DAY Architectural

Plymouth Grove, Ardwick

BS991 Update Report

May 2025 - Rev B

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1.0 Introduction

1.1 Document Summary
Introduction

The November 2024 update to British Standard BS 9991:2024, titled "Fire Safety in the Design, Management and Use of Residential Buildings – Code of Practice," has introduced significant changes impacting the design of residential structures. Notably, the revised standard mandates the inclusion of evacuation lifts in buildings with lifts, specifying that each escape stairway should have an associated evacuation lift along with changes to smoke control measures.

These updates necessitate minor revisions to the previously approved planning drawings under application (138294/FO/2023). The plans and elevations have been revised and co-ordinated with the Fire Consultant, to ensure that they meet the requirements of BS9991. The following pages highlight the minor changes against the previously submitted plans. As the changes are minor and are on the two less visually prominent elevations we believe an NMA would be suitable.

Summary of changes within NMA (see following pages)

1. The stair core has widened by 1.055m to accommodate the required evacuation lift.
2. Final escape doors have been widened from 860mm to 1200mm clear width.
3. AOV locations adjusted to accommodate the required evacuation lift.
4. Back painted spandrel panels replace AOVs to accommodate the required evacuation lift.

Planning drawings to be substituted:

1441-22-DAY-XX-00-DR-A-04-0001 - Proposed Site Plan
1441-22-DAY-XX-XX-DR-A-04-1001 - Proposed Elevations
1441-22-DAY-XX-XX-DR-A-04-0002 - Proposed Floor Plans - Sheet 1
1441-22-DAY-XX-XX-DR-A-04-0003 - Proposed Floor Plans - Sheet 2

Updated NMA drawings:

1441-22-DAY-XX-00-DR-A-04-0001-B - Proposed Site Plan
1441-22-DAY-XX-XX-DR-A-04-1001-B - Proposed Elevations
1441-22-DAY-XX-XX-DR-A-04-0002-E - Proposed Floor Plans - Sheet 1
1441-22-DAY-XX-XX-DR-A-04-0003-E - Proposed Floor Plans - Sheet 2

