



# 9-12 New College Parade, Finchley Rd, London

New College Ltd

Planning Fire Safety Statement (24106)

## Issue Authorisation

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A	30/07/24	DRAFT issue for review/comment	POH	SH
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Version	Extent of Revision
B	To incorporated updated sketches

This Planning Fire Safety Statement (PFSS) is tailored specifically for this project and client. It is not intended for use by any third party, and no responsibility or liability is accepted for any material contained herein if used by any third party. This report is produced and signed solely on behalf of MJP UK and no liability whatsoever accrues to the authors.

This PFSS does not impose specific requirements on a building owner to protect their own property. Consideration of protection of the building owner's property is not included beyond the extent which arises from compliance with the Part B (fire Safety) of the Building (Amendment) Regulations 2018. It is assumed that the details of these documents are read and understood. MJP UK should be contacted if there are any queries regarding interpretation or meaning of the content. MJP UK takes no responsibility for the misinterpretation by others.

This PFSS is for Planning application only. The objectives of Part B (Fire Safety) the Building (Amendment) Regulations 2018 will be verified by the fire engineering detailed design strategy as part of the Building Control Application/Approvals process.

This PFSS is not a standalone 'For Construction' document but a performance-based document intended for use by the Architect, Planners, Building Services Engineer and other consultants in implementing their detailed designs and preparing their working drawings and specifications. The consultants whose documentation is required to incorporate the requirements of this PFSS are expected to have read this statement, understand its implications for their scope of work, and incorporated the relevant fire requirements into their documents. MJP UK does not assume responsibility for any misinterpretation by others.

Our services are based on the prevailing legislation, compliance documents, codes, and standards at the time this PFSS was written. Any formal changes or changes in interpretation (due to determinations, guidance issued under the Building Acts, or significant fire events) are beyond the control of MJP and cannot be reasonably anticipated. Consequently, any deviation from the anticipated design approach or revisions to our deliverables resulting from such changes may necessitate an updated PFSS to align with the new requirements.

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## 1. INTRODUCTION

MJP have been engaged by New College Ltd for the proposed development at 9 – 12 New College Parade, Finchley Rd, London. This falls under the Local Planning Authority of London Borough of Camden.

## 2. PURPOSE

The purpose of this Planning Fire Safety Statement (PFSS) is to assess and co-ordinate the applicable D5 (Inclusive design as it relates to fire safety only) and D12 (Fire Safety) policies of the London Plan (March 2021) into the Planning Approvals design. Incorporating fire safety design advice early into the planning phase is a critical step to gain and secure planning approvals.

## 3. PROJECT DETAILS

### 3.1 Proposed Works

The proposed works involve the development of a seven-storey hotel building with a retail/commercial on basement level and also incorporating an independently accessed residential units at first floor level at 9 -12 New College Parade, London

### 3.2 Building Use & Means of Egress summary

A summary of the building's general use and means of egress provisions is shown in the table below.

Level	Use	Purpose Group	Escape Height	General Means of Egress Commentary <sup>1 2 3 4 5</sup>
Basement	Retail/Commercial	4	<4m	Occupants in the retail space of the basement level are provided with an exit via the main basement stairs that lead direct to the outside onto Harben Parade. This retail area is limited to no more than 60 persons and within the permitted travel distances for a single means of egress under ADB guidance. It is noted that the stair serving the basement is independent from the stair that serves the upper hotel spaces. A secondary exit from the basement retail space does exist (as an option) via the rear stair should it be considered safe and imperative to do so.
	Hotel	Residential (other) 2(b)	<4m	The primary exit for the hotel residents is via the rear stairs that discharges to the outside on level 1. This stair is independent from the main/primary exit for the 'retail' users/occupants in the basement level. From level 1, the hotel residents can egress towards College Crescent. The corridor preceding the rear stair exit from the basement space is ventilated to safeguard the use of these rear stairs at all times. An alternative (optional) egress route (where it is considered safe to do so) is available for the hotel residents via the main basement stairs that lead direct to the outside onto Harben Parade. All travel distances are within the permitted limitations under ADB.
Ground	Reception and hotel	Residential (other) (2b)	0m	Persons in the hotel reception area can egress direct to the outside onto Harben Parade. The primary exit for hotel residents (in rooms) is via the rear stairs that discharges to the outside on level 1. From level 1, persons can egress towards College Crescent. An alternative (optional) egress route (where it is considered safe to do so) is available via the

Level	Use	Purpose Group	Escape Height	General Means of Egress Commentary <sup>1 2 3 4 5</sup>
				main reception area and direct to the outside onto Harben Parade. All travel distances are within the permitted limitations under ADB.
Level 1	Residential flats	Residential (1a)	< 4m	Residents on level 1 of the building are provided with a single means of egress via a ventilated stair and lobby that discharges direct to the outside onto Harben Parade. All travel distances are within the permitted limitations under ADB.
Level 2 to Level 5	Hotel	Residential (other) 2(b)	< 18m	Hotel residents are provided with the option of two egress routes. One via the main stair that leads direct to the outside onto Harben Parade (this stair is independent from the basement stair) or via the rear stairs that discharge to the outside on Level 1, where persons make their way towards College Crescent. All travel distances are within the permitted limitations under ADB.
Level 6	Hotel	Residential (other) 2(b)	>18m	Hotel residents are provided with the option of two egress routes. One via the main stair that leads direct to the outside onto Harben Parade (this stair is independent from the basement stair) or via the rear stairs that discharge to the outside on Level 1, where persons make their way towards College Crescent. All travel distances are within the permitted limitations under ADB.

Explanatory Note:

1. It is noted that the building is provided with an evacuation lift that is accessed via the ventilated protected lobby space preceding the evacuation lift/stairs. Refuge areas are also made available, adjacent to both protected egress stairs throughout the building.
2. The building is also provided with a fire-fighting lift that may be also used for evacuation purposes (at the discretion of the fire service on arrival)
3. All egress routes are within the permitted travel distances of ADB.
4. We have been advised that access to College Crescent from the rear of the property will be made available as a condition of the Building Control Application.
5. To be read in conjunction with the Evacuation Strategy (table) noted within.

As can be seen above, the building will have an escape height of **> 18m** and is therefore considered a *'Higher Risk Building'* (as it has more than 2 residential units) under the definition of *section 62 The Building Act 1984*.

### 3.3 Specific Site Notes

A 'living' (green) wall is proposed for the development. The design of the 'living' (green) wall will be assessed in accordance with *Fire Performance of Green Roofs and Walls* published by the Department of Communities and Local Government (2013) and as per Regulation 7 (2) as part of the Building Controls application. The design will be cognizant of materials being used, the mitigation provisions and management (maintenance) procedures to facilitate life safety, property protection and firefighting operations in meeting the intent of Part B of the Building Regulations 2010. Refer to attached sketches and tables below for further information.

The rear egress stairs discharge onto the rear of the property where occupants have to make their means of egress towards College Crescent (Assembly point).

### 3.4 Summary of Proposed Fire Safety Precautions

In summary the building will be provided with the following fire safety precautions:

- a fire alarm and detection system throughout,

- emergency lighting throughout,
- a sprinkler system to the basement level,
- a form of ventilation to strategic corridors/lobbies/stairs to safeguard the use of the stairs in means of egress and facilitate fire-fighting operations,
- a fire-fighting shaft (and dedicated access corridor),
- a fire-fighting lobby with a fire main,
- a fire-fighting lift,
- an evacuation lift,
- 2 x refuge areas preceding the two protected stairs,
- internal fire separations to the common areas, protected stairs/corridors and between sleeping and non-sleeping spaces to contain the spread of smoke and fire throughout the internal space,
- non-combustible materials to the external construction.

The above fire safety precautions will be installed in accordance with the recognised standards as referenced in ADB and BS9999/BS9991.

#### **4. DESIGN APPROACH**

To demonstrate compliance with the London Plan Policies D12A and D5, the following Approved Documents and BS Code of Practice (as applicable) have been adopted as the design basis for the Planning Approvals process:

- Approved Document B (ADB), Volume 2: Buildings other than dwellings (2019 edition, incorporating 2020 and 2022 amendments) of the Building Regulations 2010.
- Approved Document B (ADB), Volume 1: Dwellings (2019 edition, incorporating 2020 and 2022 amendments) of the Building Regulations 2010.
- BS 9999: 2017 *Code of practice for fire safety in the design, management and use of buildings*.
- BS 9991: 2015 *Fire safety in the design management and use of residential buildings - Code of practice*.
- *Fire Performance of Green Roofs and Walls* published by the Department of Communities and Local Government (2013)

#### **5. FUTURE DESIGN WORKS (Verification and Record keep/Golden Thread)**

As the design progresses (after the Planning Approvals), a detailed fire engineering strategy design will verify and substantiate compliance against the objectives of Part B (Fire Safety) of the Building Regulations 2010 (as amended 2018) within the formal statutory Building Control regime under the jurisdiction of the appointed Building Control Body and London Fire Brigade.

