

GUIDE TO ALTERATIONS AND WORKS LONDON UNDERGROUND TENANTED PREMISES



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London Underground seeks to improve its premises, such as retail trading units, to the mutual benefit of LUL, its tenants and the travelling public.

Due to the nature of the London Underground, caution is required when undertaking construction works. This guide identifies the procedures to be followed to ensure appropriate safe controls are applied to works, according to the type and location of premises.

Note that 'Works' includes refit, fit-out, alterations and works, whether minor or major.

LUL category 1 standard 1-086 Fire safety classification of stations is to accompany this document

<i>Cover (This Page)</i>	<i>1 page</i>
<i>Overview and requirements</i>	<i>6 pages</i>
<i>Process for fit out, Works or alteration</i>	<i>4 pages</i>
<i>Reference / Detailed information</i>	<i>20 pages</i>
<i>Forms</i>	<i>4+1 pages</i>

1 SUMMARY OF KEY REQUIREMENTS

1.1 USE OF CONTRACTORS / SHOPFITTERS

It is a requirement of LUL that approved Contracting Organisations are used and that individuals have been fully trained to meet statutory and LUL requirements - refer to Appendix A or B.

- No intrusive works, including any form of drilling, will be undertaken on any Floor, Wall or Ceiling unless a full Electrical Detection Survey has been completed to trace Services (Electrical, Gas, Water or Compressed Air systems). Survey drawings showing results to be issued to GP&F before approvals of work is given.
- No Contracting organisation will be permitted to work on LUL premises without being accredited by TfL Property as an "Approved Contractor"
- No Contractors' staff, including shopfitters are permitted to work on LUL premises unless they have undertaken formal safety induction training and been issued with a registered entry permit with photograph.
- No Works will be undertaken without authorisation and without a designated Site Person In Charge (SPC) to control the Works
- No works will be undertaken without the production, as minimum, of a Type 2 Asbestos Survey report.

1.2 UNAUTHORISED WORKS

All Works must be authorised before commencement, even minor Works and equipment installation. Unauthorised Works may result in forfeiture of the lease plus recovery of all costs.

1.3 WORKS AUTHORISATION PROCESS

All Works must be approved by TfL Property.

The approval process commences with the completion and submission of an TfL Property Premises Change Request form (Appendix G).

For All Works, the approval process includes rigorous examination of the proposed designs, materials and use against LUL Standards and Building Regulations, and examination of the methods and programme of construction and installation. All Works on stations premises must be conducted in accordance with the LUL QUENSH conditions.

Certain Works may be classed as "minor" and may be approved by TfL Property through an accelerated process. Other works require a 'Licence to Work', which is required under the terms of LUL Consent

The accelerated process, applicable to minor Works, is most likely to occur at premises remote from the operational railway and minor equipment installations. Early discussion with the TfL Property Building Surveyor is recommended to clarify each particular situation.

1.4 TRADING FROM UNITS NEWLY ALTERED/ACQUIRED

Written approval is required from TfL Property as agents for the Landlord (LUL), before trading can commence in any industrial, retail or other business premises that has been recently let, acquired or refitted. This approval usually takes the form of a lease and approval to trade. In addition, if alterations are required to the premises, a further written approval is required covering design, fire safety, building integrity and other aspects, which will take the form of a 'licence'.

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List of abbreviations and definitions

LA	Local Authority
GP&F	Group Property and Facilities
TfL Property	Transport for London Group Property and Facilities Directorate
LFEPA	London Fire and Emergency Planning Authority
LUFSU	London Underground Fire Safety Unit
QUENSH	Quality, Environment Safety & Health (contract QUENSH Conditions)
SPC	Site Person In Charge

Works means: Works, refit, fit-out and/or alterations.

2 PURPOSE OF THIS FIT OUT GUIDE

This guide describes the process and provides guidance and assistance for tenants and applicants wishing to undertake alterations, fit out or construction Works within LUL commercial premises.

The key objective is to ensure that safety standards are maintained and there is no degradation of LUL operational and commercial assets.

This guide aims to assist tenants and applicants to seek cost effective and compliant solutions through the use of approved and competent contractors, designers and shopfitters.

Key requirements are summarised within the front cover statement and section 1.

3 SCOPE

This guide relates to all premises owned by LUL and let on a commercial basis. Properties are located both within the underground transport network, principally on or adjoining stations and remote from the network. They include retail, commercial, residential, industrial and arch premises.

