

# THE LONDON PLAN & EVACUATION LIFTS



# A Journey Along The London Plan

What is the London Plan?

Why, in its current form, is the London Plan problematic for the lift industry?

What can we do to resolve the issues?

# WHAT IS THE LONDON PLAN

# The London Plan

*“Under the legislation establishing the Greater London Authority (GLA), the Mayor is required to publish a Spatial Development Strategy (SDS) and keep it under review.*

*The SDS is known as the London Plan.*

*As the overall strategic plan for London, it sets out an integrated economic, environmental, transport and social framework for the development of London over the next 20-25 years.”*

*Source: The London Plan March 2021: GLA*



# The London Plan

*“The London Plan is legally part of each of London’s Local Planning Authorities’ Development Plan and must be taken into account when planning decisions are taken in any part of Greater London.*

*Planning applications should be determined in accordance with it, unless there are sound planning reasons (other material considerations) which indicate otherwise.*

*All Development Plan Documents and Neighbourhood Plans have to be ‘in general conformity’ with the London Plan.”*

*Source: The London Plan March 2021: GLA*



# The London Plan

- A legal document
- Applies in Greater London (but may be adopted as best practice by other local authorities in time)
- Its requirements must be **taken into account** as part of the planning decision process
- Planning decisions **should** require compliance
- It is **not** a design or safety standard and as such should not be referenced by the Fire Service or Building Control



WHY, IN ITS CURRENT FORM, IS THE  
LONDON PLAN PROBLEMATIC FOR  
THE LIFT INDUSTRY?

# The London Plan

*“After a rigorous process of consultation and an Examination in Public, in which 300 different organisations or individuals participated, I am really pleased to have reached this milestone.*

*In response to the consultation on the draft London Plan, the many statements submitted to the Examination in Public, and the examination hearings themselves, we made more than 1,500 changes.*

*This goes to show that this London Plan has genuinely been informed and influenced by the generous and thoughtful engagement of everyone involved.”*

*Source: The London Plan March 2021: GLA*

## Foreword





# The London Plan

Consultation! Consultation! What Consultation?



# Policy D5

Development proposals should:

“... achieve the highest standards of accessible and inclusive design.”

“...incorporate safe and dignified emergency evacuation for all building users.”