Specific construction products and manufacturers verification of performance shall be proposed in due course by the Design Team to comply with the statutory obligation of Regulation 7 and specifically Regulation 7(2) with regard to delivery on the principles contained in this Planning Fire Safety Statement, i.e. specification of appropriate materials and standards of workmanship.

As per Regulation 38, all relevant design fire safety information (including operations, maintenance and routine testing of fire safety systems) shall be formally handed over to the responsible person on completion.

The Materials Information Register contained within this PFSS shall be passed to any third party engaged in the future construction phase to maintain the “golden thread” of fire safety design. It is noted that this PFSS is a document of public record and will be available to the Building Control Body overseeing the design and construction stages.

## 6. COMPETENCE

This Planning Fire Strategy Statement (PFSS) has been prepared by Paul O Hare and reviewed by Stefan Hyde of Maurice Johnson & Partners. Both are suitably qualified and experienced Chartered Fire Engineers with a combined experience of 35+ years (including complex and high-rise residential design) and Members of the Institution of Fire Engineers.

## 7. VERIFICATION

### 7.1 Evacuation Strategy

The evacuation strategy designed to safeguard the prompt and efficient egress from the building is outlined in fire alarm matrix in the table below:

Activation <sup>1,3</sup>	Local sounder(s) in L1 accommodation unit sounds	Building-wide fire alarm sounds (includes L1 accommodation /dwelling units)
<i>Local fire alarm detection in accommodation /dwelling unit (on L1)<sup>2</sup></i>	✓	X
<i>Fire alarm detection in any of the common areas on L1 (stair/lobby and entrance lobby)<sup>2</sup></i>	✓	✓
<i>Fire alarm detection elsewhere /throughout the building (basement, ground, levels 2 to 6, any plant space)</i>	✓	✓
<i>Sprinkler activation (basement)</i>	✓	✓

#### Explanatory Notes

1. Upon alarm activation as noted above – the persons within the building are to evacuate to a place of safety outside the building. The means of egress is described in section 3.2 above. An evacuation lift (and fire-fighting lift) is provided to assist with the evacuation procedures for persons with disabilities. Refuse areas have also been designated adjacent to the protected stairs.
2. L1 residents (Dwelling/flats) may operate a 'defend in place' strategy. In the event of a fire alarm in an accommodation/dwelling unit on L1, only the unit of fire origin will receive a signal to investigate/evacuate. Should a common fire alarm in the L1 stair/lobby space activate – a building wide alarm shall sound to signal persons within the building (this includes L1 accommodate/dwelling units) to evacuate. The L1 accommodate/dwelling units are provided with independent means of egress (dedicated stair) from the remainder of the building. Notification on RDU (Remote Display Units) to the hotel building (i.e. reception space) will be considered as the design develops.
3. Activation of fire alarm and detection system or sprinkler head activation in all other parts of the building, will sound a building wide alarm (this includes L1 accommodate/dwelling units) to evacuate.

## 7.2 London Plan D12 and D5 (as applicable)

The following tables summarise the design objectives of the London Plan Policies D12 and D5 (as applicable) and are assessed against the proposed specific to this development. These are to be read (and supplemented by) in conjunction with the Planning Fire Safety Statement Sketches as attached as an Appendix to this report.

## 7.3 Policy D12A: Design Objectives V Proposed.

The table below demonstrates how the proposed works satisfies D12A of the London Plan (March 2021).

Policy No.	Design Objectives	Proposed Works	Compliance Pathway / Standards
D12, A1(a)	Identify suitably positioned and unobstructed outside space for fire appliances.	<p>Fire vehicle access will be provided from the surrounding road network via Harben Parade. As a public road, the hardstanding shall be available during construction works.</p> <p>Fire vehicle access will be available to within 18m of the entrance to the dedicated firefighting shaft and within sight of the dry riser and sprinkler inlet locations. Finalised location of the inlets to be confirmed as the design develops (and liaison/approvals with LFB).</p>	In accordance with ADB
D12, A1(b)	Identify suitably positioned and unobstructed outside space that is appropriate for use as an assembly point.	<p>The location of an obstructed and suitable evacuation assembly point is yet to be confirmed, however there are several areas available (around the building perimeter) that can be readily accessed and considered.</p> <p>The assembly point will be confirmed as the design develops (likely Harben Parade and College Crescent – sufficiently spaced from the development).</p>	Good practice/BS9999 guidance
D12, A2	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.	<p>A commercial sprinkler system will be provided throughout the basement level in accordance with BS EN 12845.</p> <p>An automatic fire detection (AFD) and alarm will be provided throughout the building in accordance with BS 5839x. Smoke detection will be mains operated and conform with BS EN 14604. The fire detection and alarm systems shall be interfaced providing local and building wide alarm as per the Evacuation strategy matrix as noted above in section 7 of this PFFS.</p> <p>Emergency escape lighting to be provided throughout the building and external egress routes in accordance with BS 5266 – 1: 2016. Egress routes are to be maintained free of obstruction and free for use at all times (noting egress onto College Crescent)</p> <p>The available egress routes (via protected paths/stairs) for building residents/occupants are described in section 3 of this PFFS report.</p> <p>The building will be provided with one firefighting shaft/core that serves Ground, L2 to L6. The fire-fighting stair is physically separated (independent) from the basement stair. The firefighting stair is 1100mm (min) in width. A firefighting lobby is provided with a fire main provided in accordance with BS9990. The fire-fighting lobby is provided with a form of smoke control (mechanical ventilation) to safeguard its use in accordance with</p>	In accordance with ADB and BS9999, BS9991 as applicable



Policy No.	Design Objectives	Proposed Works	Compliance Pathway / Standards
		<p>ADB. Access to the fire-fighting lobby is provided via a dedicated independent protected corridor accessed directly from Harben parade.</p> <p>An evacuation lift and firefighting lift in accordance with BS EN 81-72 and BS EN 81-20 (as applicable) and BS9999 guidance will be provided to facilitate evacuation and fire-fighting operations. These are accessed from the fire-fighting lobby space.</p> <p>Two Refuge areas are provided adjacent to the protected egress stairs.</p> <p>A secondary source of power will be provided for all life safety systems in line with the BS 9999 guidance.</p> <p>A form of smoke control/mechanical extract will be provided from the basement level in accordance with ADB.</p> <p>A form of smoke control (natural/mechanical) will be provided from the basement corridor preceding the rear stairs and from the L1 stair/lobby in accordance with ADB to safeguard the use of these egress routes.</p> <p>A form of smoke control/ventilation will be provided from the firefighting stair shaft and rear egress stair (AOV) in accordance with BS9999 guidance.</p> <p>Fire separations/fire resistance rating (including structural fire resistance) will be provided throughout the building in accordance with ADB (Appendix B and Appendix C) (a combination of 120mins to the fire-fighting shaft, 90 minutes to the basement level and 90mins above ground). For the proposed development that specifically applies to the underside of each floor level, fire compartments between sleeping and non-sleeping areas, to the common areas, protected egress stairs/lobbies, fire-fighting shaft and adjacent properties/risk groups. This form of compartmentalisation will assist in minimizing the threat of fire spread between spaces. This will be verified as the design develops further as part of the Building Control Application</p> <p>Fire stopping (including cavity barriers within external walls and floor voids) shall be provided in accordance with the requirements of ADB/BS9999.</p> <p>Surface finish requirements of internal walls and ceilings shall comply with Table 6.1 and Appendix B of ADB)</p> <p>Good design practice and construction standards shall be employed throughout, so as to reduce ignition risks, e.g. suitably sized unjointed electrical wiring, fire-resisting non-combustible post boxes. All electrical wiring shall meet current IET National Wiring Regulations (BS 7671).</p>	
D12, A3	The building must be constructed in an appropriate way to minimize the risk of fire spread.	The external walls will be designed to comply with Regulation 7 of the Building Regulations (specifically 7(2) given the building height in excess of 18m and contains more than 1 dwelling. and ADB. Any specific exemptions as noted in Regulation 7 (3) will be adopted as appropriate.	In accordance with ADB and BRE 187 as applicable.  Regulation 7(2) and

