

# **19 Charterhouse Street**

Fire Statement (London Plan Guidance)

Project ID250036Prepared forFarrview Limited





# **Revision History**

Revision	Date	
01	04-03-2025	Description Issued for comments.
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02	20-03-2025	<b>Description</b> Revised based on comments from DSDHA received 18 <sup>th</sup> March 2025.
		<b>Prepared by</b> Dr Cristian Maluk PhD MSc BSc MIFireE
03	04-04-2025	<b>Description</b> Revised based on comments from Newmark received 25 <sup>th</sup> March 2025.
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### **Executive Summary**

The Fire Statement for the proposed redevelopment of 19 Charterhouse Street has been prepared by DAMA Engineering Consultants. The Fire Statement outlines the fire safety measures and provisions to be implemented in accordance with the London Plan Policy D12(B)[1] and the functional requirements in Part B of the Building Regulations 2010 (as amended) [2].

The existing building, which comprises lower ground, ground and five upper storeys is located at the intersection of Charterhouse Street and Farringdon Road. Under the proposed works, the building will undergo a wholescale redevelopment and extension to provide a commercial scheme that accommodates a basement, lower ground, and ten upper floors.

The Fire Statement addresses key aspects of fire safety considering the impact these have on the massing and aesthetics of the proposed building extension, including the measures and provisions for the following: evacuation strategy, fire-rated construction, roof construction, automatic fire detection and alarm, evacuation strategy, evacuation lift, and access and facilities for the Fire and Rescue Service.

The following key considerations are addressed within the scope of this fire statement:

- Two evacuation lifts will be installed to assist individuals with reduced mobility. Refuges will be provided within the protected lobbies in line with Policy D5 of the London Plan [1].
- The new building extension is proposed to be adjacent to the boundary of the site. No additional fire safety measures are considered necessary, as it is unlikely that future developments on the adjacent site will affect the proximity between the new building extension and buildings on the adjacent site.
- The adjacent roadways of Farringdon Road and Charterhouse Street support high-reach and pump appliances access within 18 [m].



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# London Plan Policy D12B for major development

This Fire Statement adopts the format set out by the Secretary of State [1] and is predicated on the following information as defined under Appendix 3 of the London Plan Guidance - refer to Tables 1 and 2.

Table 1. London Plan Policy D12B for major development - Form 1 [1].

#### Form 1 - London Plan Policy D12B for major development

Site address	19 Charterhouse Street London EC1N 6RA	
Description of development	Refer to Section 1.2 (current report)	
Name, qualifications, professional memberships and experience of author	Refer to Section 9.1 (current report)	
Has a Gateway One Statement been submitted?	Not applicable.	
Policy considerations (D12B)	Current report reference	Gateway One reference
The building's construction: methods, products and materials used	Section 2	Not applicable.
Means of escape for all building users and the evacuation strategy	Section 3	Not applicable.
Passive and active fire safety measures	Section 4	Not applicable.
Access and facilities for the fire and rescue service	Section 5	Not applicable.
Site access for the fire and rescue service	Section 6	Not applicable.
Modifications to the development and the 'Golden Thread' of information	Section 7	Not applicable.
Where a lift core is provided, at least one lift is an evacuation lift	Section 3.6	Not applicable.
Declaration of Compliance by a competent person	Section 8	Not applicable.

Table 2. Provision of evacuation lift London Plan Policy D5(B5) - Form 3 [1].

Form 3 - Provision of evacuation lift London Plan Policy D5(B5)			
Site address	19 Charterhouse Street London EC1N 6RA		
Description of development	Refer to Section 1.2 (current report)		
Name, qualifications, professional memberships and experience of author	Refer to Section 8.1 (current report)		

#### **Policy considerations Policy D5(B5)**

#### Details of the evacuation lift and shaft

To ensure the safe evacuation of individuals with reduced or limited mobility, two evacuation lifts will be installed.

#### **Capacity Assessment**

The new building and extension will yield a total net internal floor area of c. 12,000 [m2] comprising workspace, retail and ancillary space. An outdoor terrace is also provided on the top floor. It is anticipated that occupant loads will be typical for such a building. Under BS 9999 [3], a floor space factor 6.0 square metres per person will be adopted for the workspace areas.