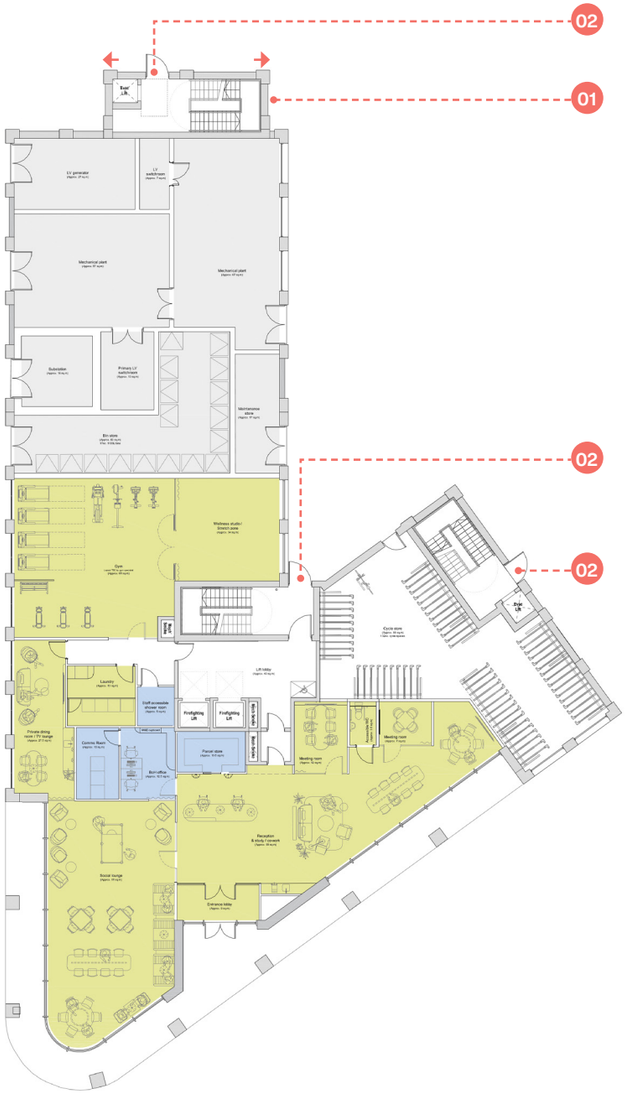

CGI by RAD Design

2.0 BS9991 Floor Plan Updates

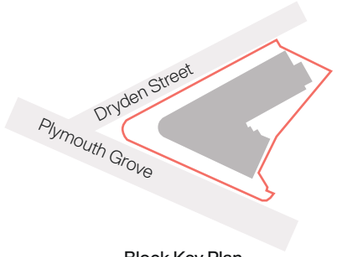
2.1 Ground Floor
BS9991 Floor Plan Updates



Approved Ground Floor Plan



Proposed Ground Floor Plan



Block Key Plan

Floor Plan Updates

01 The stair core has widened by 1.055m to accommodate the required evacuation lift.

02 Final escape doors have been widened from 860mm to 1200mm clear width.

Note: Internal updates have been required to comply with BS9991, these have been shown on the plan. Only the updates which have an impact elevationally have been highlighted.

2.2 Levels 1-4

BS9991 Floor Plan Updates



Approved Levels 1-4 Floor Plan



Proposed Levels 1-4 Floor Plan



Block Key Plan

Floor Plan Updates

01 The stair core has widened by 1.055m to accommodate the required evacuation lift.

03 AOV locations adjusted to accommodate the required evacuation lift.

04 Back painted spandrel panels replace AOVs to accommodate the required evacuation lift.

Note: Internal updates have been required to comply with BS9991, these have been shown on the plan. Only the updates which have an impact elevationally have been highlighted.

3.0 General Elevation Updates

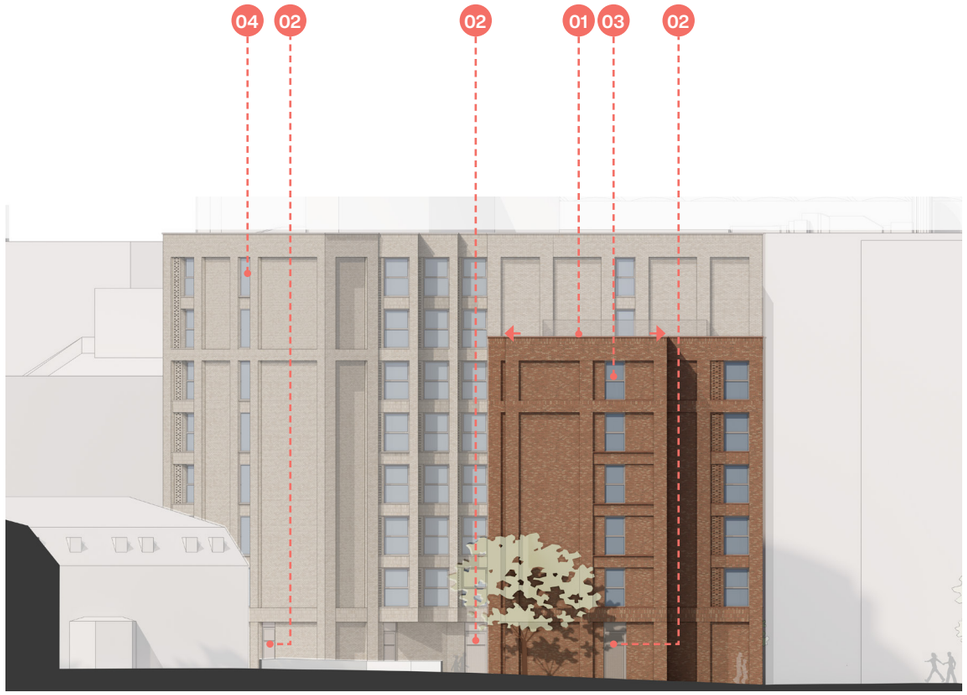
3.1 Elevation 03
BS9991 Elevation Updates