Policy No.	Design Objectives	Proposed Works	Compliance Pathway / Standards
		<p>The proposed materials of construction generally comprise concrete, blockwork, steel studs with drywall/plasterboard construction and glazed components.</p> <p>All parts of the external wall of the building shall be constructed of either A1 or A2-s1,d0 materials or better in accordance with BS EN 13501-1.</p> <p>Fire stopping (including cavity barriers within external walls) shall be provided in accordance with the requirements of ADB/BS9999</p> <p>The proposed roof material is to achieve BROOF (t4) classification where parts of the roof are located within 6m of the relevant boundary.</p> <p>Where the walls are within 1.0m of a relevant boundary, these walls shall be 100% protected. This applies to the East and West walls accordingly. The South facing façade/elevation faces onto Harben Parade will have no restrictions with respect to unprotected openings due to the distance to the fair relevant boundary. The north face/elevation faces onto an adjacent boundary and will be assessed accordingly using the 'Tables method' in BR 187 External fire spread / Table 13.1 of ADB. Where a form of fire resistance rating is required, it shall be provided in accordance with ADB (Appendix B and Appendix C).</p> <p>A (green)living wall is proposed to the rear of the building. As a minimum (best practice), it is recommended that the green wall should</p> <ul style="list-style-type: none"> <li>• not extend to the ground level (to mitigate arson/threat) and to safeguard persons using the rear stair as egress.</li> <li>• Persons/occupants using this rear stair are provided with sufficient spatial distance on ground level to move away from the threat of any falling debris/burning embers from the green wall.</li> <li>• The spatial planning of any 'right of use/egress' may need to be confirmed that allows persons/occupants to move sufficiently away from this threat.</li> <li>• Materials used in green walls to be non-combustible and meet European Classification A2-s1,d0 or A1</li> <li>• Fire breaks within the wall system</li> <li>• Management plan in place to address maintenance and minimize risks/threats. (i.e. irrigation systems to prevent the accumulation of dry, flammable material within green walls (credible fuel load) and the positioning of green walls to offset the risk of malicious activity/accidental fire start).</li> <li>• The spaces/lobbies preceding entrance into the rear stairs from the internal (on all levels) – must be kept sterile and free of materials/storage and combustibles at all times.</li> <li>• The rear stair must be kept sterile and free of materials/storage and combustibles at all times.</li> <li>• No electrical equipment/sockets on the inside faces of the stair wall adjacent to the green wall.</li> <li>• Insurers should be notified of the green wall approach.</li> </ul> <p>The above requirements will be co-ordinated and detailed as the design progress/develops further as part of any future Building Control Application.</p>	<p>adopting guidance as per the '<i>Fire Performance of Green Roofs and walls</i>' Department of Communities and Local Government (2013)</p>

Policy No.	Design Objectives	Proposed Works	Compliance Pathway / Standards
D12, A4	Provide suitable and convenient means of escape, and an associated evacuation strategy for all building users.	<p>The general means of egress and evacuation strategy for the proposed development at New College Parade is addressed in sections 3.2 and 7.1 of this report alongside the fire safety precautions as outlined in sections 3.3 and D12 A2 (above).</p> <p>The means of egress/evacuation strategy for the building will be provided in accordance with ADB and guidance offered under BS9991 and BS9999 (as applicable). As noted above, the evacuation strategy is supplemented by the fire safety provisions proposed. These are primarily in the form of passive fire rated construction bounding protected paths, egress stairs, fire protected lobbies and the use of smoke control/ventilation from specific areas to protect the use of the main evacuation/egress routes. These systems (installed and maintained to recognized BE or EN standards) along with the integration of the fire alarm system to sound accordingly - contribute to the primary objective of safeguarding a safe and reliable evacuation strategy.</p> <p>An evacuation lift with voice communication (and fire-fighting lift) is provided within a protected (ventilated) lobby to assist with the evacuation procedures for persons with disabilities. Refuge areas have also been designated adjacent to the protected stairs.</p> <p>It is noted that independent means of egress are provided where required under ADB design pathway (i.e. Level 1 dwelling and basement retail use).</p> <p>All travel distances are within those permitted under ADB.</p>	In accordance with ADB and BS9999 as applicable
D12, A5	Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in.	<p>The basis of the evacuation strategy (initiated by fire alarm) and egress /exit strategy is noted in sections 3.2 and 7.1 of this PFFS (supplemented by the fire safety precautions as noted within).</p> <p>Under the Regulatory Reform (Fire Safety) Order (2005), a building-specific Evacuation/Escape Plan should be developed by a responsible person to ensure the safety of occupants in the event of a fire. This plan outlines the necessary steps and procedures for a safe and efficient evacuation. This plan will include items such as (but not limited to) the identification of egress routes, assembly points (tbc) responsibilities and roles, alarm systems, evacuation procedures, communication plans, training needs and reviews/updates.</p> <p>This PFFS aims to facilitate the initial planning and discussion for a building-specific Evacuation/Escape plan - however, the finalized guidance/framework for the Escape plan will need to be verified and cognizant of the approved Building Control Application (as it relates to the fire design).</p> <p>The responsibility of developing a robust evacuation strategy is likely to evolve over time and the Evacuation/Escape Plans and should be subject to periodic review (not less than annually). It is recommended that the Escape/Evacuation Plans should also be extended to consider wider fire safety matters such as regular weekly testing and maintenance of the fire alarm system.</p>	In accordance with ADB and BS9999 as applicable

Policy No.	Design Objectives	Proposed Works	Compliance Pathway / Standards
D12, A6	Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development.	<p>To facilitate firefighting access and operations for the proposed development the following is provided in accordance with ADB and BS9999 guidance (as applicable)</p> <ul style="list-style-type: none"> <li>• A firefighting shaft/core is provided,</li> <li>• A firefighting stair of 1.1m (min)width,</li> <li>• A dedicated firefighting lift in accordance with BS EN 81-72 and BS9999 guidance</li> <li>• A 120min fire resistance rating bounding the firefighting stairs and lift.</li> <li>• Firefighter access to the firefighting lift is provided via fire rated protected lobby (&gt;5m<sup>2</sup>)</li> <li>• The firefighting lobby is provided with a form of smoke control (ventilation) to safeguard its use</li> <li>• A fire main (in accordance with BS9990:2015) with an outlet is to be provided/ located within the fire rated lobby. serving Basement, Ground and Levels 2 to 6 conclusive</li> <li>• A form of ventilation is to be provide to the head of the firefighting stairs.</li> <li>• A sprinkler system will be provided to the basement level (BS EN 12845).</li> <li>• The basement is to be provided with mechanical smoke control in accord with ADB.</li> <li>• Access to the sprinkler and fire mains riser inlets are tbc (as the design develops) however these will be readily accessible and visible, within 18m of a pumping appliance. It is proposed that these face onto Harben Parade.</li> <li>• Access to the building is provided directly from Harben Parade.</li> <li>• A dedicated protected corridor is provided on the ground floor to the fire rated lobby (accessed directly from Harben Parade),</li> <li>• Hose cover will be within the recommended limits (60m) to the furthest point of accommodation from fire main outlets.</li> <li>• Fire hydrants are available and provided within 90m of the building (as shown on the attached plans)</li> </ul>	In accordance with ADB and BS9999 as applicable

#### 7.4 Policy D12B Design Objectives V Proposed.

As the building has less than 10 dwellings (flats) and the site area is less than 0.5 hectares (395sqm), it is not considered a 'Major Development' as defined under the London Plan 2021 and therefore Policy 12B is not applicable, nor addressed further.

#### 7.5 Policy D5 Design Objectives V Proposed.

The table below demonstrates how the proposed works as it relates to fire safety design satisfies D5 of the London Plan (March 2021).

Policy No.	Design Objectives	Proposed	Compliance Pathway / Standards
D5, B5	In all developments where lifts are installed, as a minimum at least one lift per core (or more subject to	An evacuation lift (with emergency voice communication systems) is to be provided as shown on the attached plans. This is accessed via the ventilated lobby space.	Evacuation lift(s) to be provided in accordance with BS EN 81- 76

	capacity assessments) should be a suitably sized fire evacuation lift.	The proposed Evacuation Lift will be implemented into the management strategy for the building.	
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## 8. MANAGEMENT

The building owners will be responsible for implementing a management plan for the ongoing maintenance of the active and passive fire safety precautions/provisions (including evacuation lift and procedures, 'living' (green) wall maintenance procedures) and provision of safe access routes to, from and within the building. An Inspection, maintenance and repair manual shall be part of the fire safety manual and incorporated in the building management plan. These plans shall be in line with the requirements of the Regulatory Reform (Fire Safety) Order and relevant British or European standards.

The (approved) fire engineering design strategy for the building (as part of the Building Regulation Application/Approvals process) must be consulted and adhered to by those responsible for implementing a management plan.

Management procedures have not been developed in detail at this stage of the project, however a management strategy will be developed at a later stage.