This guide covers:

- All design, materials specification, construction, fit out and appliance installation that a tenant or licensee may wish to undertake including those (s)he may undertake for the Landlord. This includes introduction of any new materials such as a replacement bar counter and possibly electrical equipment such as a chiller unit.
- Change of use of premises (eg from coffee shop to goods store).
- Works involving advertising, signage and decoration.

Design and materials specifications are governed, on railway premises, by Railway Safety, Fire Regulations, LUL Standards and Construction Standards, and both on station and remote from the railway by Building Regulations. There may also be heritage requirements.

Construction activities and methods are governed by statute and LUL QUENSH requirements on the railway and by statute when remote from the railway.

4 THE VARIOUS REQUIREMENTS

4.1 TfL Property – Management of the Estate

TfL Property acts as managing agent for LUL premises, which comprise many types of property to be found in the Greater London area. TfL Property is tasked with:

- securing best value from these buildings or assets
- maintaining and improving the buildings (and so maintaining asset value)
- controlling works to ensure compliance with property law by tenants and others
- controlling works to ensure the safety and integrity of the railway.

LUL operates its own controls for works in stations and on the railway including third party works, to ensure the integrity of the railway where there is change to:

- Architecture
- Engineering
- Building Fabric
- Operation
- Use of premises
- Fixtures and fittings
- Signage
- Decorations

LUL imposes further requirements due to the nature of its Transport Undertaking which include

- Good Working Practice
- QUENSH conditions of contract
- LUL Standards on materials, design, workmanship etc.
- Conduct of personnel, Operational and access requirements

Principal statutes with which proposed works need to comply include, but are not limited to:

- The Building Regulations
- The Town & Country Planning Acts
- Public Health Acts
- British Standards
- Listed Building Acts
- Disability Discrimination Act
- Construction Design and Management Regulations (CDM)
- Regulatory Reform (Fire Safety) Order 2005
- Electricity Regulations
- Pressure equipment regulations
- Asbestos at Work Regulations

The TfL Property Building Surveyor will assist with advice on particular requirements. These will depend on the nature of the premises, the works proposed their location and other factors.

It is the tenant's absolute duty to ensure compliance with all necessary legislation and LUL requirements in connection with planned and executed works. However TfL Property will, where practicable, support and act in the interest of the tenant throughout the design and Works approval process.

The next page contains a summary of the various approvals bodies for Works in different locational situations.

