

## THE FITZROVIA

### RESIDENTIAL LIFT PROPOSAL

BL5251/lr/227pdp  
19.04.24

## INTRODUCTION

The residential building at 247 Tottenham Court Road is served by a single lift. The top storey the lift serves is 15.65m above the firefighter access level. However, there is a duplex apartment which takes the top storey over 18m above the firefighter access level. It was therefore proposed as part of the planning pack submitted on 31 July 2020, validated 7th Aug 2020 through resolution 28 Jan 2021 to provide a firefighting lift.



**Figure 1: Proposed Core Arrangement**

As a part of the fire statement at planning it was proposed that the firefighting lift could be used as an evacuation lift that could be self-controlled by residents to meet the functional requirements of the draft London Plan (2021) and emerging best practice at the time.

However, the scheme has now reached an impasse where the lift supplier (Fujitec) cannot certify the lift as an evacuation lift that can be used for independent evacuation and also as a firefighting lift for a number of reasons as described later in this note. It is therefore proposed to provide a code compliant firefighting lift in line with the recommendations of Building Regulations guidance as agreed with our Building Control consultant Sweco via email dated 29 February 2024 in which they confirm that this proposed fire strategy would follow the principle of means of escape from residential units as described within BS 9991. As a result, the fire statement approved on 5 December 2023 (Condition 42 - LPA ref. 2023/0075/P) has been updated by way of this document and submitted to re-discharge Condition 42. The details of the amendments are set out below and the updated fire statement is being submitted with this application."

## FIRE STATEMENT

The fire statement dated 31 July 2020 as referenced earlier states:

### Disabled Evacuation

The lift will be a firefighting lift and will be suitable for evacuation in a fire event.

#### Figure 2: Excerpt from Fire Statement for Planning

The statement is correct as the firefighting lift can be used for evacuation if required by the Fire Service. However, it cannot be used for independent self-evacuation before the fire service arrive as per the intent of the London Plan and emerging guidance. This is because of the following reasons:

- As per Fujitec's correspondence the lift cannot be certified in accordance with EN86-71 as a firefighting lift upon detection goes to ground and waits for fire service control.
- To comply with BS 9999 evacuation lifts should have a trained member of staff on site to drive the lift. Given the size of the development there is no on-site concierge to operate the lift. This will be the case for the majority of developments across the country and is not unique to this scheme. Therefore, as per Fujitec's correspondence it cannot be certified as an evacuation lift under current guidance.

It is clear that guidance for lift design has not caught up with the recommendations of emerging fire guidance including the London Plan which does not give any recommendations for design of lifts for self-evacuation.

It is therefore proposed to provide a fully code compliant firefighting lift and no evacuation lift or evacuation functionality as part of the firefighting lift. This has been updated in the fire strategy and has been agreed with Building Control as noted in the Introduction.

Building Regulations guidance does not require any specific measures to be provided for escape for mobility impaired occupants and the government have confirmed that the new guidance within an as-yet unpublished update to the Approved Document B will not call for evacuation lifts as a matter of course in tall buildings.

The firefighting lift will be available to support the evacuation of the occupants once the fire service arrive if necessary.

Not providing an evacuation lift still meets the functional requirements of the Building Regulations as: -

- Occupants requiring assistance are able to reach the stair within a compliant single direction travel distance. The stair will provide a safe place of refuge.
- A refuge and associated emergency voice communication (EVC) point will be provided which is above the recommendations of guidance for a residential building.
- There is only a total of 8 apartments in the building. Therefore, the number of occupants escaping would be limited and should not disrupt firefighting operations.

- There is a lift provided with back up power supply and controls such that any foreseeable changes to guidance or publication of guidance on the running of self-driven evacuation lifts could be incorporated in the future.