Planning Statement

For the installation of an external lift and refurbishment works at:

Blocks M and L
St Mary's University
Waldegrave Road
Strawberry Hill
Twickenham
TW1 4SX

For: St Mary's University

Document Ref. 220896-0210

Kendall Kingscott
Suite 3, Sandford House, 1b Claremont Road, Teddington TW11 8DH
T: 02089435300 W: www.kendallkingscott.co.uk

Job No. 220896

Document Control Record

Version	Date	Prepared by	Checked by
V1	31/03/2023	Jubeda Ihsan	Mary Moran

Kendall Kingscott
Unit 1 Lakeside, Headlands Business Park, Salisbury Road, Ringwood,
Hants. BH24 3PB. T: 01425 472833 W: www.kendallkingscott.co.uk

Planning Statement
Table of Contents

Kendall Kingscott

1.00 Introduction

This Planning Statement accompanies a planning application for the installation of an external lift and internal refurbishment at the following address.

Block M
St Mary's University
Main Campus
Twickenham
London
TW1 4SX

The proposed Lift System is to be located on the West Elevation facing Waldegrave Road. The existing windows at Block M are to be replaced with new windows on all floors. The Ground Floor and First Floor West windows are to be fitted with louvres serving the proposed mechanical ventilation heat recovery system (MVHR). The Ground Floor external doors are also to be replaced with new.

The external door and window to room L40, are to be replaced with new windows.

Block M
(Apple Maps)

Site Description

St. Mary's was established in 1850 as a college for training Catholic school teachers and has subsequently grown in size, with a current roll of over 5000 students. In 2014 it was awarded full university title and became St. Mary's University, Twickenham, forming a significant educational establishment within the Borough.

The proposal relates to Block M and room L40 which houses laboratory, teaching and staff accommodation.

The external lift is proposed to be installed on the West Elevation of the building and will serve all floors, providing level access to Blocks M and L. Siting the lift externally reduces the extent of internal alterations and subsequent loss of floor space which an internal lift could entail. It will meet the requirements of Part M and BS 8300, as well as helping to meet the requirements of the Equality Act (formerly the DDA) to make reasonable adjustments for ease of access.

St Mary's Main Campus
(St Mary's University website)

3.00 Proposed Works

Assessment

A site survey of the area was undertaken and a proposal was made for the design and installation of both the lift and MVHR installation by the Mechanical and Electrical Engineering Consultants.

Consultation

The limited nature of the proposal means that no consultation or wider involvement is required beyond the normal planning application consultation process undertaken by the Local Authority.

Consultation with the University's stakeholders has formed part of the design process, including a separate application that was made for the roof mounted Photovoltaic (PV) and Air Source Heat Pump (ASHP) (ref. Planning Application PP-11817151). This equipment will supply the MVHR installation which forms part of this proposed scheme.

The proposed scheme has been developed in response to the University's academic programme for Computer Studies and associated Breakout and Ancillary Accommodation.

Evaluation

The key considerations relating to the provision of a Lift, replacement of windows, doors and louvre are location, visibility and noise.

The proposed installation of the lift is located on the West Elevation next to the entrance and accessible parking bay. Block M lies within the St Mary's campus and is set back from Waldegrave Road. The lift will serve all floors of the area, providing access to both Blocks M and L. Although the lift is visible externally, access into and exit from the lift is internal via new openings within the structure.

The lift is operated using continuous pressure and is connected with the fire alarm system. In a power failure, the lift has emergency battery backup and takes the user to the ground floor. The mirror in the lift provides safety for wheelchair users; when exiting backwards the user has visibility behind them.

Fire Safety Strategy

Refer to Appendix A for the Fire Safety Strategy required for Full Planning Permission Applications, according to the Greater London Authority London Plan Policy D12(A) a Fire Safety Strategy.

4.00 Planning statement

4.01 National Policies

The Equality Act 2010 legally protects people from discrimination in the Equality Act provisions which came into force on 1 October 2010 includes:

- *The basic framework of protection against direct and indirect discrimination, harassment and victimisation in services and public functions, premises, work, education, associations and transport*
- *Applying a uniform definition of indirect discrimination to all protected characteristics*
- *Harmonising provisions allowing voluntary positive actio*n

Provisions relating to disability include:

- *Extending protection against indirect discrimination to disability*
- *Introducing the concept of "discrimination arising from disability" to replace protection under previous legislation lost as a result of a legal judgment*
- *Harmonising the thresholds for the duty to make reasonable adjustments for disabled people*
- *Extending protection against harassment of employees by third parties to all protected characteristics*
- *Making it more difficult for disabled people to be unfairly screened out when applying for jobs, by restricting the circumstances in which employers can ask job applicants questions about disability or health*

Provisions relating to work

The proposal is in keeping with this policy since the installation of the lift will assist in providing level access for people who use a wheelchair or have other disabilities that may affect their mobility.

4.02 Local Policies

The London Borough of Richmond Equality and Diversity Policy aims to support the growing diversity of the community.

The equality of opportunity and freedom from discrimination are fundamental human rights. Richmond actively oppose all forms of discrimination and are committed to the principle that no person shall face discrimination by being treated unfairly or being denied access to services or employment opportunities.

There will be no discrimination (indirectly, directly or by association) on the grounds of race, sex, gender reassignment, marital or partnership status, sexual orientation, age, religion or belief, HIV status, or disability (e.g. sensory and physical disabilities, learning disabilities and mental health status).

The Council recognises its responsibilities under the following equality legislation and related Codes of Practice:

- Equality Act 2010
- Public Sector Equality Duty 2011

The Equality Act 2010 legally protects people from discrimination in the workplace and in wider society. Providing access for all including wheelchair users links to the plans.

The Public Sector Equality Duty 2011

The equality duty was developed in order to harmonise the equality duties and to extend it across the protected characteristics. It consists of a general equality duty, supported by specific duties which are imposed by secondary legislation. In summary, those subject to the equality duty must, in the exercise of their functions, have due regard to the need to:

- *Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act.*
- *Advance equality of opportunity between people who share a protected characteristic and those who do not.*
- *Foster good relations between people who share a protected characteristic and those who do not.*

The proposed installation accords with this Policy.

London Plan

Accessible London: achieving an inclusive environments (The London Plan Supplementary Planning Guidance) suggest buildings designed to be inclusive will be safe, predictable, convenient, flexible, adaptable, sustainable and legible and will be used by all. These principles of inclusive design have emerged from an approach to designing buildings that are accessible to disabled people.