4.2 LUL approvals summary

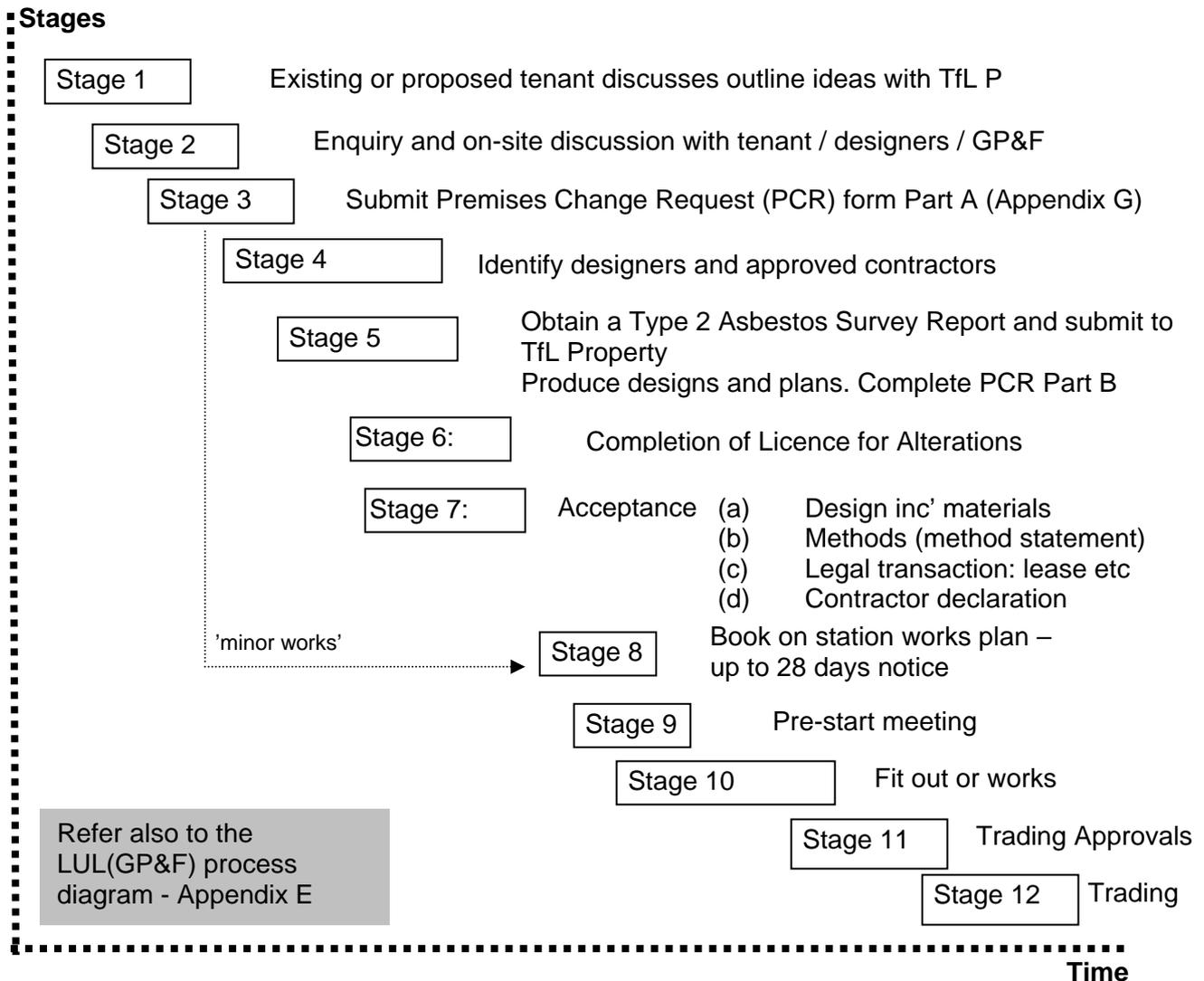
Approvals	Within station complex	Sub Surface stations (sub surface stations)	Separate from Station (see note)	Historic Building	Railway Arches
Design Approval Including Works Licence, Materials Approval	Apply to Infraco BCG through TfL P (BCG process can take 6 weeks or more)	Apply to Infraco BCG through TfL P (BCG process can take 6 weeks or more)	Tenant asks TfL P AND Local Authority for Building Regs approval	Local Authority and LUL via TfL P	Tenant asks TfL P AND Local Authority for Building Regs approval
LFEP A <i>Not required if no change to fire risk</i>	Apply to TfL P	Apply to TfL P	Tenant and / or TfL P agree works plan with	None specific though a particular building may have special protection	TfL P assess: (1) for usage of arches eg storage/workshop (2) for materials used and for construction methods used
Listed building consent	Tenant submits to Local Authority via TfL P	Tenant submits to Local Authority via TfL P	Tenant submits to Local Authority via TfL P	Tenant submits to Local Authority via TfL P	
Contractor approval By LUL and LUL(GP&F)	Contractors used for design or construction are required to be trained and shown to be competent by TfL P. (1) Safety Induction training and entry permit for all operatives (2) trained SPiC (3) QUENSH training for management and supervisory staff (4) supplier QUENSH assessment (5) supplier assurance declaration				
Work Plan and Method Statement	TfL P assess and give written response	TfL P assess and give written response	TfL P assess / advise purely as landlord	<i>No specific need (may be part of design package)</i>	TfL P to assess and advise
Final approvals (when works complete)	TfL P (who will call in appropriate bodies)	TfL P (who will call in appropriate bodies)	(1) LUL as landlord (2) LA etc as above	English Heritage via TfL P	TfL Property

The LUL Premises change request (Appendix G) is required for each application for Works or change or alteration.

- **Many approvals will not be needed if the change or the risk involved in the change is very small. The understanding of what is 'very small' needs to be clarified and agreed for each case through discussion between TfL Property and the tenant or applicant. Refer also to the Premises Change Request in Appendix G**
- *Separate from Station* applies to shops with a street frontage but deemed to be separate from the station and railway
- Historic (Listed) stations are identified in appendix C.

5 THE REFIT (or Alteration) PROCESS - STAGE BY STAGE

5.1 Summary of Stages



5.1.1 Stage 1 – Discuss ideas - informal discussions

Discuss outline ideas with the TfL Property Surveyor who will advise on the completion of the Premises Change Request form and whether the proposals constitute “minor Works”.