## **9. DECLARATIONS & INFORMATION**

The Planning Fire Safety Statement (PFSS) has been prepared in good faith using our specific fire safety expertise to meet our best understanding of the requirements of Policies D12A and D5 of The London Plan 2021. In addition to compliance with London Plan Policy 12A and D5, the works are amenable to achieving full compliance with Part B (Fire Safety) to the Building Regulations 2010 and the Building (Amendment) Regulations 2018.

Any future modifications to the building as described in this PFSS should be assumed to adversely affect this declaration, unless demonstrated to the contrary by a competent person.

Our services are based upon the prevailing legislation including compliance documents, codes and standards at the time of writing of this PFSS. Formal changes or changes to the interpretation (as may result from determinations, guidance issued under the Building Acts or as a result of significant fire events) of these are not within the control of MJP nor are they reasonably foreseeable. As such any deviation from the anticipated design approach or revision to our deliverables that arises from such aforementioned changes may result in a revised PFSS to suit accordingly.

This PFSS is based upon the following drawings issued to MJP by Studio Kyson (Drawing No.s 2000 to 2008 conclusive, 3000 to 3003 conclusive, 4000 and 4001 respectively – as attached).

## APPENDIX A: Planning Fire Safety Statement sketches.

- Notes:
- These plans are indicative only for the purposes of providing fire safety input and co-ordination as part of the of Planning Application
  - The fire resistance/severity rating of fire separations will be provided in accordance with ADB as the design progresses. Only locations (functional intent) are shown. Cavity barriers above rooms not shown.
  - Not all service risers are shown (or marked up as fire rated risers or fire stopped at floor level).
  - Not all ductwork and ventilation shafts/openings are shown on plan. Only the performance objective/requirement is highlighted on plans
  - Building to be provided with fire alarm and detection system throughout to BS 5839x.
  - Basement level is to be provided with sprinkler protection in accordance with BS EN 12845.
  - Basement level is to be provided with a form of mechanical smoke control /ventilation system in accordance with ADB.
  - Emergency lighting to be provided throughout the building and external egress paths in accordance with BS 5266x
  - A form of smoke control/ventilations is to be provided to the areas as highlighted/identified on plan to safeguard the means of egress & facilitate firefighting operations in accordance with ADB
  - A 120min FRR firefighting shaft (with ventilated stairs and stair width of no less than 1100mm), a firefighting lift in accord with BS EN 81-72/BS9999 guidance and a ventilated firefighting lobby (with 5m2 area) with a fire mains to BS 9990 is to be provided as shown.
  - Indicative location of Fire Service Inlets are shown on the attached plans (within 18m of fire service hardstand). This are to be finalized/co-ordinate with the Fire Service.
  - Refuge areas (x2) and an Evacuation lift in accord with BS EN 81-76/BS9999 guidance is to be provided as shown

These plans are NOT suitable for Building Control Application. (These plans are to be developed & co-ordinated further as part of any Building Control application)

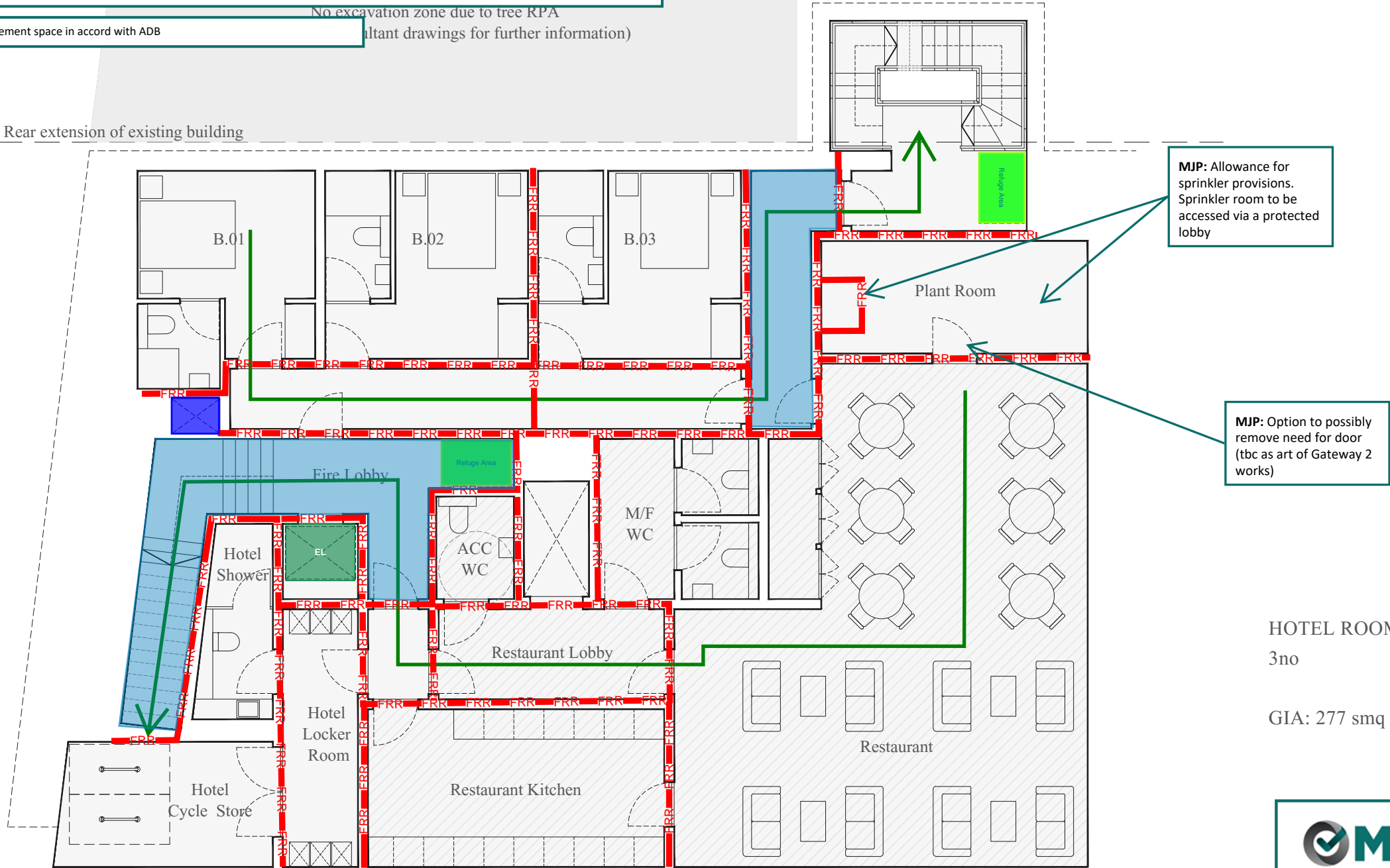
These plans are to be read in conjunction with the PFSS attached

A form of mechanical smoke extract to be provided from the basement space in accord with ADB

No excavation zone due to tree RPA

(consult drawings for further information)

Rear extension of existing building



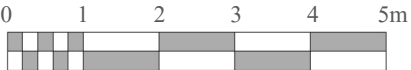
MJP: Allowance for sprinkler provisions. Sprinkler room to be accessed via a protected lobby

MJP: Option to possibly remove need for door (tbc as art of Gateway 2 works)