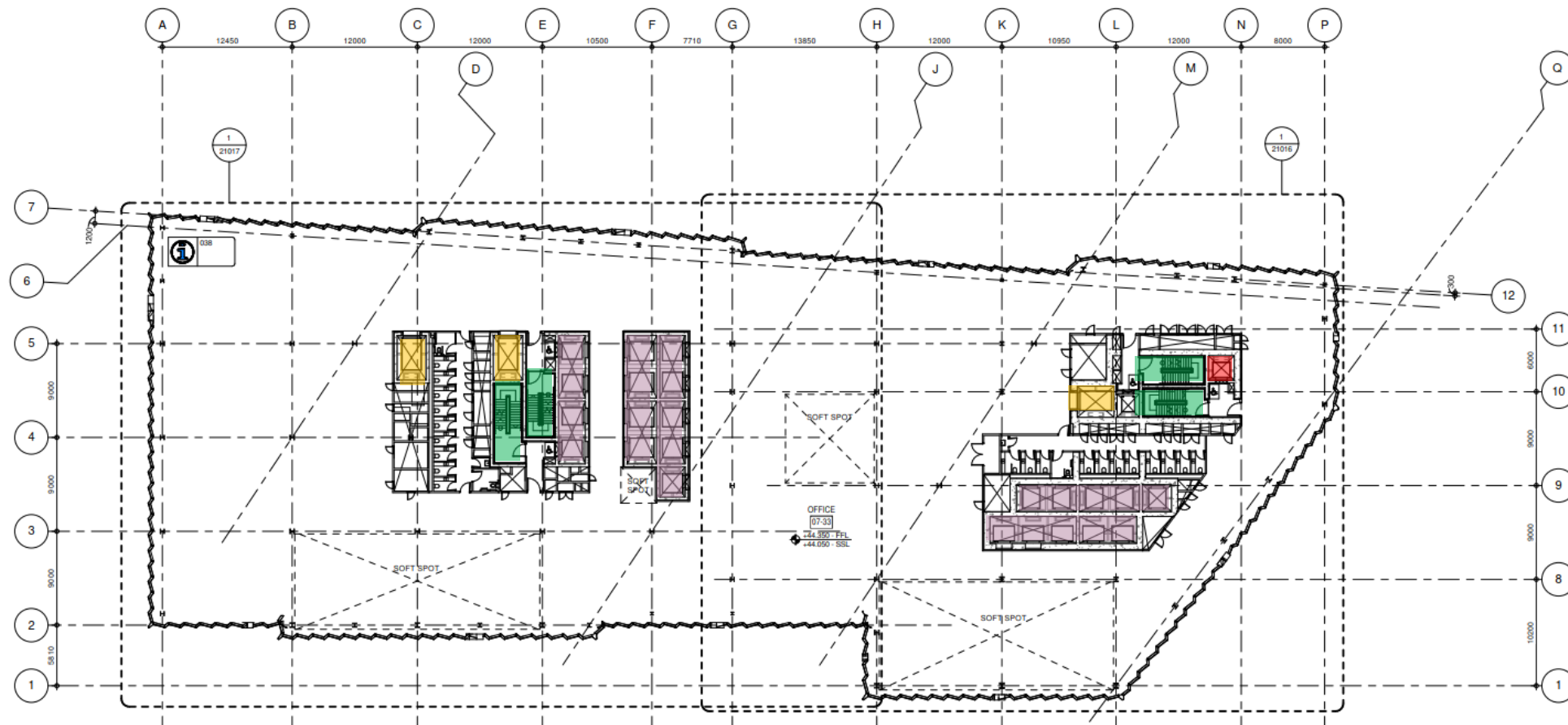
“...where lifts are installed, as a minimum at least one lift per **core** (or more subject to capacity assessments) should be a suitably sized **fire evacuation lift**...”

## Policy D5 Inclusive design

- A Boroughs, in preparing their Development Plans, should support the creation of inclusive neighbourhoods by embedding inclusive design, and collaborating with local communities in the development of planning policies that affect them.
- B Development proposal should achieve the highest standards of accessible and inclusive design. They should:
  - 1) be designed taking into account London's diverse population
  - 2) provide high quality people focused spaces that are designed to facilitate social interaction and inclusion
  - 3) be convenient and welcoming with no disabling barriers, providing independent access without additional undue effort, separation or special treatment
  - 4) be able to be entered, used and exited safely, easily and with dignity for all
  - 5) 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.
- C Design and Access Statements, submitted as part of development proposals, should include an inclusive design statement.

Source: The London Plan March 2021: GLA

# What's A "Core"



- 9 Lift Cores
- 4 Stair Cores
- 13 Evacuation Lifts?

# What's a “Fire Evacuation Lift”



# How Do I Design & Commission a “Fire Evacuation Lift”

BS EN 81-72:2020



**Safety rules for the construction and installation of lifts – Particular applications for passenger and goods passenger lifts**

Part 72: Firefighters lifts

Firefighters Lift  
Designated Standard

**BS 9999:2017**  
*Incorporating Corrigendum No. 1*



**Fire safety in the design, management and use of buildings – Code of practice**

Code of practice  
Evacuation lifts

**BS 9991:2015**



**Fire safety in the design, management and use of residential buildings – Code of practice**

Code of practice  
(residential buildings)  
Evacuation lifts

# The London Plan

## “3.5.10

*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. See also Policy D12 Fire safety.”*

*Source: The London Plan March 2021: GLA*



# The London Plan



## Fire Safety Guidance (pre-consultation, for information)

Source: <https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance/fire-safety-guidance-pre-consultation-information>