5.1.2 Stage 2 – Enquiries and on-site discussions on feasibility and complete Premises Change Request

TfL Property represents London Underground’s Commercial Property. Joint discussions should be held between the applicant and his chosen designer / contractor / consultant (see Appendix A or B) at the earliest opportunity to determine the key requirements for the premises in question.

Clarification enquiries regarding proposed Works should be directed to the designated TfL Property Building Surveyor.

5.1.3 **Stage 3** – Submit Premises Change Request

The change request form (appendix G) must be submitted for all proposed changes, upgrades, new work etc. The submitted form enables the surveyor to assess the change and determine the applicable requirements and whether the accelerated “minor Works” process is applicable. TfL Property *may involve other specialists or regulators in this process.*

5.1.4 **Stage 4** – Identify designers and approved contractors. All contractor staff must have specific LUL training –Supplier Induction, SPiC & Fire Training as a minimum.

To meet safety and related requirements, it is a requirement that Works are carried out by approved contractors that are listed in Appendix A or B.

There is no absolute need to use approved companies for design work but designers that do not fully understand TfL Property needs are likely to cause delays and increased costs.

Unapproved contractors may apply to the TfL Property Technical Services section for assessment.

5.1.5 **Stage 5** – Produce design proposals and plans

Design, materials specifications, written explanations and plans shall be of sufficient detail for TfL Property to gain a proper understanding of the proposals. The number of copies that must be provided to TfL Property to examine the proposals for acceptance will depend on the proposal complexity up to a maximum of six. Further details on requirements can be found in section 6.

5.1.6 **Stage 6** – Licence for Alterations

A Formal licence application must be completed and between the tenant and LUL, or it’s representatives, prior to the commencement of any works. The licence will contain approved plans and specifications, showing the works approved in detail, together with the legal terms and conditions upon which LUL consent to the works being carried out.

5.1.7 **Stage 7** – Acceptances required before work can start

Applications for Works will need to be considered and formally accepted by specialists within TfL Property Premises Change Requests are made to TfL Property that in turn manage the acceptance process, or advise otherwise. *Note that the design approval (including materials) may be undertaken separately and in advance of the Works approval but a single application covering all aspects may save time.*

TfL Property will notify applicants in writing of design approval in principle, or if additional information is required. This may be conditional upon certain items, which must be satisfied prior to completion of the Works and operation of the premises.

Subsequent alterations to the proposal identified or necessitated during development of the project must be notified to the TfL Property with revised drawings and supporting calculations and specifications. Revisions shall be clearly and distinctively marked on each drawing or document.

TfL Property need to satisfy themselves relating to:

- The design (TfL Property provide approval in principle)
- Asbestos Survey and possible permits to work
- The method statement (TfL Property declare it has no objection to proceed)
- The legal transaction with the tenant (TfL Property lease signed by both parties and change drawings included in the lease)
- The contractor declaration lodged with TfL Property (it covers the work requirements).

When this stage is complete, the tenant should request a pre-start meeting, by contacting the TfL Property Building Surveyor.

5.1.8 **Stage 8** – Book on station works plan

The station management have authority over all activity within the station in question. Work cannot start and will be delayed unless or until the station allows the work. Work may depend on other activities so an early agreement of start and finish dates is prudent and best organised by TfL Property. Minimum of 2 weeks notice.

5.1.9 **Stage 9** – Pre-start meeting

This is seen as a key step in the safe working regime when key parties agree what work is to be done, how it is to be done, by whom and whether any extra safety or compliance controls are appropriate. Pre start meeting can happen at any time.

5.1.10 **Stage 10** – Fit Out or Works

No Works can commence on site until written agreement has been received from TfL Property and a pre-start meeting has been held. Refer stages 6 to 9

The tenant is fully responsible for the safe operation of the Works site, the operatives and quality of the work as well as any damage caused to the LUL assets as a result of the Works.

TfL Property reserves the right to enter the tenant's site and monitor Works against the details of the statutory consents and Method Statements. This applies especially to “Sub Surface” station areas and includes reference to materials used within such locations.