The London Plan 2021 (Policies SI 4 Managing Heat Risk)

Development proposals should minimise adverse impacts on the urban heat island through design, layout, orientation, materials and the incorporation of green infrastructure. Major development proposals should demonstrate through an energy strategy how they will reduce the potential for internal overheating and reliance on air conditioning systems in accordance with the following cooling hierarchy:

- *Reduce the amount of heat entering a building through orientation, shading, high albedo materials, fenestration, insulation and the provision of green infrastructure*
- *Minimise internal heat generation through energy efficient design*
- *Manage the heat within the building through exposed internal thermal mass and high ceilings*
- *Provide passive ventilation*

- *Provide mechanical ventilation*

- *Provide active cooling systems.*

In the Energy Assessment Guidance (June 2022 Cooling and heating Hierarchy)

- *Provide mechanical ventilation: Mechanical ventilation can be used to make use of 'free cooling' where the outside air temperature is below that in the building during summer months. This will require a by-pass on the heat recovery system for summer mode operation.*

The London Plan 2021 (GG1 Building strong and inclusive communities)

Good growth is inclusive growth. To build on the city's tradition of openness, diversity and equality, and help deliver strong and inclusive communities, those involved in planning and development must:

- *Support and promote the creation of a London where all Londoners, including children and young people, older people, disabled people, and people with young children, as well as people with other protected characteristics, can move around with ease and enjoy the opportunities the city provides, creating a welcoming environment that everyone can use* [1]confidently, independently, and with choice and dignity, avoiding separation or segregation.

The London Plan 2021 also places greater emphasis on

- *Carbon reduction across the whole life cycle of the building*
- *Maximising energy efficiency*

The proposed installation of MVHR connected to the proposed PV and ASHP accords with this policy.

5.00 Heritage Statement

The campus is located within the London Borough of Richmond and is designated as Site Allocation 8: St. Mary's University in the Interim Local Area Plan dated 2018. It states:

There is a need to improve and upgrade the existing facilities;

- There are no Land-Based Designations adjacent to the Twickenham campus.
- There are no scheduled monuments on or neighbouring the St. Mary's University Twickenham campus. The nearest locations are in Bushy Park and Kingston upon Thames
- The campus is close to but lies outside Conservation Areas 43 (Strawberry Hill Road) and 54 (Waldegrave Park).

[1] file:///Users/jubeda.ihsan/Downloads/gla_energy_assessment_guidance_june_2022_0%20(1).pdf

The campus includes several listed Heritage Assets but none are in the immediate vicinity of M Block:

- Strawberry Hill, St Mary's Training College (Grade I);
- Chapel in the Wood, Strawberry Hill (Grade I);
- Strawberry Hill (Grade II* listed Park and Garden);
- Chapel, St Mary's University College, Waldegrave Road (Grade II).

6.00 Works Impact

The proposed works will require access to all elevations. Access and scaffolding will be erected around each side of Block M.

The Contractor will submit a method statement and logistics plan to prevent damage and disruption to the internal and external fabric during the construction phase.

Works are anticipated to start on site in Summer 2023 with completion in September 2023.

PROPOSED PART WEST ELEVATION

7.00 Design andAccess Statement

7.01 Use

Currently, there is a redundant cupboard at ground level that will be removed to create an opening for the lift. The classroom will continue to be used for teaching Computer Studies. L40 will be used to house equipment ancillary to the Computer Suite.

7.02 Amount

The amount of development consists of one Lift that serve both Blocks M and L, replacement of windows and doors. Installation of mechanical louvres, and refurbishment of the the existing WC's and cleaners room. The installation of the lift will meet the requirements of Building regulations.

Approved Documents M and BS 8300, as well as helping to meet obligations for disabled and wheelchair under BS EN 81-41 and the Equality Act. Internal alterations to circulation areas will provide greater spaces for wheelchair users.

Louvres to serve MVHR intake and extract are connected to the proposed PV and ASHP installation at roof level.

7.03 Layout

The lift will be sited externally on the West Elevation of Block M, serving ground to second floor level, sited next to accessible parking provision and new powered entrance doors. The existing cupboard will be demolished to create a pathway for the entrance into the lift (See image on page 10). On all three floors some areas of wall and structure near the opening of the lift will be demolished to create openings for the lift. The technical data on Appendix B shows details of the lift including its specifications. Refer to Appendix C for the photos of the existing site.

Windows in the ground, first and second floor will be replaced. The ground and first floor windows on the West Elevation will be fitted with Louvre connected to the proposed MVHR. Details of these can be found on the plans and elevations submitted with the application.

7.04 Scale

The proposal seeks to maximise provisions in terms of the Equality Act without any major demolitions or refurbishment, as well as the London Plan 2021 SI 4 Managing heat Risk.

The proposed lift dimensions are 1630 X 1475mm to provide access for a wheelchair user. Louvre sized to suit the occupancy and room volumes.

The proposed windows and and roof lights in L40 will be installed within existing previously infilled openings in the masonry wall and will create greater visibility to outside.

7.05 Landscaping

The existing hard landscaping will remain largely unchanged with minor repairs carried out to ensure level access. A redundant waste enclosure will be removed, opening up access on the West Side Elevation. The existing drainage will be re-routed away from the lift.

7.06 Appearance

The lift will be enclosed within a glazed shaft. The proposed powered entrance door is to match the proposed powder coated aluminium windows and louvres.

8.00 Parking and Access

Parking and access into the building will be unaffected, however, the lift provides greater accessibility to the first and second floor of the buildings especially for those with disabilities. The accessible parking bay will remain in its original position, close to the proposed lift.

Existing vehicle and pedestrian routes will largely be unaffected and will remain in use throughout the works and once the installation is in place.

Proposed Part North Elevation

9.00 Summary

The design aims to improve accessibility to Blocks L and M to meet the Equality 2010 described in 4.01 National Policies as well as the London Plan 2021. The proposals are part of a refurbishment scheme which will enhance the educational offer at St Marys University, within the existing accommodation.

The design approach and information contained within this statement, coupled with the supporting documentation, should serve to uphold the validity of this planning application.

Appendix A: Fire Risk Assessment

Fire Risk Assessment

L&M Blocks, St Marys University, Waldegrave Road, Strawberry Hill, Twickenham, TW1 4SX

Responsible Persons: – Graham Smith - Facilities Manager

Date of Assessment: 9th January 2023
Fire Risk Assessor: Paul McShane

This is a written record of a fire risk assessment carried out as required by The Regulatory Reform (Fire Safety) Order 2005 and Fire safety Act 2021. The purpose of the document is to demonstrate that the risk from fire has been properly assessed for the building/premises and that the fire precautions are in compliance with the above regulations.

The purpose of this report is to provide an assessment of the risk to life from fire, and where appropriate, to make recommendations to ensure compliance with fire safety legislation. The report does not address the risk to property or business continuity from fire.