HOTEL ROOMS:  
3no

GIA: 277 smq

PROPOSED BASEMENT PLAN. DRAWING no. 2000. 1:100@A3



9-12 NEW COLLEGE PARADE, FINCHLEY ROAD, NW3 5EX



Drawn: POH Date: 14/08/2023

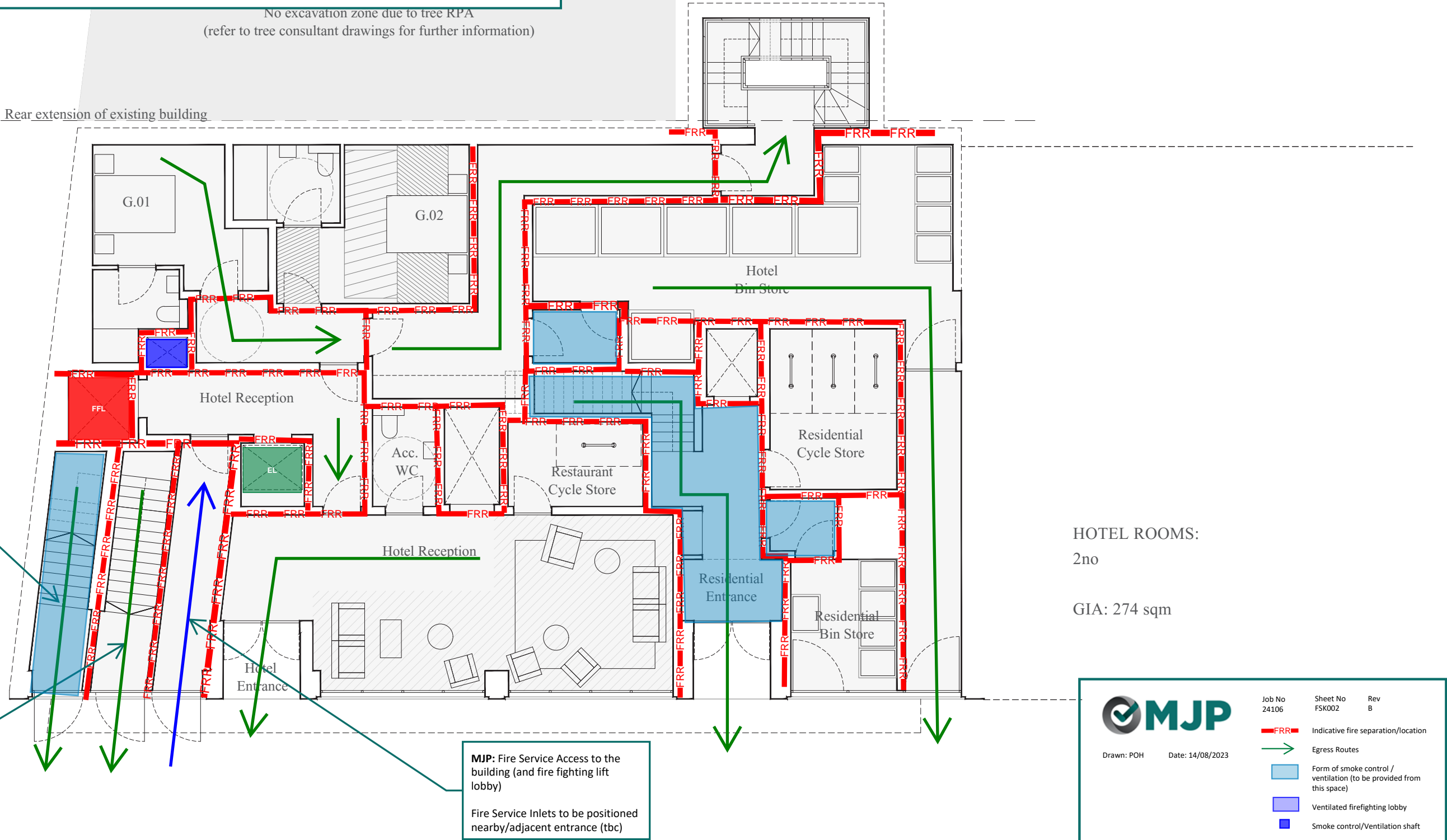
Job No 24106	Sheet No FSK001	Rev B
	Indicative fire separation/location	
	Egress Routes	
	Form of smoke control / ventilation (to be provided from this space)	
	Ventilated firefighting lobby	
	Smoke control/Ventilation shaft	
	Fire mains (Inlet)	
	Fire mains (Outlet)	
	Firefighting Lift	
	Evacuation Lift	
	Refuge Area	



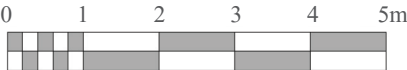
- Notes:
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  - The fire resistance/severity rating of fire separations will be provided in accordance with ADB as the design progresses. Only locations (functional intent) are shown. Cavity barriers above rooms not shown.
  - Not all service risers are shown (or marked up as fire rated risers or fire stopped at floor level).
  - Not all ductwork and ventilation shafts/openings are shown on plan. Only the performance objective/requirement is highlighted on plans
  - Building to be provided with fire alarm and detection system throughout to BS 5839x.
  - Basement level is to be provided with sprinkler protection in accordance with BS EN 12845.
  - Basement level is to be provided with a form of mechanical smoke control /ventilation system in accordance with ADB.
  - Emergency lighting to be provided throughout the building and external egress paths in accordance with BS 5266x
  - A form of smoke control/ventilations is to be provided to the areas as highlighted/identified on plan to safeguard the means of egress & facilitate firefighting operations in accordance with ADB
  - A 120min FRR firefighting shaft (with ventilated stairs and stair width of no less than 1100mm), a firefighting lift in accord with BS EN 81-72/BS9999 guidance and a ventilated firefighting lobby (with 5m2 area) with a fire mains to BS 9990 is to be provided as shown.
  - Indicative location of Fire Service Inlets are shown on the attached plans (within 18m of fire service hardstand). This are to be finalized/co-ordinate with the Fire Service.
  - Refuge areas (x2) and an Evacuation lift in accord with BS EN 81-76/BS9999 guidance is to be provided as shown

These plans are NOT suitable for Building Control Application. (These plans are to be developed & co-ordinated further as part of any Building Control application)

These plans are to be read in conjunction with the PFSS attached



PROPOSED GROUND FLOOR PLAN. DRAWING no. 2001. 1:100@A3



9-12 NEW COLLEGE PARADE, FINCHLEY ROAD, NW3 5EX

Level 1 : Residential Dwellings are provided with independent egress route from the reminder of the building. Ventilation to the stair space to be provided in accordance with ADB.

The floor plan illustrates the layout of the first floor, including three flats and a central staircase. The rooms are labeled as follows:

- Flat 1.01 (50 sqm):** Includes a Kitchen, Living area, and a Terrace.
- Flat 1.02 (87 sqm):** Includes a Kitchen, Living area, and a Bathroom.
- Flat 1.03 (89 sqm):** Includes a Kitchen, Living area, and a Bathroom.

The central staircase is highlighted in blue. The fire alarm system is indicated by red lines and labels, including FFL (Fire Alarm Control Panel), EL (Emergency Light), and FRR (Fire Alarm Repeater). Green lines show the escape routes from each flat to the staircase and out of the building.

**MJP:** Egress towards College Crescent. Stair to be protected from radiation exposure accordingly. This to be co-ordinated as the design develops

