

Variation of Condition 2 Statement

The original intention was to adjust the levels around stair three to create a level exist. Upon further investigation it was discovered that there were existing services in the ground that could not be adjusted or diverted without significant cost. There was also issue with tying in critical levels of other buildings and features around the site which necessitated the raising of levels generally, meaning that the introduction of steps externally was the most appropriate option.

In terms of any additional management or risk assessments, Stair 3 is an escape stair only, so the introduction of 2 additional treads externally has no greater impact on able bodied users. For ambulant users, there is again no change. All floors are at different a different level to outside, so each stair lobby has an accessible refuge where less able bodied visitors can wait in safety until being assisted up or downstairs by the fire brigade. Fire fighters must escort assisted persons to a place of safety away from the building, so the introduction of the 2 additional steps externally poses no additional threat and is no more than the current internal position.