AGF Reference: 127360/090123

General Information

The St Marys University, Twickenham is a modern education establishment accommodating up to 7000 students across the campus site. This document has been completed to provide a Fire risk assessment for the area known as L Block and M Block. The Blocks accommodate several classrooms and staff offices as well as testing laboratories across 3 floors. The two blocks are interlinked by a walkway at all 3 levels. There is a single storey extension attached to the side of L Block which accommodates the Psychology department, a nutrition kitchen and a laundry room for students who are staying on site as well as a number of offices and two laboratories.
The buildings known as L&M blocks are Steel framed construction with a brick outer skin and flat roof, the L block single storey extension appears to be traditional brick with a mixture of flat and pitched metal roof structures.

The fire alarm system is installed to BS5839 L2m for the main buildings, the L block single storey extension appears to be L3m with detection installed to escape routes and identified risk areas only. Means of escape is provided by a single protected staircase in each block accessible from all floors. The is an external escape staircase at the rear of block L which can be accessed from the Labs L102 & L202. A Large laboratory in M201 has gas supply to desktops which can be isolated at the exit door by a single gas interlock control switch.

The fire protection systems (automatic fire alarm system, emergency lighting, fire extinguishers and building wiring) are all the responsibility of St Marys University.
The overall standard of fire safety within your site at the time the fire risk assessment was carried out was considered as adequate for the purpose of the intended use of the building. Whilst many elements of the fire safety regime were considered adequate, a number of concerns were highlighted and can be found detailed within Appendix 1 of this document. The additional fire safety measures recommended within this documented are intended to improve the fire safety provision and fire separation design for the campus facility known as L&M Blocks.

During our inspection all internal areas were viewed. This is a type 1 fire risk assessment and as such our inspection was purely visual. At no point were any elements of the structure exposed neither were any services located within the building tested. We did not inspect the services as we have taken to assume that regular maintenance contracts exist for these to function correctly.
The building was not fully occupied and operational at the time of inspection and some of the occupant's fixtures, fittings and floor coverings restricted our inspection in isolated locations. We are confident however, that sufficient areas of the premises were inspected to enable us to provide the appraisal you require.
It should be borne in mind that an assessment is open to individual interpretation, and as such, an Enforcement Officer may express a different view.

This assessment should be available for inspection when requested and should be revised following a change of work practice, when there is a significant change of staffing levels, structural/material change of the premises, following a change of fire precautions, a fire incident or near miss incident. Otherwise the fire risk assessment should be reviewed annually from the date of this fire risk assessment. Given none of the interim stipulations occur in the meantime the next fire risk assessment for the premises is due in January 2024.

This fire risk assessment covers the St Marys University, Twickenham, L&M Block building and facilities only.

PART 1

GENERAL DESCRIPTION OF BUILDING/PREMISES			
Occupier of building	**St Marys University, Twickenham**	**Site**	**L&M Block**
Main use of building	**Higher education establishment**	**On site contact consulted for review of the site information**	**Graham Smith**
Date of the previous Fire Risk Assessment	**2019**	**Number of protected stairwells on site**	**2**
Approximate premises footprint	**1200m2**	**Number of accommodation stairwells on site**	**0**
Floor(s) in building eg ground, first etc	**Ground, first and second floors**	**Number of disabled refuges on site**	**0**
Opening Hours:	**Variable but normally 08:00 – 18:00**	**Are there any vulnerable people at risk on the premises? i.e. children, the disabled or the elderly?**	**Yes**
Has the building every suffered from a fire?	**Not to the knowledge of any staff**	**What is the mobility of occupants for this type of occupancy**	**Good**
Number of persons employed to work in building	**Variable across the classrooms and laboratories but not likely to exceed 70 across both buildings**	**Maximum public occupancy for the site**	**Maximum 70 which includes staff and students**
Is the building occupied by more than company / occupier?	**No**	**Type of fire detection and fire alarm in the building**	**BS 5839-1 2017 Category L2/3m**

PART 2

A suitable risk based control plan should involve effort and frequency that is proportional to risk. The following is based on one advocated by BS8800 for general health and safety risks.

Potential Consequences of Fire	Potential Consequences of Slight Harm	Potential Consequences of Moderate Harm	Potential Consequences of Extreme Harm
Low Likelihood of Fire	Trivial Risk	Tolerable Risk	Moderate Risk
Medium Likelihood of Fire	Tolerable Risk	Moderate Risk	Substantial Risk
High Likelihood of Fire	Moderate Risk	Substantial Risk	Intolerable Risk

Taking into account the fire prevention measures observed at the time of this risk assessment, it is considered that the hazard from fire (likelihood of fire) at these premises is:

Low	☐	Medium	✓	High	☐

In this context, a definition of the above terms is as follows:

Low: Unusually low likelihood of a fire as a result of negligible potential sources of ignition.

Medium: Normal fire hazards (e.g. potential ignition sources) for this type of occupancy, with fire hazards generally subject to proper controls (other than minor shortcomings).

High: Lack of adequate controls applied to one or more significant fire hazards, such as to result in significant increase in likelihood of fire.

OCCUPANCY PROFILE (Occupants Especially At Risk From Fire)		
Classification	**Description**	**Details**
SLEEPING OCCUPANTS	Details of numbers – public / staff	None located in these Blocks
DISABLED OCCUPANTS	Personal Emergency Evacuation Plans in use when necessary	Peep system in place to cover identified students and staff with disabilities
OCCUPANTS IN REMOTE AREAS	Lone Working / Isolated Areas	Lone working may be possible at certain times of the day
YOUNG PERSON'S	Individual Risk Assessment provided for those persons under 16 years	Students are 18+
OTHERS	Details of Elderly / Infirm / Mental Ability	None

Taking into account the nature of the building and the occupants, as well as the fire protection procedural arrangements observed at the time of this fire risk assessment, it is considered that the consequences for life safety in the event of fire would be:

Slight Harm	✓	Moderate Harm	☐	Extreme Harm	☐

In this context, a definition of the above terms is as follows:

Slight Harm: Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a room in which a fire occurs).

Moderate Harm: Outbreak of fire could foreseeably result in injury (including serious injury) of one or more occupants, but it is unlikely to involve multiple fatalities.

Extreme Harm: Significant potential for serious injury or death of one or more occupants.

Accordingly, it is considered that the risk to life from fire at these premises is.

Trivial	☐	Tolerable	✓	Moderate	☐	Substantial	☐	Intolerable	☐

A suitable risk-based control plan should involve effort and urgency that is proportional to risk. The following risk-based plan is based on one advocate by BS 8800 for general health and safety risks.

