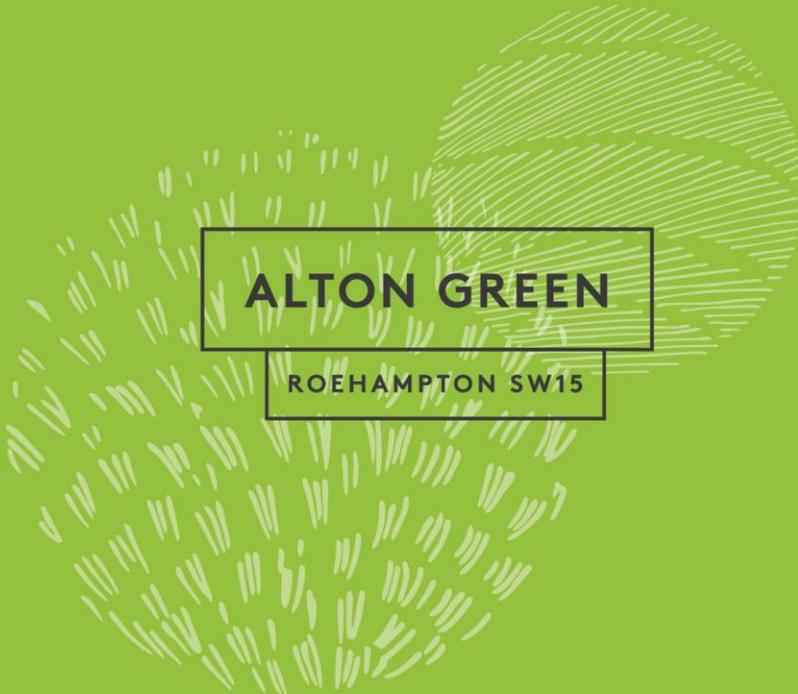


Alton Estate Regeneration
Hybrid Application

Fire Safety Strategy
Addendum

Elementa Consulting
March 2020



ALTON GREEN

ROEHAMPTON SW15



1 INTRODUCTION

This Fire Safety Strategy Addendum is to be read in conjunction with the Fire Safety Strategy dated May 2019 and prepared by Sweco. This addendum addresses the specific issue raised at paragraph 91 of the GLA's Stage 1 Report regarding the inclusion of fire evacuation lifts on the Alton development.

The proposals comprise a residential-led mixed-use development including 1108 new homes split across sixteen residential and commercial blocks.

The fire safety aspects of the Building Regulations aim to achieve reasonable standard of health and safety for people in and around buildings.

The London Plan is the statutory Spatial Development Strategy for Greater London prepared by the Mayor of London ("the Mayor") in accordance with the Greater London Authority Act 1999 (as amended) ("the GLA Act") and associated regulations.

The legislation requires the London Plan to include the Mayor's general policies in respect of the development and use of land in Greater London and statements dealing with general spatial development aspects of his other strategies. The Mayor is required to have regard to the need to ensure that the London Plan is consistent with national policies.

A draft new London Plan was published by the Mayor for consultation in December 2017. Following the completion of the hearing sessions carried out as part of the examination in public and receipt of the Inspectors' Report in November 2019, the Mayor of London issued in December 2019 his Intend to Publish version of the draft new London Plan to the Secretary of State for approval.

The Greater London Authority has developed proposals to incorporate a more inclusive design. People, regardless of ability, age or gender, should be able to access buildings and use their facilities. The fire safety measures incorporated into a building should take account of the needs of everyone whose may access the building, both as visitors and as people who live or work in it. It is not appropriate, except in exceptional circumstances, to assume that certain groups of people will be excluded from a building because of its use.

2 DRAFT LONDON PLAN - RELEVANT POLICY

Policy D5 – Inclusive design

Policy D5 Inclusive design requires developments to incorporate safe and dignified emergency evacuation for all building users, by as independent means as possible. Policy D5, criterion B 5 states that all development should 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.

This is supported by paragraph 3.5.10, which states:

Buildings should be designed and built to accommodate robust emergency evacuation procedures for all building users, including those who require level access. All building users should be able to evacuate from a building with dignity and by as independent means as possible. Emergency carry down or carry up mechanical devices or similar interventions that rely on manual handling are not considered to be appropriate, for reasons of user dignity and independence. The installation of lifts which can be used for evacuation purposes (accompanied by a management plan) provide a dignified and more independent solution. The fire evacuation lifts and associated provisions should be appropriately designed, constructed and include the necessary controls suitable for the purposes intended.

As part of the detailed design a scheme will be developed. There are fundamental key items to consider that are outlined in Section 2.1.

Policy D12 – Fire Safety

Policy D12 states that in order to ensure the safety of all building users, all development proposals must achieve the highest standards of fire safety. The policy also notes that all major development proposals should be submitted with a Fire Statement, which is produced by an independent and suitably qualified fire safety expert.

These requirements are met within the Fire Safety Strategy submitted with the original planning application, to which this document is an addendum.

2.1 EVACUATION LIFTS

As part of the inclusive design of then development each residential core will be provided with an evacuation lift. The evacuation lifts will be, or have the following:

- Back-up power supply
- Communication at each level to the access level
- Located within a protected lobby at each storey served by the lift.
- A protected final exit route (similar to the escape stairs)
- Emergency voice communication, to enable rapid identification of locations where people require assistance. This requires fire rated cabling.

As part of the inclusive design it must be ensured the following is achieved:

- 1) The proposed escape strategy is safe
- 2) The proposed escape strategy is dignified for the end user
- 3) The proposed escape strategy allows an escape that is by as independent means as possible

Therefore, the proposed strategy is to provide fire evacuation lifts in each new block. These evacuation lifts can be used in the event of emergency, and will be designed to meet the following criteria:

- Be enclosed in fire rated construction that is at least the fire rating of the structure
- Be accessed via a protected lobby, or common corridor protected by smoke venting
- Be treated as life safety systems and will be provided with dual power supply
- Be useable in a fire event and will not automatically descend to ground on detection of smoke.
- Be usable by occupants and facilitate a escape strategy dignified for the end user

If a firefighting lift is already present in the block, the lift that can be used in an emergency will be separate.

MANAGEMENT STRATEGY

Taking the above considerations into account, along with relevant fire safety regulations, a detailed management strategy for the evacuation lifts in each block will be secured by way of planning conditions.

3 PROTECTED ENTRANCE HALLWAYS

As part of the inclusive design it is proposed that apartments that are accessible for wheelchair users and those using mobility scooters, are provided with charging points in the protected entrance hallways.

The protected entrance hallway is a means of escape route for occupants in flats to safely pass a room on fire.

It is intended to allow charging points in the protected entrance hallway, and a design/strategy will be developed to ensure that occupants within the apartment are at no greater risk due to the charging points.