#### **Evacuation Strategy**

A simultaneous evacuation strategy will be adopted. This will be supported by automatic fire detection and alarm systems, emergency lighting, escape signage, automatic sprinkler protection, evacuation lifts and passive fire protection measures - refer to Section 3.6 (current report). Emergency power supplies will be provided to support the operation of the life safety systems.

#### **Evacuation Lift Management Plan**

Two evacuation lifts will be provided in accordance with BS 9999 Annex G [3] and EN 81-70 [4]. The evacuation lifts will have direct access from a lobby compartmentalised with fire-rated construction, which will also contain a refuge area for occupants requiring assistance to escape - refer to Section 4.6 (current report).

#### **Declaration of Compliance by a competent person**

I declare that the Fire Statement for the proposed redevelopment of 19 Charterhouse Street complies with the requirements outlined in the London Plan [1] and Part B of the Building Regulations 2010 (as amended) [2]. Refer to Section 8.1 (current report).

Dr Cristian Maluk PhD MSc BSc MIFireE

**19 Charterhouse Street** Fire Statement (London Plan Guidance)



# 1. Description of proposed development

#### 1.1. Site address

1.1.1. 19 Charterhouse Street, London, EC1N 6RA, United Kingdom.



Figure 1. Site plan [5].

#### 1.2. Proposed development

- 1.2.1. The existing building comprises part-basement, lower ground, ground and five upper storeys See Figure 2.
- 1.2.2. Under the proposed works, the building will undergo a wholescale remodelling, refurbishment, and extension to provide a commercial scheme that provides a part-basement, lower ground, and ten upper floors, including a terrace.
- 1.2.3. The existing cores will be replaced by a new central core housing two firefighting shafts, a passenger lift bank, goods lift, plant space and WC accommodation.
- 1.2.4. The new building as illustrated in DSDHA RIBA Stage 2 design proposals [5] will be 44.41 [m] measured from the lower ground to the finished floor level of the uppermost occupied storey.

#### 1.3. Consultation undertaken to-date

1.3.1. The proposed development does not fall under the high-risk category as defined by the Building Safety Act 2022 [6].



1.3.2. No consultation has been undertaken to date; however, the proposals have been considered in detail and align with the guidance in BS 9999 [3] and supporting standards.



Figure 2. Exterior view of the existing building.



# 2. The building's construction: methods, products and materials used

#### 2.1. Materials and method of construction

2.1.1. The principal method of construction will be steel and reinforced concrete.

#### 2.2. Measures to mitigate fire scenario(s) posing a high risk

- 2.2.1. The building will have compartment floors and automatic sprinkler protection to mitigate fire spread.
- 2.2.2. Routine fire risk assessments, as recommended by in Approved Document B [7], are essential to identify and address potential hazards.

#### 2.3. Impact on neighbouring buildings during a fire

2.3.1. The risk to nearby building structures to the east, south and west is negligible due to the separation distances and package of fire protection measures. The boundary to the north is maintained by an REI-90 party wall in accordance with BS EN 13501-2 [8].

#### 2.4. Class of fire resistance rating

- 2.4.1. The fire resistance rating for the reinstatement of retained structure and new construction will be REI-90 in accordance with BS EN 13501-2 [8].
- 2.4.2. Firefighting shafts will be REI-120, while ancillary protected lobbies and escape corridors shall have a minimum fire resistance rating of REI-30.
- 2.4.3. Compartment floors and walls will have a minimum fire resistance rating of REI-90.

#### 2.5. Combustible materials in external walls

2.5.1. Class B products shall be adopted in accordance with EN 13501-1 [9], save for gaskets, seals, etc as defined under Regulation 7(2) [10]. Any insulation or filler material will be Class A2 or better.

#### 2.6. Method of construction and materials in roofs

2.6.1. The roof design and construction should prioritize the use of non-combustible or limited combustibility materials. The roof system will comply with B<sub>ROOF</sub>(t4) under EN 13501-5 [11].



# 3. Means of escape for all building users and the evacuation strategy

#### **3.1.** Means of Escape

- 3.1.1. Based on the guidance in BS 9999 [3] and the requirements specified in the London Plan Policies D12 and D5 [1], the proposed means of escape aims to achieve the following:
  - occupants anywhere in the building receive adequate early warning;
  - occupants evacuate to a place of safety without assistance from the fire service or other first responders;
  - the number escape paths have the capacity to support safe evacuation in the context of the evacuation strategy and number of occupants;
  - conditions within escape paths should remain tenable and safe for the evacuation of occupants; and
  - escape paths should be adequately illuminated and exits suitably signed.

