



# CH PK

FIRE ENGINEERING

**FE00998 – 47a, 47&49 Lower Mortlake Road**

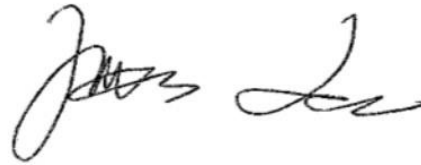
Technical Note

## QUALITY ASSURANCE

Issue	Date	Author	Review	Amendments
1.0	22/07/22	OW	JL	Technical Note for issue
2.0	04/08/22	OW	JL	Updated following design team review

Prepared by:

Checked by:



Obo Wanogho  
BEng (Hons) AIFireE AIFSM  
Fire engineer  
CHPK Fire Engineering Ltd

James Lee  
MEng (Hons) CEng MIFireE  
Director  
CHPK Fire Engineering Ltd



## 1. INTRODUCTION

CHPK Fire Engineering (CHPKFE) has been appointed by “Westlake Property Limited (“The Applicant”)” to produce a fire statement to the Proposed Development at 47a, 47 & 49 Lower Mortlake Road, Richmond, TW9 2LW (The Site) in London in terms of the London Plan Policy D12 – Fire Safety and D5 Inclusive Design.

This technical note addresses why it is acceptable that there is no evacuation lift provided as part of this development.

The technical note for this co-living development has been developed in accordance with the recommendations in ADB and the relevant British Standards.

## 2. JUSTIFICATION FOR NO EVACUATION LIFTS WITHIN THE DEVELOPMENT

This section within the technical note directly responds to the questions raised from the London Borough of Richmond upon Thames (LBRUT) officers. The evacuation lift is not required for the following three reasons as mentioned below:

### **1) The use of the building:**

Due to the size of the building and the use of co-living rooms, the council has deemed this building as a minor development (The London Plan policy D5(B5) recommends an evacuation lift within major developments). Evacuation lifts are not a part B fire safety requirement. The current prescriptive guidance (ADB, BS 9991 etc) take precedence as they are the documents used in how to achieve compliance with the building regulations. The building regulations do not require buildings to pertain evacuation lifts. For minor developments, the London plan Policy Part A is used to assess buildings. An evacuation lift is not a requirement for the part A of the London Plan Policy.

### **2) The height of the building:**

As the building is less than 18m in height, a secondary lift is not needed as a part B fire safety requirement.

### **3) The floor area of each storey within the building:**

Each storey within the building is less than 900m<sup>2</sup> in floor area and as such, a secondary or evacuation lift is not needed within the development as a part B fire safety requirement and is therefore not proposed.

## 3. CONCLUSION

Incorporating a secondary lift for a development of this scale would have significant impacts on the delivery of the project and would impact on the ability to introduce generous communal and shared spaces. This note seeks to respond to LBRUT officers setting out why it is not necessary to have evacuation lifts present within the building.

Summarising section 2: the height of the building does not exceed 18m, the floor area of each storey is less than 900m<sup>2</sup> and the accommodation within the building is used for co-living spaces. As such, this building is not classed as a major development but instead a minor development. An evacuation lift therefore is not required within the building under the London Plan Policy part A requirements or building regulations.

