hackitt, is entitled *Building a Safer Future (2019)* and provides recommendations in section 5 on the competency of those operating within the fire safety framework and requires overall consistency in fire safety from initial design through to occupation and future management. This is commonly referred to as the "Golden Thread"

Whilst this report is primarily written in the context of high rise residential and complex buildings, there are common recommendations which are applicable throughout the fire safety and construction industries.

The following information outlines how The Fire Surgery will consider the Golden Thread in the context of fire safety for Fox Court.

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10.1 RIBA design stages

The Fire Surgery were appointed at RIBA Stage 2 to provide fire safety input into the concept design and develop an outline fire strategy was produced to highlight the main concerns and coordinate the design with the team. During Stage 2, this design is being developed to a level that can be used to inform the ongoing design.

The Fire Surgery have a continued appointment through RIBA Stage 3 and 4 to further develop and maintain the agreed principles of the fire strategy. Should the project be successful through planning, then The Fire Surgery are likely to be retained for the remainder of RIBA Stage 3 and 4 to complete the design.

10.2 Construction Monitoring & Practical Completion

For fire safety design in buildings, it is important to monitor the procurement and construction of the fire strategy to ensure that the approved fire strategy is designed and actually constructed as intended.

The detailed design of active fire systems will be important, including the commissioning and testing of the systems.

Locations of passive fire protection and the active system specifications sometimes change. Therefore, having the project fire engineer appointed during the tender, contractor lead designs and construction can ensure a smoother route to practical completion. The contractor has an obligation under Regulation 38 (formerly 16B) of the Building Regulations 2010 to hand over all fire related information for the project to the client, in order to allow them to manage the building successfully under the Regulatory Reform (Fire Safety) Order 2005.

This will require an as built fire strategy report that reflects the actual building constructed. It will be necessary for the contractor to update the design fire strategy as this stage.

The Fire Surgery is expected to undertake a monitoring role on behalf of the client during the construction period and will work with the contractor to ensure any changes to the design comply with the established fire strategy principles.

10.3 Fire Safety Management

Management procedures will play a critical function in both the prevention and associated containment of fires and the evacuation of occupants in an emergency situation. The fire safety strategy has been developed on the assumption that the building will be properly managed. This includes pre-planning, training, maintenance and ongoing risk assessment in order to meet the requirements of the Regulatory Reform (Fire Safety) Order 2005.

Managing fire safety is a process that lasts throughout the life of a building, starting with the initial design, which is intended both to minimize the incidence of fire and to ensure that if a fire does occur, appropriate fire safety systems (including active, passive and procedural systems) are in place and are fully functional.

Effective management of fire safety can contribute to the protection of the building occupants in many ways:

- By working to prevent fires occurring in the first place,
- By monitoring the fire risk on an on-going basis and taking appropriate action to eliminate or reduce risk,
- By being aware of the types of people in the building (such as disabled people, elderly people, children, pregnant women, etc.) and any special risks or needs associated with particular events,
- By ensuring that all the fire safety measures in the building are kept in working order and that the means of escape are always available,
- By training staff and organizing the evacuation plan, to ensure that occupants leave quickly if a fire occurs,
- By taking command in the event of a fire until the Fire Service arrives.

Upon completion, the building owners or managers (including tenants) will need to undertake fire risk assessments as required under the Regulatory Reform (Fire Safety) Order 2005, and have these available for inspection by the Fire Service at any time. This should typically be undertaken annually by a competent person or when there are significant changes in the building and is carried out to ensure that the fire strategy is upheld throughout the life of the building and that the risk of fire is kept low.

For this specific building, management areas that are of particular importance for the longevity of the proposed fire safety design solution include:

- The staffing level provided is to be appropriate to the building, the nature of the occupants, the management systems in place, and the active and passive systems provided.
- Staff should be trained in the implementation of emergency procedures, with those having particular responsibilities for assisting with evacuation receiving special training for these duties. A sufficient number of trained staff should be available to provide full coverage of the building, with provision for contingencies, sickness or holiday absences.
- The fire strategy assumes that the fire safety manager will be sufficiently empowered to ensure that the legislative requirements are met, initiate testing, maintenance or repair, and where necessary have direct control of staff responsible for these tasks. Such powers are to be supported by the necessary resources including funding.
- Disabled person evacuation procedures. The management procedures for assisting in their egress should include a means of identifying, prioritising and then assisting mobility impaired

persons in effecting their escape to the final place of safety, using the refuge communication systems and evacuation lifts.

- Allocation of appropriate assembly points and management of occupants leaving the building during an evacuation, including navigating busy roads.
- Management, monitoring, and maintenance of all fire safety systems, and in particular the automatic fire detection and alarm systems, active fire and smoke curtains, and the firefighting systems.
- Provision of appropriate premises information for the fire service and facilities required in the fire command centre.
- Co-operation and co-ordination between the responsible persons for the building (landlord/ tenants) in regard to fire safety matters relevant to the building, including ensuring that emergency plans are co-ordinated and consistent with one another.

11 SUMMARY

This report has been produced to support the planning application for Fox Court. The report is a fire statement as required by the London Plan Policy D12 which requires development proposals to achieve the highest standards of fire safety, embedding these at the earliest possible stage.

This Fire Statement is a standalone document which defines the fire safety objectives and performance requirements of a development, and the methods by which these objectives will be provided/ satisfied.

The Fire Statement has evidenced the provisions made for the safety of occupants and protection of property as well as the provision of suitable access and equipment for firefighting in light of London Plan fire safety policy requirements.

The Fire Surgery believe this fire statement meets the requirements of the London Plan Policy D12.

12 SCHEDULE OF RELEVANT DRAWINGS

A list of the relevant plan titles and reference numbers used in the production of this Fire Statement is provided in the schedule below.

Drawing No.	Drawing Title	Revision
1195-BGY-ZZZ-098B-DR-A-98098	Proposed Plan – Level B2	B
1195-BGY-ZZZ-099B-DR-A-98099	Proposed Plan – Level B1	B
1195-BGY-ZZZ-100L-DR-A-98100	Proposed Plan – Level 00	C
1195-BGY-ZZZ-101L-DR-A-98101	Proposed Plan – Level 01	C
1195-BGY-ZZZ-102L-DR-A-98102	Proposed Plan – Level 02	C
1195-BGY-ZZZ-103L-DR-A-98103	Proposed Plan – Level 03	C
1195-BGY-ZZZ-104L-DR-A-98104	Proposed Plan – Level 04	C
1195-BGY-ZZZ-105L-DR-A-98105	Proposed Plan – Level 05	C
1195-BGY-ZZZ-106L-DR-A-98106	Proposed Plan – Level 06	C
1195-BGY-ZZZ-107L-DR-A-98107	Proposed Plan – Level 07	C
1195-BGY-ZZZ-108L-DR-A-98108	Proposed Plan – Level 08	C
1195-BGY-ZZZ-109L-DR-A-98109	Proposed Plan – Roof Plan	B
1195-BGY-ZZZ-109R-DR-A-98200	Proposed Section AA	A
1195-BGY-ZZZ-109R-DR-A-98205	Proposed Section FF	A
1195-BGY-ZZZ-109R-DR-A-98300	Proposed North Elevation	B
1195-BGY-ZZZ-109R-DR-A-98302	Proposed South Elevation	A
1195-BGY-ZZZ-109R-DR-A-98301	Proposed East Elevation	A
1195-BGY-ZZZ-109R-DR-A-98303	Proposed West Elevation	B