Risk Level	Action and Timescale
Trivial	No action is required and no detailed records need to be kept.
Tolerable	No major additional controls required. However, there might be a need for improvements that involve minor or limited cost.
Moderate	It is essential that efforts are made to reduce the risk. Risk reduction measures should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment might be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
Substantial	Considerable resources might have to be allocated to reduce the risk. If the building is unoccupied, it should not be occupied until the risk has been reduced. If the building is occupied, urgent action should be taken.
Intolerable	Building (or relevant area) should not be occupied until risk is reduced.

PART 3

FIRE RISK ASSESSMENT CHECKLIST

3.1) Identification of most likely Ignition Source

3.2) Identification of most significant Combustible Materials present

3.3) Definitions & Risk Levels

3.4) Control of Ignition Sources and Combustible Fire Hazards on Site

3.5) Policy & Procedures

3.6) Evacuation Procedures and Fire & Rescue Services

3.7) Training

3.8) Fire Alarm and Detection Systems

3.9) Fire Escapes, Exit Routes (inc. Fire Doors), and Emergency Lighting

3.10) Portable Fire Equipment & Fixed Fire Safety Ancillary Systems

3.11) Site Documentation

3.12) Appendices

3.1 Identification of most likely Ignition Source

Tick most likely significant source(s) of ignition present in the building/premises							
Naked flames/sparks from "hot" work carried out as part of building function	☐	Electrical equipment	✓	Extension leads/multi-point adaptors	✓	Portable heaters including oil baths/heating mantles etc.	☐
Frictional heat e.g. from motors/belts/pulleys etc	☐	Electrostatic charges	☐	Smoking Paraphernalia e.g. cigarettes, matches or lighters	☐	Other:	☐
Incineration/ovens/kilns etc	☐	Cooking equipment	✓	Light bulbs/fluorescent tubes if too close to combustible materials	☐	Other:	☐
Boilers/generators etc	✓	Gas burners e.g. Heating,	✓	Faulty/damaged wiring or electrical equipment	✓	Other:	☐

3.2 Identification of most significant Combustible Materials present

Tick most significant combustible material(s) present within the building if this is relevant					
Large quantities of paper and contents of waste bins	☐	Large quantities of plastics, especially packing/foamed plastic	☐	Oxygen related items i.e. cylinders, piped oxygen or oxidising agents	☐
Packaging materials	☐	Fabrics and clothing	✓	Combustible wall/ceiling linings	☐
Timber, hardboard, chipboard etc	☐	Combustible chemicals	☐	Composite sandwich panels with combustible insulation	☐
Flammable and highly flammable liquids (inc petroleum products)	☐	Flammable/highly flammable gases (inc propane/butane etc)	☐	Other:	☐
Motor oils, paints and thinners	☐	Large quantities of aerosol containers	☐	Other:	☐

3.3 Definitions & Risk Levels

Significant Findings	Proposed Measures
All Significant Findings in this report should be addressed by the Responsible Person to meet compliance with the Fire Safety Order 2005.	To be prioritized by the Responsible Person using the risk level tolerability guidance below.

Risk Priority	Guidance on necessary action
Very Low	No Risk considered likely. However, this must be monitored on a regular basis. A review must be conducted if circumstances and risk changes.
Low	Actions identified to further reduce these risks are assigned low priority. Arrangements should be made to ensure that existing controls are properly maintained and monitored.
Medium	All actions required must be implemented within the timescales indicated. All controls must be properly maintained so as to reduce the risk, particularly if it could lead to the likelihood of harm.
High	Substantial efforts should be made to reduce the risk. The identified risk reduction measures should be implemented urgently within the defined time period. Consideration should be taken as to whether it may be necessary to suspend or restrict the activity, or to apply interim risk control measures, until improvements have been completed. Arrangements should then be made to ensure that the risk controls continue to be properly maintained.
Very High	This risk level is unacceptable Substantial improvements in the risk controls are necessary, so that the overall the risk is reduced to an acceptable level. The work activity should be suspended until the risk control measures are fully implemented.

3.4 Control of Ignition Sources and Combustible Fire Hazards						
Item		Yes / No	Significant Findings	Proposed Measures	Risk Level & Action by date	Date Completed & Signature
1	**Are all combustible materials/flammable liquids and gases stored safely?**	**Yes**	Reviewed and satisfactory	No measures required		
2	**Are the amounts of combustible materials and/or highly flammable liquids and gases kept or used in building controlled?**	**Yes**	Reviewed and satisfactory	No measures required		
3	**Is system of control effective? E.g. less than 50 litres HFLs per workroom**	**N/A**	Reviewed and satisfactory	No measures required		
4	**Are any compressed gas cylinders used in the building kept to a minimum and stored safely?**	**Yes**	Reviewed and satisfactory, small quantity of compressed gas is used in the laboratories which was observed to be securely stored	No measures required		
5	**Are there sources of oxygen within the building? E.g. Piped, cylinders or oxidising agents?**	**Yes**	Small quantity of medical oxygen in the testing laboratories.	No measures required		

3.4 Control of Ignition Sources and Combustible Fire Hazards cont.						
Item		Yes / No	Significant Findings	Proposed Measures	Risk Level & Action by date	Date Completed & Signature
6	**Are the premises free from structures, hazardous process, explosive, highly flammable materials present which could be hazardous to fire fighters?**	**Yes**	All gas and electric supplies can be isolated within the classroom setting. There may be some biohazards present in the large laboratory fridge in M block which are controlled by teaching staff.	No measures required		
7	**Are the premises free from substances / materials which if subject to fire cause a serious impact on the environment?**	**Yes**	Reviewed and satisfactory	No measures required		
8	**Are measures in place eg fire dampers/fire-stopping etc to ensure that fire and smoke cannot spread from one compartment to another?**	**No**	The fire doors leading directly onto the protected staircase for L block are in poor condition and are not sufficient to control smoke seepage and other products of combustion from entering the staircase enclosure. The boiler house in L block has insufficient fire stopping in place to prevent the spread of fire into the void above the room.	The doors to the staircase on the upper floors in L block require attention to ensure they are able to create a fire barrier to protect the escape staircase. It's essential that the doors close fully to engage the passive fire protection and maintain the fire separation design within the building. The ceiling area in the boiler house requires repair to prevent fire spread into the void above the room.	**Medium** **One Month**	
9	**Has the use of combustible ceiling/wall linings and sandwich panels been avoided?**	**Yes**	Reviewed and satisfactory	No measures required		