#### 3.2. Characteristics of occupants

3.2.1. The building will primarily serve office workers, who are generally expected to be awake and familiar with their surroundings. Nevertheless, the building will also accommodate maintenance and support staff, as well as retailers and members of the public on the ground and lower ground. The main terrace on level 10 and smaller supplementary terraces are intended only for office workers.

#### 3.3. Evacuation strategy

- 3.3.1. Policy D12 (A5) of the London Plan [1] mandates that development proposals must formulate a comprehensive evacuation strategy.
- 3.3.2. A simultaneous evacuation strategy will be adopted.
- 3.3.3. The evacuation strategy will rely on occupants becoming self-aware of the direct danger, being alerted by other occupants already aware of the danger, or being alerted by the fire alarm. Occupants throughout the building are expected to start evacuating as they recognise the danger. The person responsible of the facilities must instigate the evacuation of occupants across the site.
- 3.3.4. Automatic point detectors and alarms, and manual call points will be installed refer to Section 4.2.



- 3.3.5. The two protected staircases (refer to Figure 6) provide redundancy in case a fire affects the conditions in one of the stairs. This allows occupants to avoid flames or smoke and exit safely through the alternative stair.
- 3.3.6. Travel distances will comply with maximum allowable travel distances in accordance with BS 9999[3].
- 3.3.7. Refuges will be provided within the protected lobbies associated with each stair for individuals that require assistance to escape. The provision is supported by two evacuation lifts.

#### 3.4. Personal emergency evacuation plans (PEEPS)

- 3.4.1. This statement considers the evacuation for occupants with reduced or limited mobility considered.
- 3.4.2. Personal Emergency Evacuation Plans (PEEPs) will be developed in later stages and form an integral part of the fire safety management of the building.

#### 3.5. Alarm and instructions to occupants

- 3.5.1. Clear and visible fire safety signage will be provided throughout the building to guide occupants to the nearest escape routes and exits. To this end, automatic fire detection and alarm shall be provided in accordance with BS 5839-1 [12].
- 3.5.2. Regular fire drills shall be conducted to ensure that staff are familiar with the evacuation procedures and know how to respond in the event of a fire.
- 3.5.3. Instructions shall be provided on how to use the fire alarm system, including the location and operation of manual call points.
- 3.5.4. Emergency voice communication will be provided in accordance with BS 5839-9 [13].

#### 3.6. Evacuation lifts

- 3.6.1. To ensure the safe evacuation of individuals with reduced mobility, two evacuation lifts will be installed in accordance with BS 9999 Annex G [3] and EN 81-70 [4] refer to Figure 3.
- 3.6.2. The London Plan [1] advises an evacuation lift should be provided per core and it should be separate to the firefighting provisions. To that end, and in accordance with BS EN 81-72 [14], one passenger/evacuation lift and one passenger/firefighters lift are provided next to the staircase at the south end of the floorplan, with a supplementary evacuation/firefighters lift at the north end of the floor plan. Refer to Figure 3.



Figure 3. Typical floor illustrating evacuation lift provisions.

### 3.7. Assembly point

- 3.7.1. For occupants escaping from the building, the meeting point should be in a safe area that is easily accessible, away from the building and away from areas where emergency responders will be operating.
- 3.7.2. The proposed assembly point is on Cowcross Street, which is a pedestrianised route adjacent to Farringdon Station.





Figure 4. Satellite view showing the assembly point (Google Earth).



#### **3.8.** Conflict evacuation and security measures

3.8.1. Locks will be of a type that can be quickly and easily opened in an emergency.

#### 3.9. Periodic review and update of the evacuation strategy

- 3.9.1. The London Plan Guidance [1] and other relevant documents emphasise the importance of maintaining and updating fire safety measures and procedures to ensure the safety of occupants.
- 3.9.2. Guidance suggests regular reviews and updates should be conducted based on significant changes to the building, its use, or its occupancy, as well as following fire drills and feedback from occupants. Staying informed about changes in fire safety regulations and standards is also crucial for ensuring compliance and safety.
- 3.9.3. It is proposed that the management team of the facilities conducts a review of the evacuation strategy at least once per year, regardless of changes taking place.