TfL Property reserves the right to stop the tenant's Works where:

- Public or staff safety is at risk
- There is a breach of the LUL regulations
- Works are being carried out that threaten the building / asset

5.1.11 **Stage 11** – Approvals

When the tenant Works are complete a TfL Property inspection will be held that may require attendance by:

- The tenant or tenant's representative
- The Works contractor
- Others as requested by TfL Property

The purpose of the meeting is to:

- Confirm the conditions of the Works have been met
- Confirm that required test certificates are available. These may include but not necessarily be limited to:
 - Electrical Test Certificate
 - Fire Alarm Test Certificate
 - Drainage Test Certificate
 - Water Test Certificate
 - Other specified TfL Property Approvals
 - Asbestos Survey requirements (Type 2 or 3)
- Receive 3 copies of 'As built' drawings and data as paper copies (and for large developments only, 1 copy on CD Rom in AutoCAD 2000i format)

Required certificates will have been defined in the design and agreed at the pre-start meeting

- Where TfL Property are to maintain any part of the tenant Works or the tenant has carried out work for TfL Property the Works shall be handed back to TfL Property in accordance with the handover / handback arrangements confirmed at the pre-start meeting

Formal approval to trade will only be given by TfL Property when the above aspects are deemed satisfactory and staff training identified in stage 11 has been completed. Normally the formal approval will be the final signature on the *Approval to trade (site log)* that has till this point been kept at the premises and has received signatures from key TfL Property surveyors and assessors.

5.1.12 **Stage 12** - Trading

Retailers should be aware that their staff will need essential Fire Safety Training and this should be arranged through the Group Station Manager prior to the retail unit opening for trade. This aspect of retail trading is not managed or overseen by TfL Property and is a 'station matter'.

5.1.13 **Changes** at the premises or to the arrangements

Once a design, materials and methods of construction have been agreed, no change is permitted without further approval. Significant changes will need to be re-submitted for re-assessment.

In the event that maintenance or further change is undertaken in contravention of the provisions of the tenants lease, LUL may terminate leases and recover costs from the tenant.

6 THE REQUIREMENTS IN GREATER DETAIL

The overall requirements are identified in section 3 but are given some explanation here for the benefit of contractors and tenants.

6.1 Building Regulations

LUL is required to comply with the Building Regulations in all situations.

Building regulations are prescriptive standards of construction which cover:

- Structures
- Fire Safety
- Site Preparation
- Toxic Substances
- Sound
- Ventilation
- Hygiene
- Drainage
- Heat Appliances
- Stairs, Ramps
- Disabled persons access
- Glazing
- Asbestos

Materials are closely controlled by TfL Property to ensure that fire safety risks are minimised.

These are minimum requirements. For properties within the Railway Operational boundary, LUL Standards also apply. These are usually more onerous than the Building Regulations.

Approval against Building Regulations is required in all cases, but the location of the Works determines the application route. LUL is exempt from the Local Authority Building Regulation

approval process for all parts of the estate within the boundary of the Operational Railway (such as station premises). Thus LUL will check conformance with regulations. Premises that are remote from stations require a separate application to the Local Authority (LA). To determine the appropriate process, consult table in 4.2 in the first instance. Discuss the case with the Building Surveyor to determine the correct application is made.

6.2 Planning Consents

Alteration of premises and changes in use require planning consent in the UK. LUL has a level of delegated powers in relation to Planning Consents, which avoid the need for an application in certain circumstances. These delegated powers normally encompass retail premises that open onto stations. Consult the TfL Property Building Surveyor to determine planning requirements.

6.3 Listed Building Consents (alterations to listed buildings)

Planning powers confer upon LAs the ability to preserve or “list” historic or architecturally interesting structures under planning regulations. The effect of these controls is to ensure that alterations to the listed (defined) parts of the structure will not be permitted without close scrutiny. A schedule of listed structures on the LUL estate is shown in Appendix C. Applicants need to determine if the proposed work affects the particular part of the building that is listed.

Where Works are contemplated at a 'listed' station, applicants can seek advice from the TfL Property Building Surveyor who can arrange to supply further information and direct applicants to historic drawings, photographic records and archive material of its stations. A charge will normally be levied for access to archive information.

The need to obtain listed building consent from the LA may extend to retail units (including internal Works), which are situated inside listed stations. Unauthorised work of any type on listed buildings can incur heavy penalties.

6.4 Services Detection Survey

A full Services Detection Survey will be carried out any Floor, Wall or Ceiling that alterations and drilling or other intrusive works are due to be carried out on. This to search for and locate, any cables or pipe work services that may be contained within the structure to be worked on. Survey drawings are to be submitted to GP&F before commencement/approval of the works.

