

Patel, Kreena

From: Alexandra Martin <Alexandra.Martin@landuse.co.uk>
Sent: 06 January 2022 15:54
To: Patel, Kreena
Cc: Jon Grantham; John Loveland; Max Fuller
Subject: KHS - PFSS responses

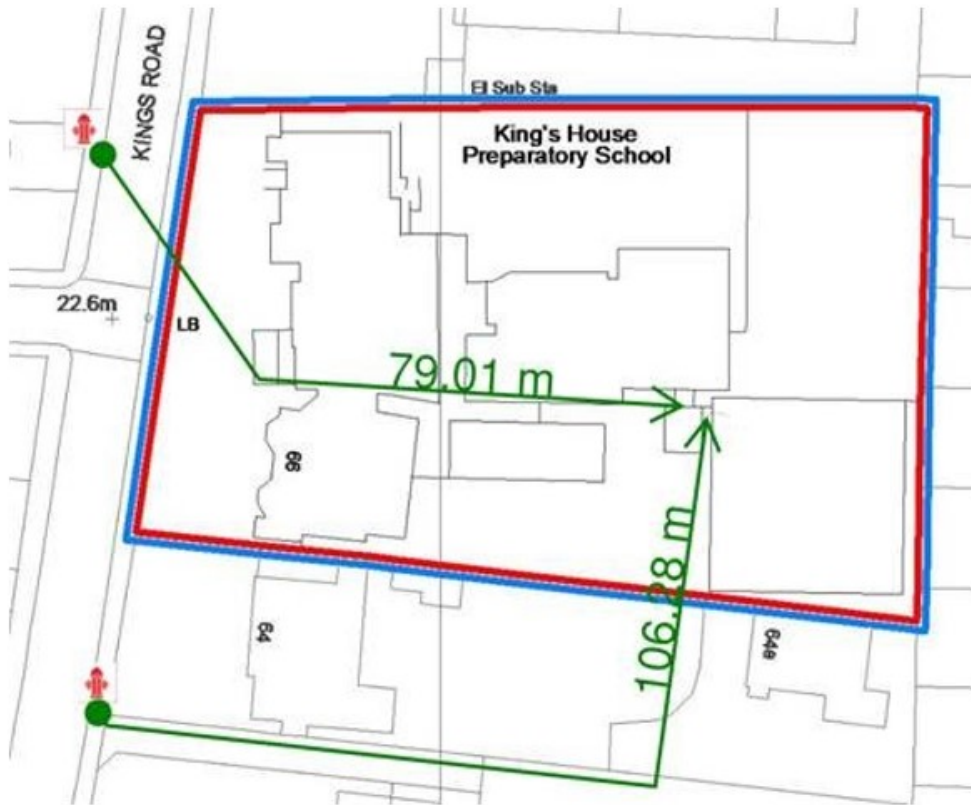
Hi Kreena,

In response the questions raised in the letter regarding the PFSS, please see our responses below:

- **Means of Escape from music tower and classroom block:** This is justified in the PFSS through the following:
 - The staircase is a protected escape stair, provided with lobby protection.
 - The proposed fire detection and alarm system is a category L2, which in this instance would be almost identical to an L1 system, and is considered to be a considerable enhancement to the minimum required system for this risk profile (manual system).
 - The relevant travel distances to a place of relative safety are not exceeded.
 - Due to the nature of the building, a high degree of management will be present, and any evacuations are expected to be practiced and be highly managed.
 - Each classroom is provided with a fire doors and rated partitions, internally in the building, which is a provision over and above the minimum required (non-fire rated) under BS 9999 for a school.
 - The occupants are split into two segments of the floor plate, one being internal and the other external, and the majority of occupants being located in the external segment (54 people in the three classrooms to the external balcony). Additional provisions have been made to provide a safe escape route for these occupants escaping to the internal protected escape route (see section 9.7.9)
 - There will be little to no queueing to enter the staircase as storey exits are sized considerably larger (double doors) than the required width for the estimated number of occupants.

There is a comment regarding an unprotected stair (I'm unsure where this information came from) however, the stair in the new block is enclosed and protected and provided with lobby protection, the walkway from the classrooms is covered.

- **Fire access in and around the building:** A dry rising fire main is provided and there are 2 hydrants located on Kings Road – one is within 79m of the dry rising fire main location, meeting the requirements of clause 22.2 (a) of BS9999. There is an additional requirement that dry main should be within a maximum of 18m from the fire service access route, and the provision of the sprinkler system was accepted by building control as an acceptable compensation feature. Additionally, it can be seen on the pictures provided that there is "School keep clear" markings on the road outside the school, this provides ample space for a fire service vehicle to park outside the entrance to the school.
- **Sprinkler tank:** please refer to previous response sent / condition agreed.
- **Fire hydrant:** please see response above, and image below – there is a hydrant located within 90m.



Kind regards,
Alex

LUC **Alexandra Martin (she/her)**
Senior Planner
BSc (Hons) MRTPI AEMA

T 020 7383 5784 | D 020 7383 8407

I work Mon to Fri 9.00 - 17.30



[News](#) | [Insights](#) | [Brochure](#)

See our [office locations](#)

An Employee-Owned Company

GDPR
We take your data seriously [read our privacy notice](#) | [unsubscribe](#)