# 4. Fire safety measures and provisions

#### 4.1. General

4.1.1. The Fire Statement outlines the necessary passive and active fire safety measures, appropriate to the size and nature of the development.

#### 4.2. Automatic fire detection and alarm

4.2.1. A Category L1 automatic fire detection and alarm system shall be installed under BS 5839-1 [12].

#### 4.3. Automatic suppression

4.3.1. Automatic sprinkler protection will be provided in accordance with BS EN 12845 [15].

#### 4.4. Smoke ventilation and control

- 4.4.1. The firefighting shafts shall have mechanical smoke control in accordance with BS 9999 [3].
- 4.4.2. The existing natural smoke control provisions will be retained below ground. The smoke outlets shall be not less than 2.5% of the floor area of the basement in accordance with BS 9999 [3].

#### 4.5. Fire compartmentation

- 4.5.1. Fire compartmentation will be designed to prevent the spread of fire and smoke from the originating compartment, and to keep evacuation paths smoke-free. To this end, each floor will be a compartment, and the minimum required fire resistance rating will be REI-90 in accordance with BS EN 13501-2 [8]. The firefighting shafts shall be REI-120.
- 4.5.2. Fire dampers (EN 1366-2 [16]) and fire stopping of service penetrations (EN 1366-3 [17]) shall inhibit the spread of smoke or fire through ductwork and services that traverse compartment lines.

#### 4.6. Load-bearing structure during and after a fire

4.6.1. The minimum required fire resistance rating for the load-bearing structure of the building should be REI-90 in accordance with BS 9999 [3].

#### 4.7. Emergency power supplies

4.7.1. Emergency power supplies will be provided in accordance with BS 8519 [18] to support the package of active fire protection measures.



#### 4.8. Maintenance of measures and provisions

4.8.1. Regular maintenance should be carried out on the key fire safety measures outlined herein. This will include the fire detection system, fire doors, and compartmentation protecting places of special fire hazard.



# 5. Access and facilities for the fire and rescue service

#### 5.1. Fire services access

- 5.1.1. Fire appliance access will be via Farringdon Road and Charterhouse Street as illustrated in Figure 5.
- 5.1.2. The height and scale of the building means that two firefighting shafts will be provided in accordance with BS 9999. Each firefighting shaft shall comprise a firefighting stair, firefighting lobby, dry rising main and firefighters lift.



Figure 5. Appliance access routes.

#### 5.2. Water supply for fire services

5.2.1. The nearest public hydrant is located at the north corner of the building on Farringdon Road and to the west along Charterhouse Street within 90 [m] - see Figure 6.





Figure 6. Location of the nearest fire hydrant according to RISK Authority [19].

#### 5.3. Maintenance of measures and provisions for fire services

- 5.3.1. Fire services should receive the Premises Information Pack held on site. This will include up-todate plans with building layouts, fire protection systems, and escape routes. This information helps fire crews prepare and respond quickly.
- 5.3.2. Clear signage for fire exits, firefighting equipment, and escape routes will be provided throughout the building, ensuring fire services can navigate easily and quickly in an emergency.

#### 5.4. Access to fire services during construction

- 5.4.1. During the construction works, clear access into the construction site will be provided to ensure fire services can effectively access the building and respond in the event of a fire.
- 5.4.2. It is essential to maintain clear and unobstructed access routes for fire appliances to the site and inside the building to facilitate fire service to access.



# 6. Modifications to the development and the 'Golden Thread' of information

#### 6.1. Principles of the Golden Thread

- 6.1.1. We will aim to support the wider professional design team, aligning fire safety measures and provisions with other stakeholders during the various stages of the development.
- 6.1.2. Following the Golden Thread principle [20], all fire safety information should be accurately recorded, accessible, and traceable throughout the building's lifecycle. This commitment to the Golden Thread [20] supports transparency and accountability, especially in high-stakes environments where fire safety is paramount.
- 6.1.3. In addition, Regulation 38 of the Building Regulations 2010 (as amended) [2] outlines the requirements for the handover of fire safety information.

#### 6.2. Sensitivity to changes during the lifetime of the building

- 6.2.1. Future changes made to 19 Charterhouse Street throughout its lifetime could impact fire safety in the building. Alterations to the layout or occupation could introduce new fire risks or complicate escape routes, or access to the fire service.
- 6.2.2. This may require a reassessment of compartmentation and the fire detection and alarm systems to ensure compliance with function requirements in the Building Regulations 2010 (as amended) [2].