3.4 Control of Ignition Sources and Combustible Fire Hazards cont.						
Item		Yes / No	Significant Findings	Proposed Measures	Risk Level & Action by date	Date Completed & Signature
10	**Is furniture upholstery in a satisfactory condition and fire retardant?**	**Yes**	Furniture appears to meet the furniture and furnishings fire safety regulations 1988(revised 2010)	No measures required		
11	**Is the building wiring installation checked at appropriate periods by a competent person?**	**Yes**	EIC certificate dated 01/05/2020,	No measures required		
12	**Is the use of extension leads/multi-point adapters kept to a minimum?**	**Yes**	Reviewed and satisfactory	No measures required		
13	**Are all items of portable electrical equipment subject to regular inspection?**	**Yes**	Pat testing completed by onsite maintenance staff 06/2022 however the overhead projector in room M102 does not appear to have been tested within the current schedule.	Please confirm that all portable electrical items within the classrooms are included within the test.	**Medium** **One Month**	
14	**Are electrical installations protected by RCD's?**	**Yes**	Reviewed and satisfactory	No measures required		
15	**Is the use of portable heaters avoided as far as practicable?**	**Yes**	None present during the inspection.	No measures required		

3.4 Control of Ignition Sources and Combustible Fire Hazards cont.						
Item		Yes / No	Significant Findings	Proposed Measures	Risk Level & Action by date	Date Completed & Signature
16	Are the fixed heating installations subject to periodic inspection by a qualified engineer?	Yes	Boiler servicing completed 14/10/2022	No measures required		
17	If portable heaters are used is the use of a more hazardous type avoided (radiant bar fires or log appliances).	Yes		No measures required		
18	If portable heaters are used are suitable measures taken to minimise the hazard of ignition of combustible materials?	Yes		No measures required		
19	Are other heat sources such as cooking appliances, welding equipment, properly controlled with adequate safeguards?	Yes		No measures required		
20	Are suitable facilities for the disposal of smoking materials provided?	Yes	No smoking permitted in the buildings.	No measures required		
21	Is there a smoking policy for the company? If yes, at the time of inspection was being observed and is it effectively managed?	Yes	Reviewed and satisfactory	No measures required		

3.4 Control of Ignition Sources and Combustible Fire Hazards cont.						
Item		Yes / No	Significant Findings	Proposed Measures	Risk Level & Action by date	Date Completed & Signature
22	Are there any areas of external fire risk?	No	None observed during the inspection	No measures required		
23	Is there any unnecessary fire loading in close proximity to the premises or available for ignition by others?	No	None identified during the inspection	No measures required		
24	Is there potential for ignition hazards due to acts of nature?	No	Lightning protection installed at this site	No measures required		
25	Are there devices in place to avoid acts of nature .i.e Lightning Conductor?	Yes	Lightning protection service and inspection completed 24/06/2022	No measures required		
26	Would the loss of the building have significant impact on the local community?	No		No measures required		

3.5 Policy & Procedures						
Item		Yes / No	Significant Findings	Proposed Measures	Risk Level & Action by date	Date Completed & Signature
27	Is there a clear company policy on fire safety?	Yes	Whole site Fire safety policy and guidance document	No measures required		
28	Is there an effective emergency plan for the premises?	Yes	Copy of the full fire safety policy including the emergency plan available to view in the compliance folder.	No measures required		
29	Are suitable fire procedures in place and are all staff aware of the action to be taken in the event of fire?	Yes	All staff complete online training with Moodle. Students have access to bespoke e-learning presentation.	No measures required		
30	Are procedures in place to account for all persons in the event of an evacuation?	Yes	All visitors are monitored through the sign in process at reception, students have their own access cards.	No measures required		
31	Is the emergency plan communicated to all staff?	Yes	Reviewed and satisfactory, e-leaning package available for all staff.	No measures required		
32	Are procedures in place for ensuring visitors, contractors and disabled persons can be safely evacuated in the event of fire?	Yes	Reviewed and satisfactory	No measures required		

3.5 Policy & Procedures Cont.						
Item		Yes / No	Significant Findings	Proposed Measures	Risk Level & Action by date	Date Completed & Signature
33	Are fire safety conditions imposed upon outside contractors attending site?	Yes	Attendance monitored by site manager	No measures required		
34	Are there any disabled staff or disabled visitors regularly within or visiting the building?	Yes	Some students have been identified and PEEPs put in place	No measures required		
35	Are procedures in place e.g. flame certificate to control fire hazards arising from "hot work"?	Yes	Permit system in place for all contractor works, controlled by Site facilities Manager	No measures required		
36	Is there a suitable policy regarding the use of personal electrical appliances?	No	Student personal equipment use is not monitored.	No measures required		
37	Are systems in place to ensure that housekeeping standards within building are acceptable?	Yes	Reviewed and satisfactory	No measures required		
38	Is there a system in place for the regular collection and disposal of rubbish and combustible waste?	Yes	Reviewed and satisfactory	No measures required		

3.5 Policy & Procedures Cont.						
Item		Yes / No	Significant Findings	Proposed Measures	Risk Level & Action by date	Date Completed & Signature
39	Are filters changed and ductwork cleaned regularly in the kitchens?	No	None present in the nutrition kitchen in L block.	No measures required		
40	Are suitable measures in place to protect against the risk of arson?	Yes	University grounds have a large perimeter fence in place and security present 24/7.	No measures required		

3.6 Evacuation Procedures and Fire & Rescue Services						
Item		Yes / No	Significant Findings	Proposed Measures	Risk Level & Action by date	Date Completed & Signature
41	**Are practice fire evacuation drills carried out at least every six months?**	**No**	No fire evacuations have been recorded for the previous 18 months.	Fire evacuation training for staff is a statutory requirement and must be resumed for this site.	**High** **One Month**	
42	**Has provision been made in the building for disabled person evacuation or refuge?**	**No**	There is no disabled access to the upper floors of these blocks	Work has been planned to install a disabled lift during 2023.		
43	**Are there arrangements in place for the safe evacuation of persons who report to the premises, work in remote areas of a workplace, work in areas of high fire risk, or visit the premises during periods outside normal working hours?**	**Yes**	Security sign in and monitoring of all visitors to the site.	No measures required		
44	**If persons are identified above, have they received appropriate training and instruction in the emergency evacuation procedures?**	**Yes**	Online training for all staff which has been specifically adapted for this site.	No measures required		

3.6 Evacuation Procedures and Fire & Rescue Services Cont.						
Item		**Yes / No**	**Significant Findings**	**Proposed Measures**	**Risk Level & Action by date**	**Date Completed & Signature**
45	**Are suitable arrangements for summoning the fire and rescue service and investigating an alarm activation in place?**	**Yes**	Fire alarm system is monitored by onsite security staff.	No measures required		
46	**Are there suitable arrangements in place to meet the fire and rescue service on arrival and provide relevant information including any hazards on site relating to fire fighters?**	**Yes**	Keyholder policy for out of hours call outs	No measures required		