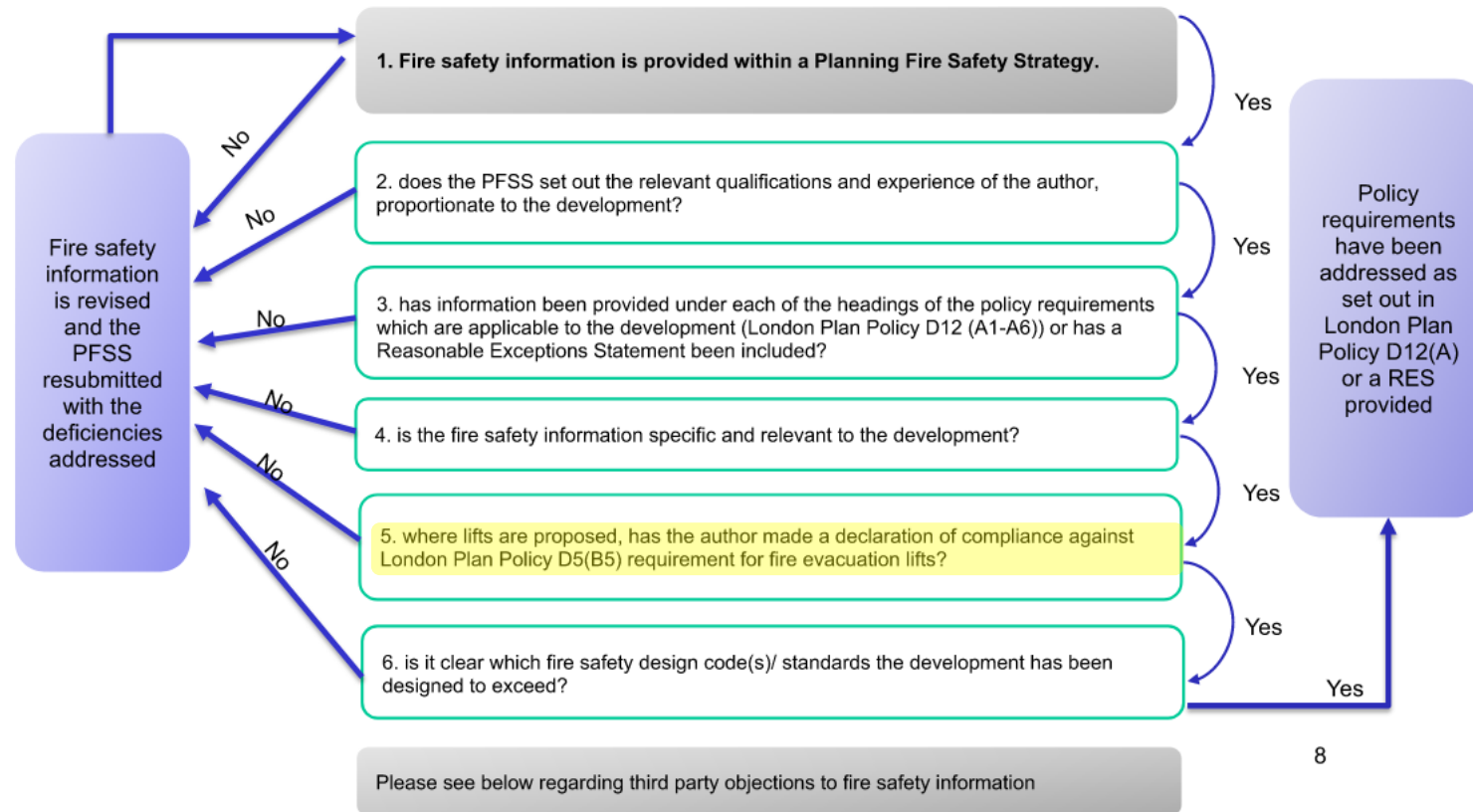
[View the Fire Safety D12\(A\) guidance pre-consultation draft](#)