GIA: 274 sqm

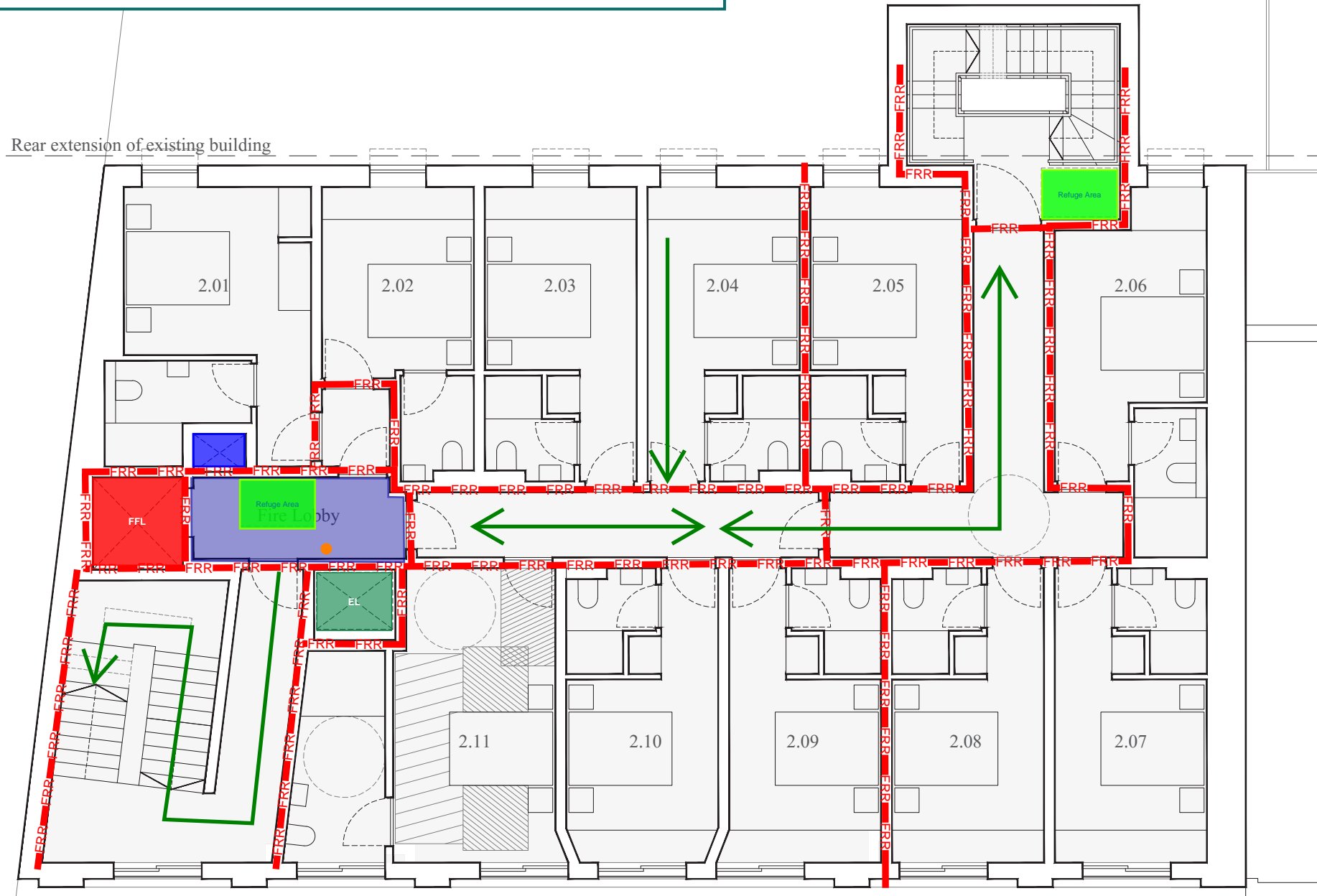
9-12 NEW COLLEGE PARADE, FINCHLEY ROAD, NW3 5EX

Job No 24106  
Sheet No FSK003  
Rev B

Drawn: POH  
Date: 14/08/2023

	Indicative fire separation/location
	Egress Routes
	Form of smoke control / ventilation (to be provided from this space)
	Ventilated firefighting lobby
	Smoke control/Ventilation shaft
	Fire mains (Inlet)
	Fire mains (Outlet)
	Firefighting Lift
	Evacuation Lift
	Refuge Area

These plans are to be read in conjunction with the PFSS attached



GIA: 268 sqm

Job No  
24106

Sheet No  
FSK004

Rev  
B

**FRR** Indicative fire separation/location

**→** Egress Routes

**Smoke control / ventilation (to be provided from this space)**

**Ventilated firefighting lobby**

**Smoke control/Ventilation shaft**

**Fire mains (Inlet)**

**Fire mains (Outlet)**

**FFL** Firefighting Lift

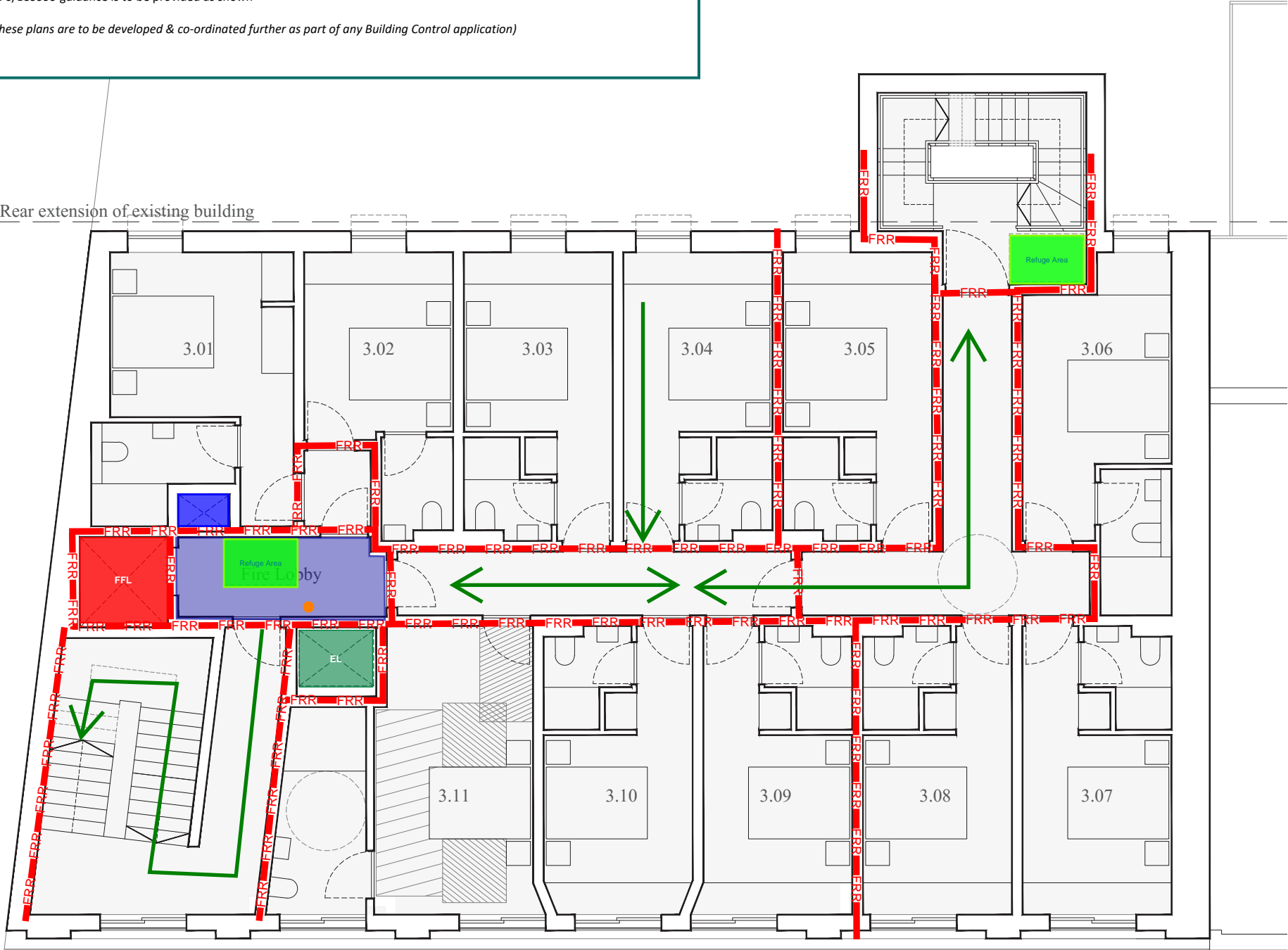
**EL** Evacuation Lift

**Refuge Area**

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  - Not all ductwork and ventilation shafts/openings are shown on plan. Only the performance objective/requirement is highlighted on plans
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  - Basement level is to be provided with a form of mechanical smoke control /ventilation system in accordance with ADB.
  - Emergency lighting to be provided throughout the building and external egress paths in accordance with BS 5266x
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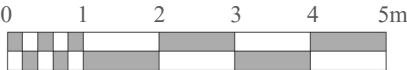
These plans are to be read in conjunction with the PFSS attached