3.7 Training						
Item		**Yes / No**	**Significant Findings**	**Proposed Measures**	**Risk Level & Action by date**	**Date Completed & Signature**
47	**Do all the staff receive information, instruction or training on the following: All staff currently receive online training verified by the facilities manager.**					
	a) Fire risks within the premises?	**Yes**		No measures required		
	b) Fire Safety measures within the building?	**Yes**		No measures required		
	c) Action in the event of a fire?	**Yes**		No measures required		
	d) Action on hearing the fire alarm signal?	**Yes**		No measures required		
	e) Method of operation of the manual call points?	**Yes**		No measures required		
	f) Means of summoning the fire & rescue service?	**Yes**		No measures required		
48	**Have all staff been trained in the fire procedure, basic workplace fire prevention and the use of fire extinguishers?**	**Yes**	All staff complete online training through Moodle online modules.	No measures required		

3.7 Training Cont.						
Item		Yes / No	Significant Findings	Proposed Measures	Risk Level & Action by date	Date Completed & Signature
49	Are specially trained personnel e.g. Fire team, emergency response team or fire wardens available to assist in the event of a fire emergency?	Yes	Teaching staff identified as having received fire awareness training using the online training tool.	No measures required		

3.8 Fire Alarm and Detection Systems						
Item		Yes / No	Significant Findings	Proposed Measures	Risk Level & Action by date	Date Completed & Signature
50	By means of fire alarm systems can persons be effectively warned of fire at an early stage and evacuated to a place of safety within 2.5-3 minutes?	Yes	All classrooms and accessible areas are covered by automatic fire detection in the main buildings. L Block extensions has coverage to escape routes and specific hazards only.	No measures required		
51	Is the extent of the automatic fire detection generally appropriate for this occupancy and fire risk?	Yes	Fire alarm System installed to BS5839 L2m with coverage to all internal open space facilities however the detection in the L block single storey extension does not cover the electrical cupboard opposite L38 or the boiler cupboard in L28 classroom.	The fire alarm system should be extended to provide smoke detection to the identified risk areas in the L block extension.	Medium One Month	
52	Is the fire alarm system in good working order, tested weekly and properly maintained?	Yes	Weekly testing and service record in place. Fire alarm service completed	No measures required		

3.8 Fire Alarm and Detection Systems Cont.						
Item		**Yes / No**	**Significant Findings**	**Proposed Measures**	**Risk Level & Action by date**	**Date Completed & Signature**
53	**Are there zonal drawings by the fire alarm panel that indicate where a fire is located?**	**Yes**	Zone plans available at the fire alarm panel.	No measures required		
54	**Is there a remote transmission of the fire alarm signals?**	**Yes**	Alarm system is remotely monitored by onsite security staff 24/7.	No measures required		
55	**Are numbers of fire alarm call-points adequate, are they correctly sited (within 45m or 25m for high hazard or disabled), clearly visible and unobstructed?**	**Yes**	There is no call point signage in the 1st Floor laboratory L102.	Fire alarm call point signage is required for all manual call points across the site as per the requirements of the Health and Safety signs and signals regulations.	**Medium** **One Month**	
56	**Is the building free from any open roof void areas without fire detection?**	**Yes**	Reviewed and satisfactory	No measures required		
57	**If the building has raised floors do these areas have detection installed?**	**Yes**	Reviewed and satisfactory	No measures required		

3.8 Fire Alarm and Detection Systems Cont.						
Item		**Yes / No**	**Significant Findings**	**Proposed Measures**	**Risk Level & Action by date**	**Date Completed & Signature**
58	**Are fire alarm beacons on site to alert deaf staff/visitors/ contractors to evacuate the building?**	**Yes**	Teaching staff are available for all attended classrooms and laboratory settings.	No measures required		
59	**Do all 'out of hours' staff hear the fire alarm at least once every month?**	**No**	Reviewed and satisfactory	No measures required		
60	**Are there any other fire detection / extraction or smoke ventilation systems on site? Are these maintained in accordance with British Standards and in good condition?**	**No**		No measures required		

3.9 Fire Escapes, Exit Routes (inc. Fire Doors), and Emergency Lighting						
Item		**Yes / No**	**Significant Findings**	**Proposed Measures**	**Risk Level & Action by date**	**Date Completed & Signature**
61	**Is there a reasonable standard of fire safety signs and notices?**	**Yes**	Reviewed and satisfactory	No measures required		
62	**Are escape routes clearly signed with pictogram "running man"?**	**Yes**	Reviewed and satisfactory	No measures required		
63	**Are fire action notices displayed prominently throughout the building?**	**Yes**	Some Fire action notices are worn and only display written text.	Fire action notices in the circulation areas and escape routes should be display using pictograms instead of lengthy text to ensure fire instructions are clear and easy to follow.	**Medium** **One Month**	
64	**Are all internal fire doors labelled and kept normally closed?**	**No**	There are a number of fire doors across both Block which require attention to ensure they close fully to maintain the fire separation design within the building, • M 203 door to the staircase wedged open • M201 Fire door to Laboratory has excessive gaping and missing passive fire protection. • 2nd floor L block, white door not closing onto staircase • L block 1st floor fire door next to riser cupboard is not closing	Fire doors form an integral part of the fire separation design within the buildings and must be maintained to ensure they close fully into the door frame when released from the open position. It is essential that all fire doors that lead directly onto the protected means of escape are regularly inspected and tested to ensure they close correctly. See Also Q8	**High** **One Month**	

			• L block g/floor corridor door not closing • Laundry room doors not closing together to prevent lateral fire spread.			
65	**Are other passive fire protection structures suitable and in good working condition i.e. Loft hatches?**	**No**	There are some passive fire protection issues which require attention, • Boiler house door bottom smoke seal missing • Smoke seals missing Room M201 door to link corridor • Gas Shut off room, intumescent strips have been overpainted.	The identified passive fire protection requires replacement to control the spread of products of combustion between compartments.	**Medium** **One Month**	
66	**Are all exits and escape routes clear and free from obstructions?**	**Yes**	Reviewed and satisfactory	No measures required		
67	**Are there sufficient numbers of exits of suitable width to cover the number of persons present?**	**Yes**	Reviewed and satisfactory	No measures required		
68	**Do all final exits lead to a place of safety in the open-air?**	**Yes**	Reviewed and satisfactory	No measures required		
69	**Do all external fire doors open freely?**	**No**	Fire exit door from the from L102 was found to be stiff and difficult to open.	The identified fire exit door must be maintained to ensure they can be easily opened by persons escaping the building.	**High** **One Week**	

70	**Where emergency lighting is installed is it in working order and maintained regularly?**	**Yes**	Maintained and tested under contract with ACL.	No measures required		
71	**Has external emergency lighting been installed?**	**Yes**	All exits around the building have been provided with external emergency lighting	No measures required		