[View the Evacuation Lifts D5\(B5\) guidance pre-consultation draft](#)

[View the Fire Statements D12\(B\) guidance pre-consultation draft](#)

# Policy D12 (draft)

Figure 1: London Plan Policy D12(A) Planning Fire Safety Strategy flow diagram





# Policy D5(B5) (draft)

“2. *Policy D5(B5) requires development proposals to be:*

*5) ...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.*

3. *This guidance provides additional information in relation to Policy D5(B5) requirements for evacuation lifts.*

4. *It presents a methodology for applicants and planning officers to use and provides additional guidance and context on evacuation lifts to enable greater understanding of the subject during the planning process.”*

## Policy D5(B5) (draft)

“6. *An evacuation lift is a lift that has been specifically designed to be used in an evacuation situation. Evacuation lifts are particularly beneficial for people who require level access. Evacuation lifts can be used in ‘automatic mode’, under the direction of one of the following:*

- *building management*
- *a trained evacuation assistant*
- *rescue services.”*

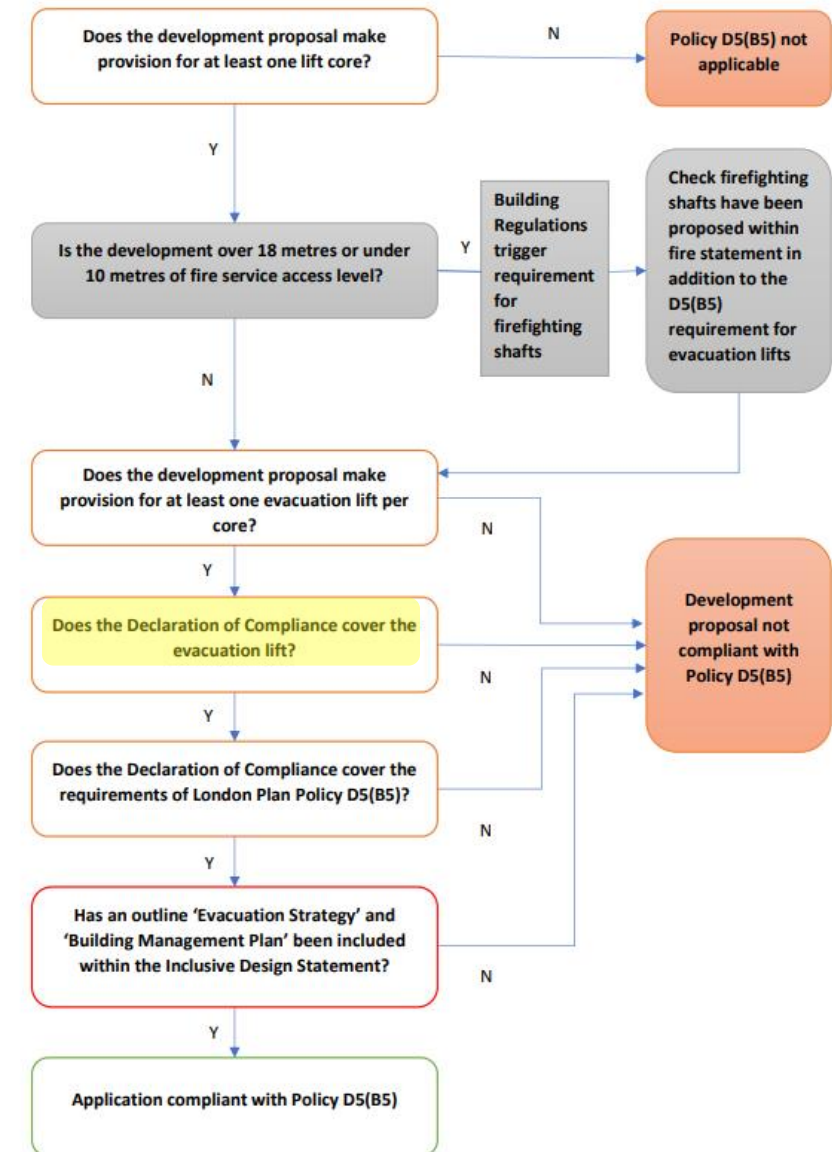
“8. *Evacuation lifts should be provided in addition to Building Regulations requirements for firefighting shafts/ lifts (see Annex B and Annex C) to ensure they can be used for evacuation purposes when the firefighting lift is in use by the fire and rescue service.”*