# 7. Summary

- 7.1.1. The Fire Statement demonstrates that the fire safety considerations and measures for the proposed redevelopment of 19 Charterhouse Street can be effectively considered during the design and construction stages of the project.
- 7.1.2. Specifically, the Fire Statement addresses key aspects of fire safety, including:
  - **Means of Escape and Evacuation Strategy:** The design for the means of escape will adhere to the guidelines in BS 9999 [3] and in doing so, satisfy the requirements specified in London Plan Policies D12 and D5 [1]. The evacuation strategy sets down provisions for all individuals, including those with disabilities or other specific needs.
  - **Passive and Active Fire Safety Measures:** The Fire Statement outlines the necessary passive and active fire safety measures, appropriate to the size and nature of the development. This includes a Category L1 fire detection and alarm system [12], automatic sprinkler protection, fire compartmentation, and fire-resistant materials.
  - Access and Facilities for the Fire and Rescue Service: The proposed access for the fire and rescue services will be provided in line with guidance from BS 9999 [3]. This includes firefighting shafts, clear and unobstructed access routes for fire appliances, and hydrants located within 90 [m] of the building.
  - Modifications to the Development and the 'Golden Thread' of Information: The Fire Statement emphasises the importance of maintaining accurate and traceable fire safety information throughout the building's lifecycle. This commitment to the 'Golden Thread' principle [20] supports transparency and accountability in fire safety.
  - **Compliance with Regulations:** The Fire Statement confirms that the proposed development complies with the requirements outlined in the London Plan Guidance [1] and Part B of the Building Regulations 2010 (as amended) [2]. Regular inspections and maintenance of fire safety systems will ensure their effective operation.



## 8. Declaration of Compliance by a competent person

#### 8.1. Qualifications, professional memberships and experience of authors

- 8.1.1. This Fire Statement has been prepared by an experienced fire engineer, who is also a Member (MIFireE) of the Institution of Fire Engineers (IFE).
- 8.1.2. **Dr Cristian Maluk** builds on over eight years of academic and research experience in fire engineering, structural engineering, and materials science, Dr Maluk has developed a career that integrates cutting-edge research with practical engineering applications. His tenure in academia included roles such as Senior Lecturer and Director of Research in Civil Engineering at The University of Queensland, where he supervised numerous PhD and Master's students, published extensively in peer-reviewed journals, and collaborated on industry-focused projects. This background provided a strong foundation in innovative problem-solving, multidisciplinary collaboration, and leadership within the technical and educational domains of fire safety and structural resilience.
- 8.1.3. Dr Maluk's extensive academic background has seamlessly facilitated his transition into consulting engineering. Utilizing his profound knowledge and research experience, he has successfully developed comprehensive fire strategies for a diverse array of projects across the UK. This transition showcases his ability to apply theoretical insights to practical challenges, ensuring robust fire safety solutions that are adequate and compliant with the intent of building regulations.
- 8.1.4. His expertise in advanced modelling techniques, the fire performance of materials and structures, and a sound understanding of fire safety in the built environment underpins his ability to guide complex projects across diverse sectors. His combined experience in research and professional practice has refined his ability to deliver innovative fire engineering solutions that tackle practical challenges while aligning with future-focused objectives.

#### 8.2. Signature

8.2.1. In the qualified assessor's view, the submitted information satisfies the requirements of Policies D12(B) and D5(B5) of the London Plan.

**Dr Cristian Maluk PhD MSc BSc MIFireE** Technical Director DAMA Engineering Consultants

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Revision 03 | 04-04-2025



# Appendix A. Relevant Guidance and Regulation

#### A.1. London Plan Guidance

- A.1.1. The London Plan Guidance [1] is a comprehensive spatial development strategy for the Greater London area, which includes key policies and objectives to ensure the safety and well-being of its residents. One of the critical aspects of the London Plan is its stringent fire safety requirements, designed to mitigate fire risks and enhance the resilience of buildings against fire incidents.
- A.1.2. The plan emphasises the integration of fire safety into the design and construction of new developments and major refurbishments. It mandates that all new buildings, especially high-rise residential buildings and those with complex layouts, incorporate robust fire safety measures from the outset.
- A.1.3. Key fire safety requirements outlined in the London Plan include:
  - Ensuring that buildings are designed and constructed to provide adequate means of escape for all occupants, including those with disabilities.
  - Implementing effective fire compartmentation to prevent the spread of fire and smoke within the building.
  - Ensuring that appropriate firefighting access and facilities are available to enable the London Fire Brigade to perform their duties effectively.
  - Incorporating advanced fire detection and alarm systems to provide early warning and facilitate timely evacuation.
  - Ensuring that materials and construction methods used in the building contribute to its overall fire resistance.
- A.1.4. Moreover, the London Plan requires that fire safety management plans be established and maintained throughout the building's lifecycle. These plans should be reviewed and updated regularly to address any new risks or changes in building occupancy and use.