3.10 Portable Fire Equipment & Fixed Fire Safety Ancillary Systems						
Item		Yes / No	Significant Findings	Proposed Measures	Risk Level & Action by date	Date Completed & Signature
72	**Is the provision of fire equipment, including specialist equipment for specific hazards, suitable for the hazards and risks?**	**Yes**	Firefighting equipment present is suitable for the risks.	No measures required		
73	**Are fire extinguishers, fire hose reels and fire blankets located correctly, sufficient in number and clearly visible?**	**Yes**	Reviewed and satisfactory	No measures required		
74	**Is all fire-fighting equipment inspected regularly and serviced annually by a competent person?**	**Yes**	Annual service and inspection completed July 2022	No measures required		
75	**Are there any other forms of building fire protection installed i.e. sprinklers, suppression systems or dry risers?**	**No**		No measures required		
76	**Are there any facilities for the control of smoke installed within the building?**	**No**	Reviewed and satisfactory	No measures required		

3.10 Portable Fire Equipment & Fixed Fire Safety Ancillary Systems Cont.						
Item		Yes / No	Significant Findings	Proposed Measures	Risk Level & Action by date	Date Completed & Signature
77	Are these facilities readily available to fire-fighters e.g. Fireman switch?	N/A		No measures required		
78	Are fire hydrants sufficient in number, within service date and located in suitable areas to cover the premises?	Yes	Located on Waldegrave Road	No measures required		

3.11 Site Documentation						
Item		Yes / No	Significant Findings	Proposed Measures	Risk Level & Action by date	Date Completed & Signature
79	Is the H&S and Fire Policy & Procedures Documentation available on site?	Yes	Fire safety policy in place includes health & safety statement	No measures required		
80	Is the Emergency Plan & PEEPS documentation in place?	Yes	Emergency plan in place across the site which is conveyed to staff during induction	No measures required		
81	Is the Building Control Approval Documentation available to view?	N/A	No recent building work carried out	No measures required		
82	5 Yearly Fixed Wiring Testing Documentation in date and compliant?	Yes	EIC certificate dated 15/06/2020	No measures required		
83	Portable Appliance Testing Documentation in date and compliant?	Yes	Completed by onsite maintenance team.	No measures required		

3.11 Site Documentation Cont.						
Item		Yes / No	Significant Findings	Proposed Measures	Risk Level & Action by date	Date Completed & Signature
84	Monthly Emergency Lighting Test Documentation confirmed as able to view and compliant?	Yes	Maintained and tested under contract with ACL.	No measures required		
85	Annual (3 hour) Shut Down Emergency Lighting Test Documentation available on site?	Yes	Maintained and tested under contract with ACL.	No measures required		
86	Weekly Fire Alarm Test Log available to view and sufficient?	Yes	Current records in place for weekly testing located in the fire log folder	No measures required		
87	Fire Alarm Servicing Documentation available to view and compliant?	Yes	Fire alarm service certificate dated 08/07/2022	No measures required		
88	Fire Extinguisher Service Certificate available to view and compliant?	Yes	Annual service and inspection completed 07/2022	No measures required		
89	Is the Evacuation Log on site and records compliant?	No	No fire evacuations have been recorded for the previous 18 months.	Fire evacuation training for staff is a requirement of the regulatory reform fire safety order 2005 and must be resumed for this site.	High One Month	

3.11 Site Documentation Cont.						
Item		Yes / No	Significant Findings	Proposed Measures	Risk Level & Action by date	Date Completed & Signature
90	Is there Assembly Point Signage externally or a point agreed and staff fully aware of the location?	Yes	Identified as the Zone B Mini Plaza	Current sign is faded and requires replacement.	Medium One Month	
91	Is the H&S and Fire Safety Induction Training Log available to view?	Yes	Reviewed and satisfactory – All new staff complete the induction during the inset training day	No measures required		
92	Is the Fire Marshal/Warden Training Log available to view?	Yes	All staff complete online fire awareness course through the Moodle modular system.	No measures required		
93	Is the Previous Fire Risk Assessment Document on site and actioned?	Yes	Previous fire risk assessment carried out in 2019.	No measures required		
94	Is there Dry Riser / Smoke Vent / Suppression Systems / ANSUL Systems etc. Testing Documentation available (as applicable)	N/A	None present	No measures required		
95	Does the site have a Gas Safety Certificate?	Yes	Gas safety inspection completed 14/10/2022, certificate available to view from facilities team.	No measures required		

3.11 Site Documentation Cont.						
Item		Yes / No	Significant Findings	Proposed Measures	Risk Level & Action by date	Date Completed & Signature
96	Is Hot Works Permit Documentation on site?	Yes	Permit system in place for all contractor works monitored by the site security.	No measures required		
97	IS there a Fire & Rescue Service Call Out Log available?	No		No measures required		
98	Are there Building Plan/Layout/Zonal Drawings available on site?	Yes	Full set of zone plans are available at the fire panel	No measures required		
99	Is the Code of Practice – Fire, Safety & Evacuation Equipment available to view on site?	No		No measures required		

Date of Assessment	Assessment recorded by	Position/Title	Signature	Next Assessment Due
10th January 2023	Paul McShane GIFireE	Fire Safety Consultant		January 2024

3.12 Appendices

Appendix 1 – Significant Findings

Appendix 2 – Guidance on Necessary Action

Appendix 3 – Requirements Imposed by this Assessment

Appendix 4 – PAS 79 Decision Tree

Appendix 5 – Code of Practice

Appendix 6 - Fire Legislation, Standards and Regulations used in the completion of this Fire Risk Assessment

Appendix 1
Significant Findings

<table>
<tr><td rowspan="6">1
Q8</td><td colspan="2">Significant Findings</td><td rowspan="4"> 
  </td></tr>
<tr><td colspan="2">The fire doors leading directly onto the protected staircase for L block are in poor condition and are not sufficient to control smoke seepage and other products of combustion from entering the staircase enclosure.</td></tr>
<tr><td colspan="2">Proposed Measures</td></tr>
<tr><td colspan="2">The doors to the staircase on the upper floors in L block require attention to ensure they are able to create a fire barrier to protect the escape staircase. It’s essential that the doors close fully to engage the passive fire protection and maintain the fire separation design within the building.</td></tr>
<tr><td colspan="2">Risk Level & Action By Date</td><td>Location</td></tr>
<tr><td>Medium</td><td>One Month</td><td>1st and 2nd floor lab entrance in L Block</td></tr>
</table>

2 Q8	Significant Findings		
	The boiler house in L block has insufficient fire stopping in place to prevent the spread of fire into the void above the room.		
	Proposed Measures		
	The ceiling area in the boiler house requires repair to prevent fire spread into the void above the room.		
	Risk Level & Action By Date		Location
	Medium	**One Month**	Boiler House