# Policy D5(B5) (draft)

“13. Figure 1: The London Plan Policy D5(B5) Evacuation lift checklist below provides a process diagram for planners and applicants defining the role of the planning officer and the criteria against which the planning officer will be checking the provision of evacuation lifts at planning application stage.

15. A Declaration of Compliance is a statement written and signed by the author confirming that the technical content produced within the development application complies with all relevant legislation and London Plan fire safety policy requirements.”

Figure 1: London Plan Policy D5(B5) Evacuation lift checklist



# Policy D5(B5) (draft)

*“16. A Declaration of Compliance should be made within the Inclusive Design Statement / Fire Statement and be cross referenced in the Design and Access Statement, where provided in relation to Policy D5(B5) and provide assurance that the following criteria have been met:*

- The applicant is satisfied the design and provision of evacuation lifts is compliant with the stated design code.*
- The applicant is satisfied that a suitable outline evacuation strategy is provided within the Inclusive Design Statement/Fire Statement (see below) and can demonstrate how the provision of evacuation lift/s support this strategy.*
- The applicant is satisfied that a suitable outline management plan is provided within the Inclusive Design Statement/Fire Statement (see below) and can demonstrate how the operation of evacuation lifts in an emergency situation can be undertaken.*
- The applicant is satisfied that the outline management plan clearly identifies the principle evacuation lift features that should be maintained by the building management team.”*

# Policy D5(B5) (draft)

## ***“Appendix A - Residential scenario***

*A1. London Plan Policy D5(B5) requirements extend to all development proposals, including residential developments.*

*The requirement for the provision of evacuation lifts within residential properties represents a commitment to ensure the highest standards of accessible and inclusive design are considered across the built environment within London.*

*A2. Typically, the use of evacuation lifts requires the manual intervention of suitably trained, competent persons. It is recognised that such persons may be absent from some residential developments. In the event that the building designer identifies the absence of competent persons to facilitate the evacuation strategy in a residential building; alternative measures should be detailed. In this scenario the requirements of D5(B5) still apply and it is the duty of the building designer to explore suitable alternatives to meet the policy requirements. See the example...”*

### **Evacuation lifts within residential developments**

Evacuation lifts can be installed to operated utilising the following three methods:

- **Driver assisted evacuation**
- **Automatic evacuation**
- **Remote assisted evacuation**

Where a development proposal is categorised as residential, and there is an absence of competent person allowing for a driver assisted evacuation, an alternative operation method should be considered.

Alternative evacuation lift types suitable for residential premises that do not require competent persons to be present should be clearly outlined within the Fire Statement or the Inclusive Design Statement as per Policy D5(B5)). The information provided should detail how the overall evacuation strategy will be supported.

Note: Remote assisted evacuation technology is in its infancy and still being developed at the time of publication, featuring in draft standards rather than fully adopted standards.