#### A.2. Approved Document B

A.2.1. The code of practice and guidance outlined in Approved Document B [8] served as the foundational framework for developing this Fire Statement.

#### A.3. Building Regulations 2010 (as amended)

- A.3.1. Fire safety is a crucial aspect addressed within the Building Regulations 2010 (as amended) [2]. The regulations mandate comprehensive fire safety measures to safeguard building occupants and the structure itself in the event of a fire.
- A.3.2. Part B of the Building Regulations 2010 (as amended) [2] specifically deals with fire safety and sets out the requirements that must be adhered to.



A.3.3. Regular inspections and maintenance of fire safety systems are essential to ensure their effective operation. Building owners and managers are responsible for ensuring compliance with these regulations and maintaining a high standard of fire safety throughout the building's lifecycle.

#### A.4. Regulation 38 (as amended)

- A.4.1. Regulation 38 of the Building Regulations 2010 (as amended) [2] outlines the requirements for the handover of fire safety information. This regulation ensures that essential fire safety information is provided to the Responsible Person for the building, enabling them to manage fire safety effectively. Regulation 38 aims to ensure that the responsible person has all the necessary information to understand, operate, and maintain the fire safety systems in the building. This includes information on the design, construction, and fire safety measures implemented during the building project.
- A.4.2. The fire engineer charged with the work during handover stages of the project should aim to support the professional team the principal contractor by providing the fire safety information to the Responsible Person no later than the date of completion of the work or the date of occupation of the building or extension, whichever is earlier.
- A.4.3. The Responsible Person will have to acknowledge receipt of the fire safety information and confirm that the information provided is sufficient to enable them to understand, operate, and maintain the building and its fire safety systems.

#### A.5. Regulatory Reform (Fire Safety) Order 2005

- A.5.1. The Regulatory Reform (Fire Safety) Order 2005 [21], commonly referred to as the RRO, is a key piece of legislation in the United Kingdom that governs fire safety in non-domestic premises. The RRO consolidates and simplifies previous fire safety laws, making it easier for businesses and building owners to understand and comply with their responsibilities.
- A.5.2. Under the RRO, the primary duty for ensuring fire safety falls on the "responsible person," who is typically the building owner, employer, or occupier. This individual is required to carry out regular fire risk assessments, identify potential hazards, and implement appropriate measures to mitigate those risks.
- A.5.3. Key aspects of the RRO include:
  - Conducting a fire risk assessment to identify fire hazards and assess the risk to occupants.
  - Implementing and maintaining adequate fire safety measures, such as fire detection and alarm systems, emergency lighting, and fire extinguishers.
  - Ensuring that escape routes are clearly marked, unobstructed, and accessible to all occupants, including those with disabilities.
  - Providing appropriate fire safety training and information to employees.
  - Reviewing and updating the fire risk assessment and fire safety measures regularly, especially when there are significant changes to the building or its use.



A.5.4. The RRO also grants enforcement powers to fire authorities, enabling them to inspect premises, issue fines, and take legal action against those who fail to comply with fire safety regulations. By mandating a proactive approach to fire safety, the RRO aims to protect lives, reduce the risk of fire, and ensure that buildings are safe for occupants at all times.

#### A.6. Construction (Design and Management) Regulations 2015

- A.6.1. The Construction (Design and Management) Regulations 2015 [22], commonly referred to as the CDM, are applicable for the design and construction stages. The CDM aims to integrate health and safety into the management of the project and to encourage those involved to work together to:
  - Improve the planning and management of projects from the very start.
  - Identify hazards early on, so they can be eliminated or reduced at the design or planning stage and the remaining risks can be properly managed.
  - Target effort where it can do the best in terms of health and safety.
  - Discourage unnecessary bureaucracy.