Block Key Plan



Approved Elevation 03



Proposed Elevation 03

Elevation Updates

01 The stair core has widened by 1.055m to accommodate the required evacuation lift.

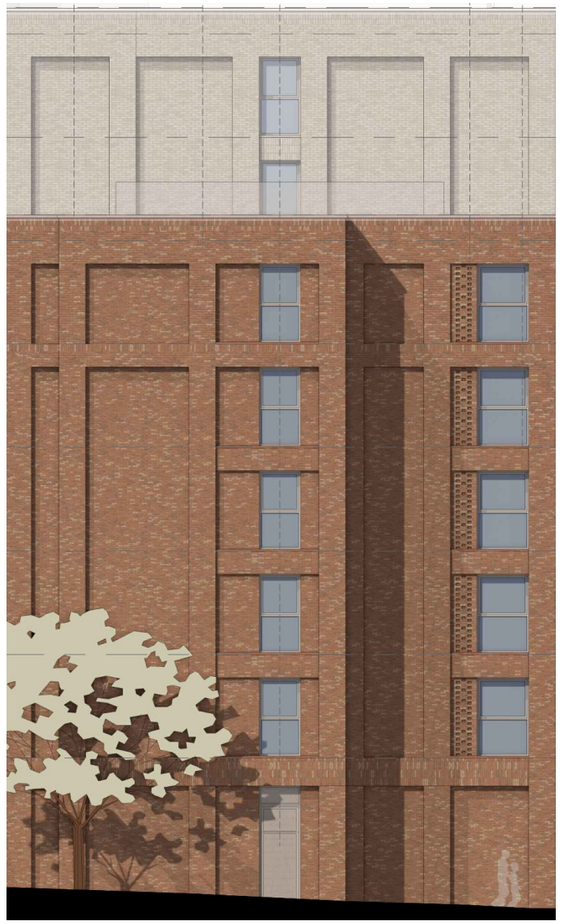
02 Final escape doors have been widened from 860mm to 1200mm clear width.

03 AOV locations adjusted to accommodate the required evacuation lift.

04 Back painted spandrel panels replace AOVs to accommodate the required evacuation lift.

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3.2 Elevation 03
BS9991 Elevation Updates



Approved Elevation 03 - Close-Up



Proposed Elevation 03 - Close-Up



Block Key Plan

Elevation Updates

01 The stair core has widened by 1.055m to accommodate the required evacuation lift.

02 Final escape doors have been widened from 860mm to 1200mm clear width.

03 AOV locations adjusted to accommodate the required evacuation lift.

04 Back painted spandrel panels replace AOVs to accommodate the required evacuation lift.

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3.3 Elevation 04
BS9991 Elevation Updates