HOTEL ROOMS:  
11no

GIA: 268 sqm

PROPOSED THIRD FLOOR PLAN. DRAWING no. 2004. 1:100@A3



9-12 NEW COLLEGE PARADE, FINCHLEY ROAD, NW3 5EX



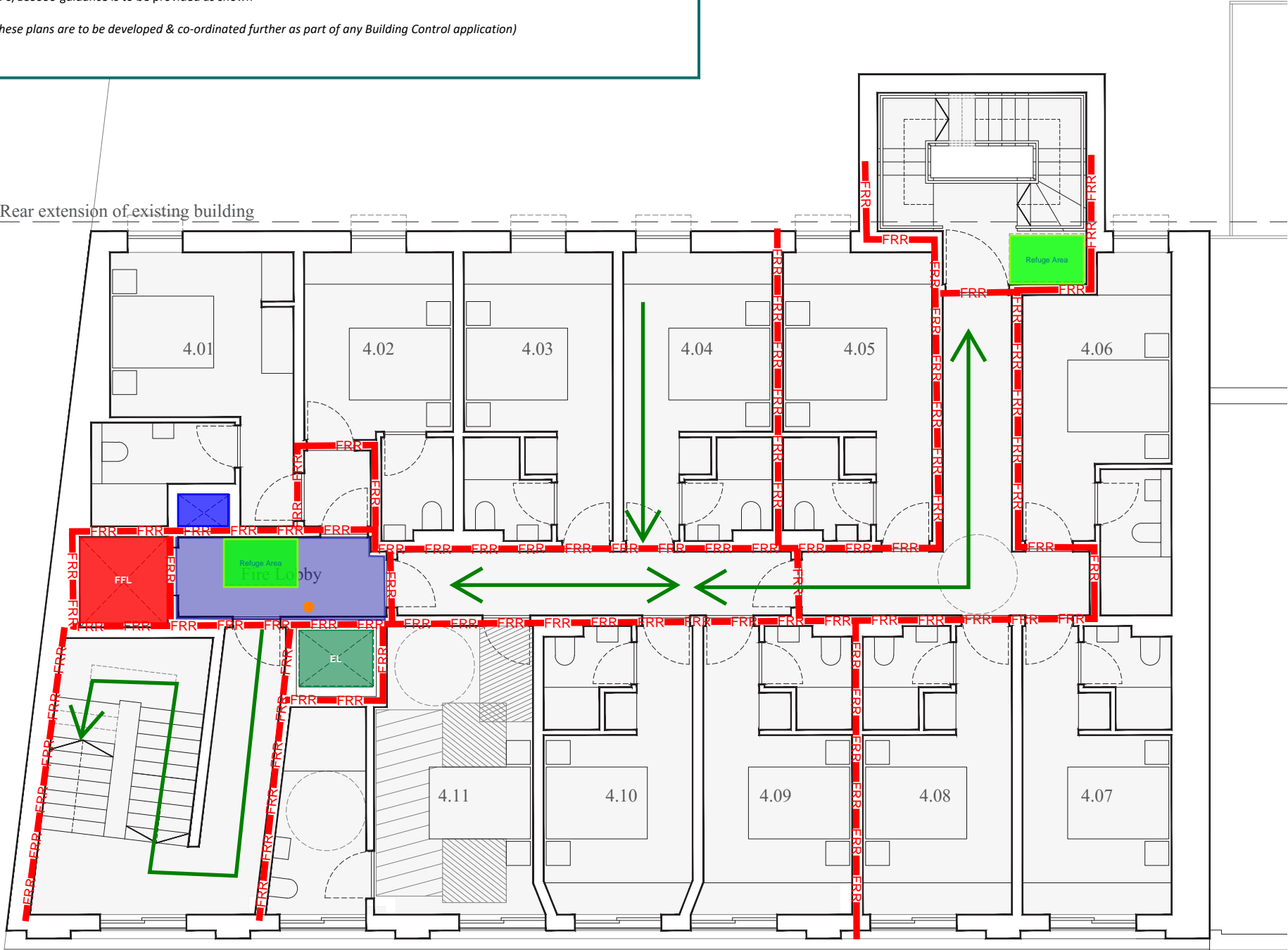
Drawn: POH      Date: 14/08/2023

Job No 24106	Sheet No FSK005	Rev B
	Indicative fire separation/location	
	Egress Routes	
	Form of smoke control / ventilation (to be provided from this space)	
	Ventilated firefighting lobby	
	Smoke control/Ventilation shaft	
	Fire mains (Inlet)	
	Fire mains (Outlet)	
	Firefighting Lift	
	Evacuation Lift	
	Refuge Area	

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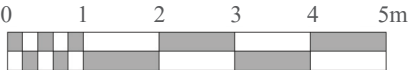
These plans are to be read in conjunction with the PFSS attached




HOTEL ROOMS:  
11no

GIA: 268 sqm

PROPOSED FOURTH FLOOR PLAN. DRAWING no. 2005. 1:100@A3



9-12 NEW COLLEGE PARADE, FINCHLEY ROAD, NW3 5EX



Job No  
24106

Sheet No  
FSK006

Rev  
B

FRR

→

Indicative fire separation/location

Egress Routes

Form of smoke control / ventilation (to be provided from this space)

Ventilated firefighting lobby

Smoke control/Ventilation shaft

Fire mains (Inlet)

Fire mains (Outlet)

Firefighting Lift

Evacuation Lift

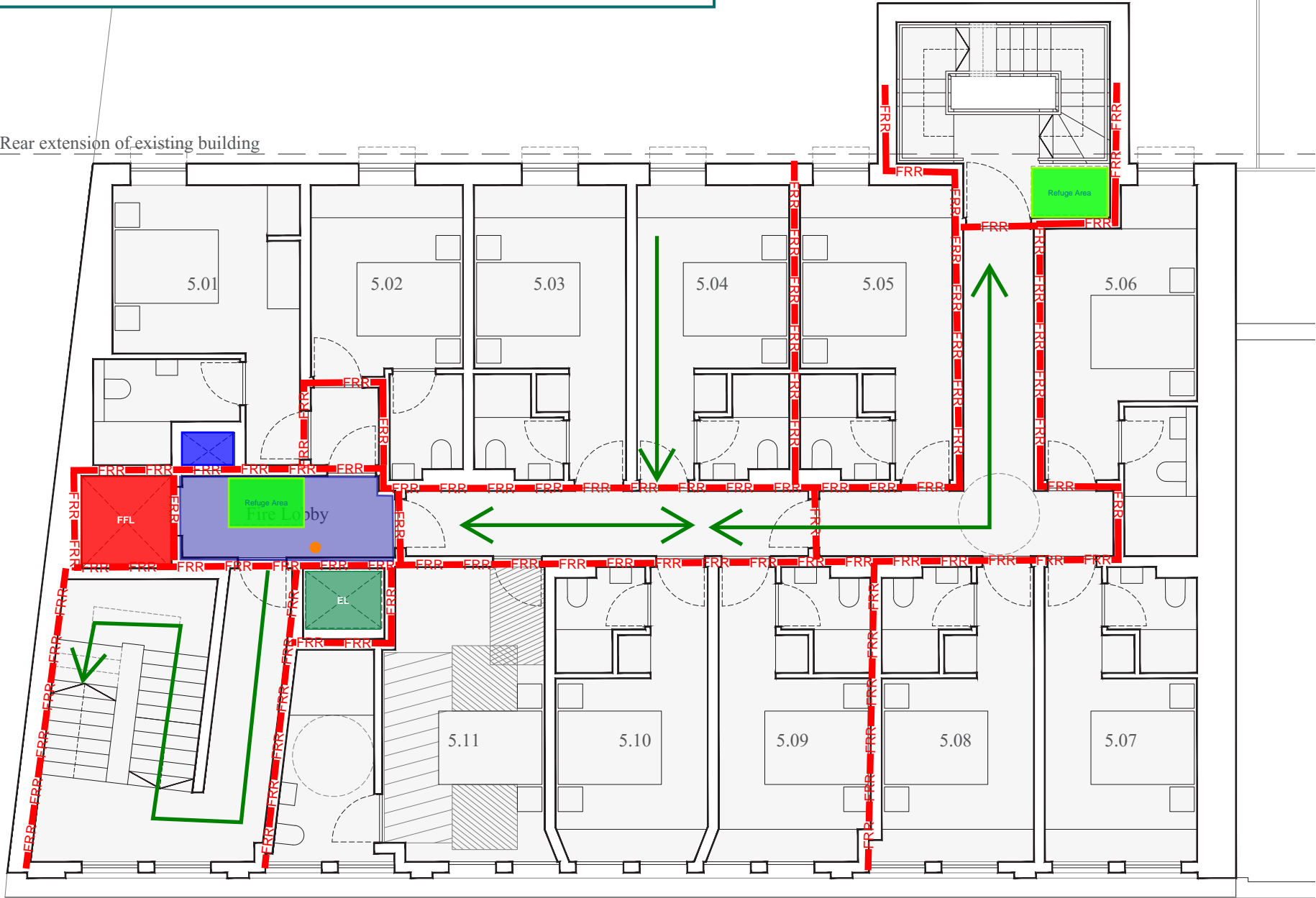
Refuge Area



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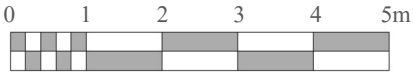
These plans are to be read in conjunction with the PFSS attached



