

29 November 2024

Pippa McLeod-Brown
Damion Marcus Burrows Architects (DMBA)
Studio 10, 6-8 Cole Street, London
SE1 4YH

Dear Pippa,

Re: Stair and Lift Requirements for Roof Terrace

SOCOTEC was appointed by Damion Marcus Burrows Architects ("**the Client**") to act as a Fire Safety Consultant in respect of Flitcroft House ("**the Development**"). In the exercise of our duties pursuant thereto we have inter alia produced a D12 Fire Statement (ref. TX 151744, Issue 2, dated 26.05.2022), referred to hereunder as "**the Report**". We confirm that in the preparation of the Report we have used the reasonable skill and care to be expected of a qualified and competent Fire Engineer, experienced in the preparation of reports of a similar nature, value, complexity and purpose to the Report.

We confirm that the Report and associate fire safety mark-ups provided for the project did specify that Stair 2 was going to be designed as a firefighting shaft. See below two relevant statements from the Report:

"Section 4.2.7: The building will be served by two stair cores (i.e. Stair 1 & Stair 2) designed as protected shafts. Stair 1 serves the basement and will have a clear width of at least 1,200 mm escaping upwards to ground floor only. Stair 2 serves the upper storeys and will have a clear width of at least 1,050 mm discharge into a protected corridor leading to outside.

Section 4.2.8: Vertical evacuation of the offices will be via Stair 2, connecting the above ground levels and roof terrace, with the final exit to Charing Cross Road. Stair 2 will be designed as a firefighting shaft and separated from the restaurant area by 120-minute fire resisting construction."

In alignment with the BS 9999 definition, a firefighting shaft is a protected enclosure containing a fire-fighting stair, firefighting lobbies, a fire main and, if provided, a firefighters lift together with any machinery space. While the Report does not specifically mention the extension of the lift to the roof level, the necessity of the firefighting shaft for compliance is specified.

Now that we have been appointed to continue working on the project under the project number TX 165665 (dated 20.09.2024), through the design (RIBA Stage 3 and 4) and construction stages (RIBA Stage 5 and 6), it has been raised to the design team the importance of maintaining the firefighting shaft (including the fire-fighting stair, the firefighting lobbies, a fire main and, the firefighters lift) at the roof level, should the Client wants to proceed in the designation of this area as a terrace, following a review of the latest set of drawings. The previous design scheme did not include provisions for the exit stair or the fire lift within the firefighting shaft to serve the roof terrace. However, if the roof terrace will be accessed by occupants, including vulnerable individuals, it is essential to ensure that the firefighting shaft, along with the

firefighting lift and firefighting stairway, is extended to serve the terrace as it will become an occupiable storey. This is to ensure compliance with the relevant fire safety regulations (Refer to Section 6: Access and facilities for fire-fighting of BS 9999) and the London Plan.

Given that the London Plan 2021 emphasizes the inclusion of evacuation lifts, particularly for buildings with multiple storeys, this has become a crucial consideration. The requirement for evacuation lifts has gained greater importance as part of the broader push for safer and more accessible building designs.

This note is provided at the request of the Client, to assist with the planning application amendment for the project.

This document does not form part of our agreed deliverables under our existing appointment and shall not be relied upon for purposes other than the planning application. SOCOTEC UK accepts no responsibility or liability for any use of this letter beyond its intended purpose or for any reliance placed on it by parties other than the Client.

Yours sincerely,



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