# Policy D5(B5) (draft)

## “Appendix B – Evacuation lifts vs firefighting lifts

*B1. Evacuation lifts should be not misinterpreted as firefighting lifts.*

*The differences between them are outlined in greater detail below.*

*Applicants must not make provision for the installation of a firefighting lift where an evacuation lift is required by London Plan Policy D5(B5).*

*B2. Given the lifespan of new buildings it is important to incorporate evacuation lifts to ensure suitable evacuation for all building users from initial occupation and acknowledge that standards and technology will improve over time. While BS EN81- 76 is being drafted, developers should implement innovative solutions for the implementation of evacuation lifts in the knowledge that for non-managed buildings, they can be operated when the fire service or other responsible person arrive.”*

Source: [https://www.london.gov.uk/sites/default/files/evacuation\\_lifts\\_d5\\_b5\\_pre-consultation\\_draft\\_guidance\\_sheet.pdf](https://www.london.gov.uk/sites/default/files/evacuation_lifts_d5_b5_pre-consultation_draft_guidance_sheet.pdf)

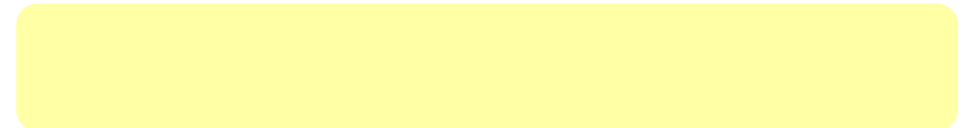
	Evacuation lifts	Firefighting lifts
Description	<p>A lift system specifically designed to be used in an evacuation situation for the evacuation of people, including people who require level access.</p> <p>These lifts are generally used as normal passenger lifts <b>until required</b> for the purposes outlined above.</p>	<p>A lift system for use of the fire and rescue service to facilitate the safe conveyance of firefighting personnel and equipment in the event of an emergency.</p> <p>These lifts are generally utilised as normal passenger lifts <b>until required by the fire and rescue service</b> for the purposes outlined above.</p>
Key Features	<p>Cause and effect interface between the lift control system, fire detection and alarm system <b>to support the evacuation strategy</b>.</p> <p>Emergency intercom/ communication system and lift operation.</p> <p>Provision of a <b>management plan</b> to determine operational procedures for trained staff designated to manage and use the lift in an emergency situation.</p> <p>Separate power supply to the lift to enable the lift to remain in use throughout the evacuation process.</p>	<p>Cause and effect interface between the lift control, fire detection and alarm system.</p> <p>Emergency intercom system and lift operation.</p> <p>Provision for trap doors and ladders for rescue operations.</p> <p>Separate power supply to enable the lift to remain in use.</p> <p>Water protection provisions for electrical components in the shaft and on the lift car.</p>
Relevant British Standard	BS EN 81-76 when published BS 9991, BS 9999	BS EN 81-72 BS 9991, BS 9999

# Problem?

## BS 9999:2017

An evacuation lift should be situated within a protected enclosure consisting of the lift well itself and a protected lobby at each storey served by the lift, and should be provided with a protected route from the evacuation lift lobby at the final exit level to a final exit. It should be associated with a refuge (see G.1) and should be clearly identified. No part of an escape route should be served only via a lift.

## BRITISH STANDARD



WHAT CAN WE DO TO RESOLVE THE  
ISSUES?



# Conclusion & Recommendations

- Currently the *guidance* documents on how to comply with the London Plan remain as pre-consultation drafts, and are not sufficiently precise in their language.
- It requires further input from the lift industry prior to its publication in final form. Lobbying of the GLA is underway through bodies such as LEIA, CIBSE and BSI.
- The confusion that exists should be, in hindsight, encouragement for us all to make sufficient time to comment on future draft documents.
- Read the documents and submit comments through LEIA or CIBSE. The London Plan can be found at:

<https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/london-plan-2021>

# Conclusion & Recommendations

- As a lift industry we should look to the Declaration of Compliance (typically owned by the project Fire Engineer) to define the project specific requirements for firefighters lifts and evacuation lifts, i.e. quantity, location, size, features, etc.
- We should clarify at the time of tendering precisely which design standards and/or codes of practice the equipment is to be designed and commissioned in compliance with, i.e. BS EN81-72, BS 9999, BS 9991, BS 8899.

# THE LONDON PLAN & LIFTS