Block Key Plan



Approved Elevation 04



Proposed Elevation 04

Elevation Updates

01 The stair core has widened by 1.055m to accommodate the required evacuation lift.

02 Final escape doors have been widened from 860mm to 1200mm clear width.

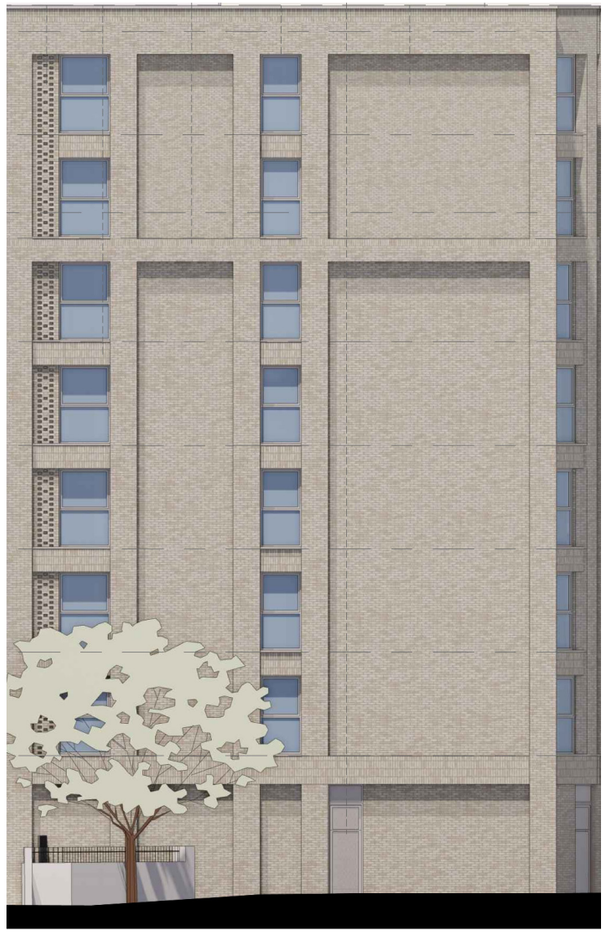
03 AOV locations adjusted to accommodate the required evacuation lift.

04 Back painted spandrel panels replace AOVs to accommodate the required evacuation lift.

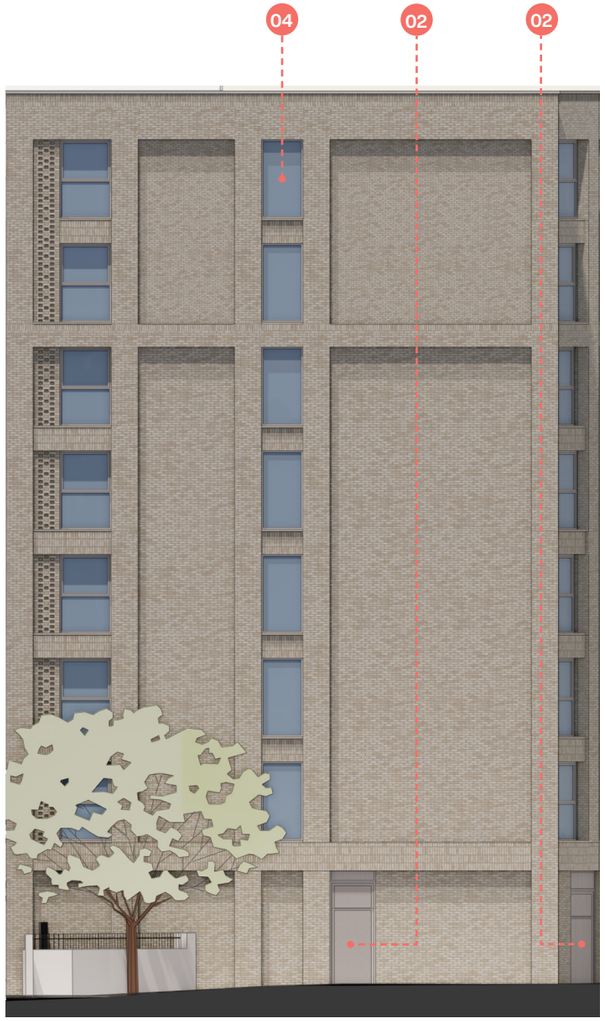
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3.4 Elevation 04

BS9991 Elevation Updates



Approved Elevation 04 - Close-Up



Proposed Elevation 04 - Close-Up



Block Key Plan

Elevation Updates

01 The stair core has widened by 1.055m to accommodate the required evacuation lift.

02 Final escape doors have been widened from 860mm to 1200mm clear width.

03 AOV locations adjusted to accommodate the required evacuation lift.

04 Back painted spandrel panels replace AOVs to accommodate the required evacuation lift.

Note: Internal updates have been required to comply with BS9991, these have been shown on the plan. Only the updates which have an impact elevationally have been highlighted.

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