3 Q13	Significant Findings		
	Pat testing completed by onsite maintenance staff 06/2022 however the overhead projector in room M102 does not appear to have been tested within the current schedule.		
	Proposed Measures		
	Please confirm that all portable electrical items within the classrooms are included within the test.		
	Risk Level & Action By Date		Location
	Medium	**One Month**	Room M102

4 Q51	Significant Findings		 
	Fire alarm System installed to BS5839 L2m with coverage to all internal open space facilities however the detection in the L block single storey extension does not cover the electrical cupboard opposite L38 or the boiler cupboard in L28 classroom.		
	Proposed Measures		
	The fire alarm system should be extended to provide smoke detection to the identified risk areas in the L block extension.		
	Risk Level & Action By Date		Location
	Medium	**One Month**	Electrical cupboard and boiler cupboard L Block

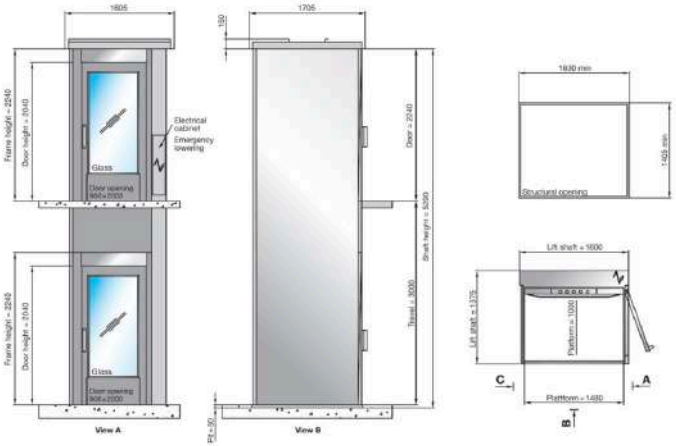
5 Q55	Significant Findings		
	There is no call point signage in the 1st Floor laboratory L102.		
	Proposed Measures		
	Fire alarm call point signage is required for all manual call points across the site as per the requirements of the Health and Safety signs and signals regulations.		
	Risk Level & Action By Date		Location
	Medium	**One Month**	Room L102

6 Q64	Significant Findings There are a number of fire doors across both Blocks which require attention to ensure they close fully to maintain the fire separation design within the building, • M 203 door to the staircase wedged open • M201 Fire door to Laboratory has excessive gaping and missing passive fire protection. • 2nd floor L block, white door not closing onto staircase • L block 1st floor fire door next to riser cupboard is not closing • L block g/floor corridor doors not closing and door leading to L4 • Laundry room doors not closing together to prevent lateral fire spread to obstruct the exit from L Block. Proposed Measures Fire doors form an integral part of the fire separation design within the buildings and must be maintained to ensure they close fully into the door frame when released from the open position. It is essential that all fire doors that lead directly onto the protected means of escape are regularly inspected and tested to ensure they close correctly. See Also Q8	  
	Risk Level & Action By Date **Medium** / **One Month**	Location Example of defective and wedged open fire doors

7 Q65	Significant Findings		 
	There are some passive fire protection issues which require attention, • Boiler house door bottom smoke seal missing • Smoke seals missing Room M201 door to link corridor • Gas Shut off room, intumescent strips have been overpainted.		
	Proposed Measures		
	The identified passive fire protection requires replacement to control the spread of products of combustion between compartments.		
	Risk Level & Action By Date		Location
	Medium	**One Month**	Boiler house and room M102

<table>
<tr><td rowspan="6">8
Q69</td><td colspan="2">Significant Findings</td><td rowspan="3"> 
  </td></tr>
<tr><td colspan="2">Fire exit door from the from L102 was found to be stiff and difficult to open.</td></tr>
<tr><td colspan="2">Proposed Measures</td></tr>
<tr><td colspan="2">The identified fire exit door must be maintained to ensure they can be easily opened by persons escaping the building.</td></tr>
<tr><td colspan="2">Risk Level & Action By Date</td><td>Location</td></tr>
<tr><td>High</td><td>One Week</td><td>Room L102</td></tr>
</table>

Appendix B: Lift Data



Prime 7000 XT – Options and accessories

> Nordic option

For more extreme environments, the Nordic option includes a heater/radiator placed at the bottom of the shaft. In addition, the ventilation system helps with air circulation to remove moisture from within the shaft. A canopy over each door gives further protection from the elements.

> Platform size

The platform can be specified in two sizes – 1000 x 1480 and 1100 x 1480 mm, allowing entrances on any one of three sides.

> Communication and Control

Telephone and autodialler options are available, as well as remote activation devices and key switches for isolation of the lift.

> Power supply and emergency lowering

The lift can be specified to suit either a three phase or a single phase power supply. Additional options such as 'battery back-up lowering' (with user control from the platform) are also available.

> Canopy

As a standalone option, canopies can be fitted above the doors to shield from the rain.

> Finishes

A number of alternative finishes can be specified including painting the shaft and doors to any RAL colour, and glazed shaft panels up to 2m in height.

Further options and accessories are available – please check with our sales team.

GARTEC Limited, Midshires Business Park, Smeaton Close, Aylesbury, Buckinghamshire, HP19 8HL
Tel: 01296 397100 > Fax: 01296 397600 > Email: sales@gartec.com > Web: www.gartec.com

GARTEC
LEADING THE PLATFORM LIFT INDUSTRY

> Prime 7000 XT External Platform Lift

The freedom to install anywhere.

The Prime 7000 XT is the ideal choice for providing a simple, cost-effective way to access multiple levels in an external environment. The lift has been installed into diverse locations around the world, in both public and commercial environments. As with all of our platform lifts, the Prime 7000 XT helps building designers and owners to meet with the requirements of Part M and BS 8300, as well as helping to meet with the Equality Act (formerly the DDA).

The Prime 7000 XT builds upon the basic framework of the internal Prime 7000 and adds a roof and specially designed external doors, whilst our 'Nordic' option includes additional items such as canopies, heaters and ventilation systems.

The lift is capable of travelling up to 13 metres in height and has two platform sizes; 1000 x 1480 and 1100 x 1480 mm. The range of options and accessories available are similar to that of the internal Prime 7000 model and the lift can be customised with a number of alternative finishes and colours to blend into any external environment.

For further information visit **www.gartec.com**.

GARTEC Limited, Midshires Business Park, Smeaton Close, Aylesbury, Buckinghamshire, HP19 8HL
Tel: 01296 397100 > Fax: 01296 397600 > Email: sales@gartec.com > Web: www.gartec.com

Gartec is an ARITCO Group company

Appendix C: Photo Schedule

		
East Elevation entrance to Blocks M and L	**View of East Elevation**	**View of North Elevation**
		
View of West Elevation	**Location of proposed lift**	**West Elevation entrance to Blocks M & L**