HOTEL ROOMS:  
11no

GIA: 268 sqm

PROPOSED FIFTH FLOOR PLAN. DRAWING no. 2006. 1:100@A3



9-12 NEW COLLEGE PARADE, FINCHLEY ROAD, NW3 5EX

Job No 24106  
Sheet No FSK007  
Rev B

Drawn: POH  
Date: 14/08/2023

**FRR** Indicative fire separation/location

**→** Egress Routes

**Form of smoke control / ventilation (to be provided from this space)**

**Ventilated firefighting lobby**

**Smoke control/Ventilation shaft**

**Fire mains (Inlet)**

**Fire mains (Outlet)**

**FFL** Firefighting Lift

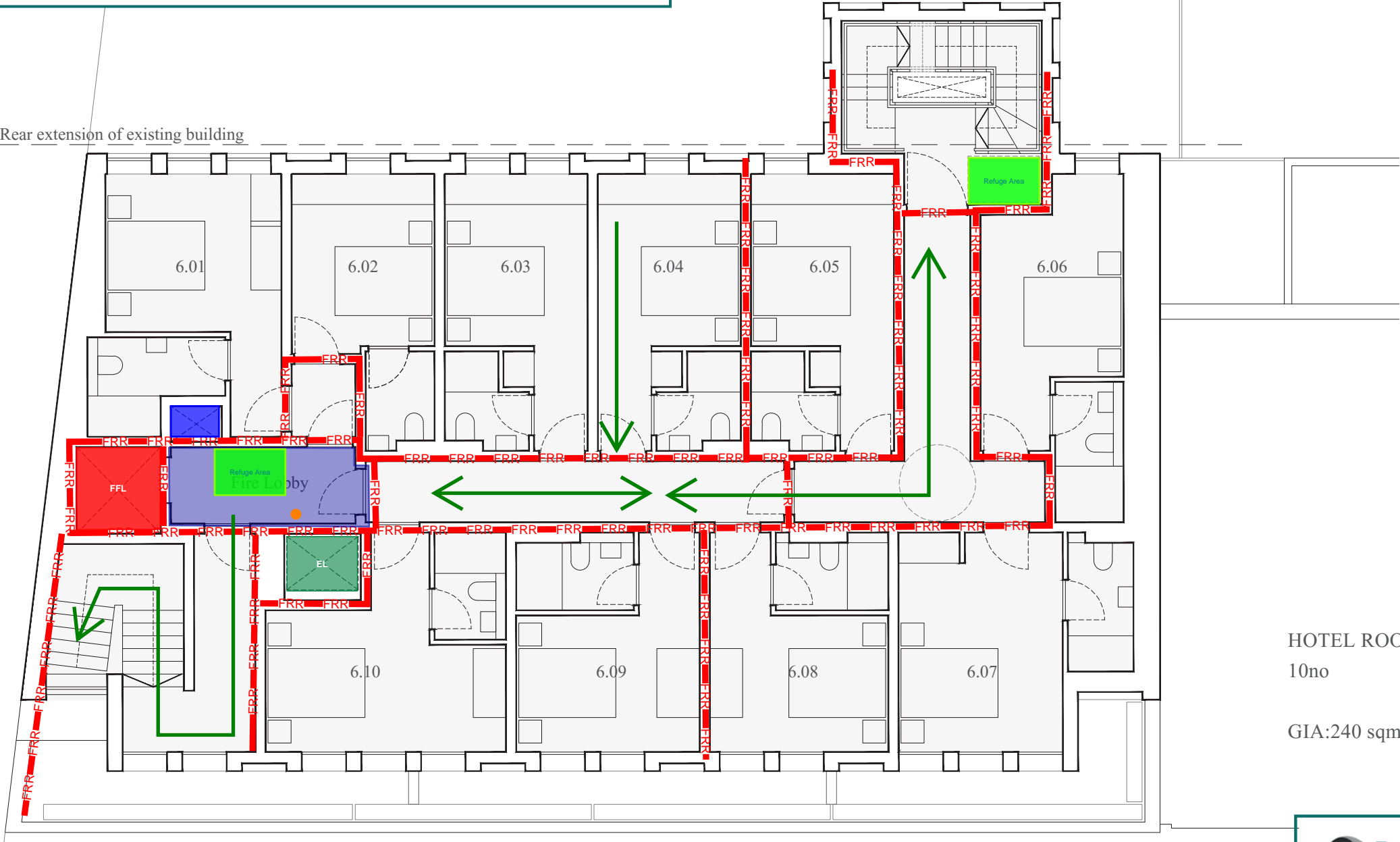
**EL** Evacuation Lift

**Refuge Area**

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These plans are to be read in conjunction with the PFSS attached



HOTEL ROOMS:  
10no

GIA:240 sqm

PROPOSED SIXTH FLOOR PLAN. DRAWING no. 2007. 1:100@A3



9-12 NEW COLLEGE PARADE, FINCHLEY ROAD, NW3 5EX

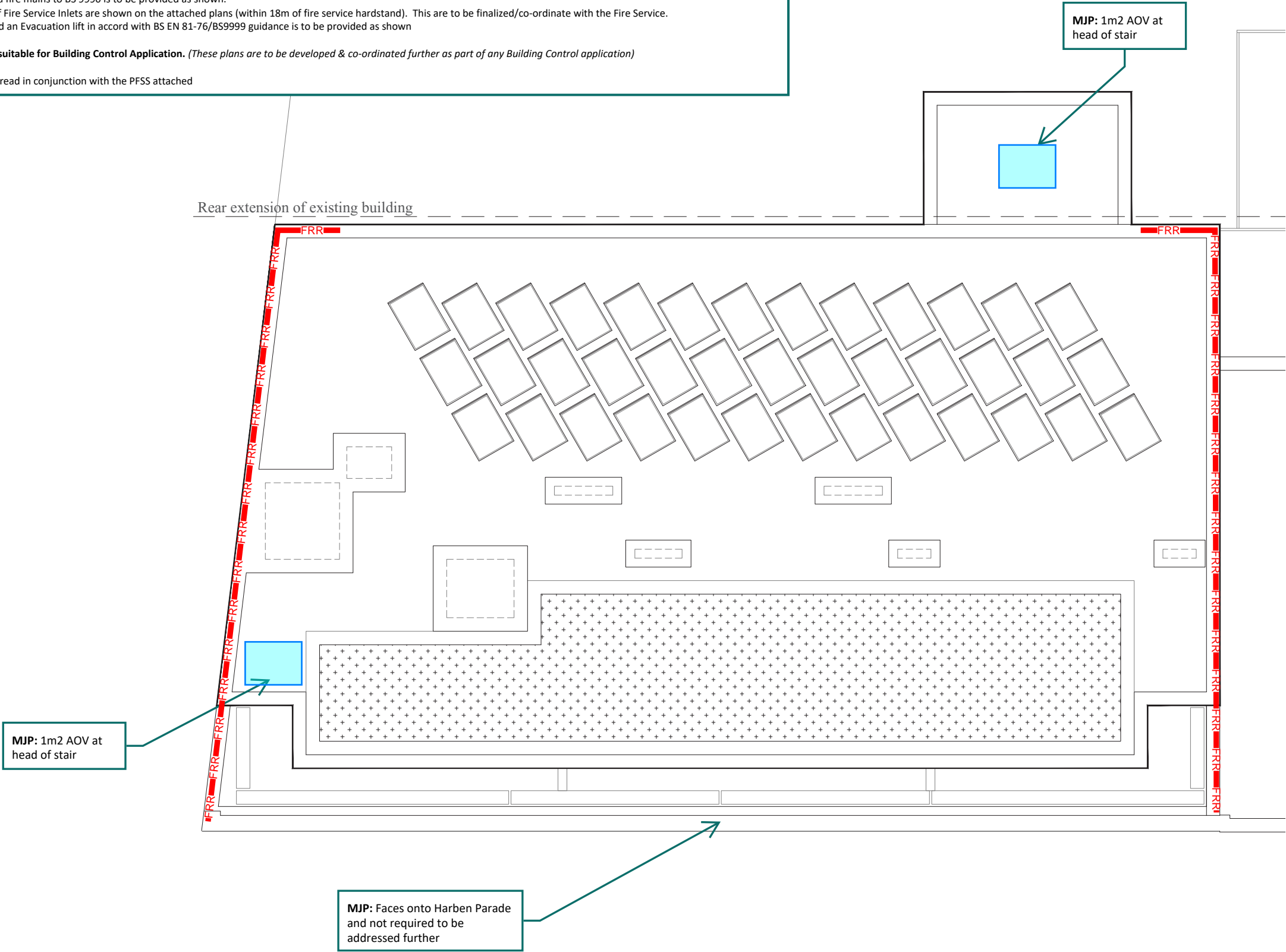
Drawn: POH      Date: 14/08/2023

Job No 24106	Sheet No FSK008	Rev B
	Indicative fire separation/location	
	Egress Routes	
	Form of smoke control / ventilation (to be provided from this space)	
	Ventilated firefighting lobby	
	Smoke control/Ventilation shaft	
	Fire mains (Inlet)	
	Fire mains (Outlet)	
	Firefighting Lift	
	Evacuation Lift	
	Refuge Area	

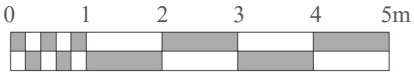
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These plans are to be read in conjunction with the PFSS attached



PROPOSED ROOF PLAN. DRAWING no. 2008. 1:100@A3



9-12 NEW COLLEGE PARADE, FINCHLEY ROAD, NW3 5EX



Drawn: POH Date: 14/08/2023

Job No 24106	Sheet No FSK009	Rev B
	Indicative fire separation/location	
	Egress Routes	
	Form of smoke control / ventilation (to be provided from this space)	
	Ventilated firefighting lobby	
	Smoke control/Ventilation shaft	
	Fire mains (Inlet)	
	Fire mains (Outlet)	
	Firefighting Lift	
	Evacuation Lift	
	Refuge Area	