Non-sub surface stations
ADD section 5 of G-085

5	References
5.1	References
	References in the text are made to latest editions unless specific editions are cited. Where references are made to other corporate engineering documents which are not yet published, existing documents shall be followed until new documents have been authorised for use.
Document No.	Title
BS 476-6	Fire tests on building materials and structures. Method of test for fire propagation for products
BS 476-7	Fire tests on building materials and structures. Method of test to determine the classification of the surface spread of flame of products
BS 3900 part E6	Paints and varnishes. Cross-cut test
BS 6853	Code of practice for fire precautions in the design and construction of passenger carrying trains

BS EN 1634	Fire resistance and smoke control tests for door and shutter assemblies, openable windows and elements of building hardware. Smoke control test for door and shutter assemblies
BS EN 13501-1	Fire classification of construction products and building elements. Classification using test data from reaction to fire tests
BS EN 1634	Fire resistance and smoke control tests for door and shutter assemblies, openable windows and elements of building hardware. Smoke control test for door and shutter assemblies
BS EN 60529	Specification for degrees of protection provided by enclosures
BS ISO 4589-2	Plastics. Determination of burning behaviour by oxygen index. Elevated temperature test
BS ISO 4589-3	Plastics. Determination of burning behaviour by oxygen index. Elevated temperature test
Document No.	Title
1-641	Concessions to Category 1, Mixed Category and Category 5 standards
LPS 1207	Loss Prevention Standard - Fire Requirements for the LPCB Approval and Listing of Protective Covering Materials.
Document No.	Title
1-085	Fire safety performance of materials
1-622	Glossary of terms and abbreviations
1-641	Concessions to category 1, mixed category and category 5 standards
Bb001	Fire Precautions Guidance Document
Document no.	Title
	Sensitivity Criteria for Detectors Used to Protect Life. 7 th International Symposium of Automatic Fire Detection. Aachen. March 1975.
	Visibility through Fire Smoke. Journal of Fire and Flammability Vol 9 April 1978 p135.
	Movement of Smoke on Escape Routes Part 1. Instrumentation and Effect of Smoke on Visibility. No. A99 FR FN 651 January 1967. Ministry of Technology and Fire Officers Committee Joint Fire Research Organisation.
	Smoke and Toxic Gas. Fire September 1976 p175-179.
	LU Technology Services Reference Report C5544 - User's Guide to the LU Code of Practice - Fire Safety of Materials Used in the Underground - Issue 1 March 1994.
	Track Record. Fire Prevention Fire Engineers Journal October 2004 p5153
	National Institute for Occupational Safety and Health (NIOSH) Pocket Guide to Chemical Hazards.

6.5 Fire protection - Retail Units in London Underground Stations - Fire Safety of Materials.

6.5.1 Retail Units in London Underground Stations - Fire Safety of Materials.

Introduction

Safety is of paramount importance to London Underground. Our railway stations are a working environment that is very safe, Staff who work in the stations, whether employed by LU, contractors or tenants, have a legal responsibility to help maintain that safe condition. They achieve this by co-operating with each other on safety issues and by ensuring that their activities do not unacceptably compromise the safety of their staff, the staff of other companies in their environment or the safety of our passengers.

Fire safety is one of the key issues that influence safety in our stations. London Underground have many systems in place to manage fire safety - safe systems of work, standards and procedures as well as the more obvious physical engineering such as fire detection, suppression, fire alarms and fire resisting compartmentation.

One of the most powerful weapons against the hazard represented by fire is strict control over the fire performance of the materials from which the stations and associated facilities are constructed and the materials and items that are stored or fitted in the stations. This applies particularly in areas to which the public have access. Retail facilities are areas where the public and significant quantities of combustible materials are almost unavoidably brought together. The consequence of this is that we need to be particularly vigilant regarding the fire properties of materials installed in these units, and the materials from which the unit is constructed.

This section gives guidance on the issues surrounding materials fire safety to those who are responsible for fitting out and managing retail units associated with London Underground stations. It applies to both surface and sub-surface stations, although the control over materials fire safety will be considerably stricter in the latter environment.

6.5.2 Tenants responsibilities

These will be defined, in part, in the relevant lease, but there are legal fire safety responsibilities that apply across the network. Relevant legislation includes:

- a) for sub-surface railway stations, the Fire Precautions (Sub-Surface Railway Stations) Regulations - commonly referred to as the 'Section 12' Regulations;
- b) The Regulatory Reform (Fire Safety) Order;

The general consequence of these items of legislation is that the employer has responsibility for safety in the workplace (or part of a workplace) under their control. The method of ensuring safety is both by compliance with prescriptive requirements and by risk assessment, for which the employer is responsible. Where they share the workplace with other employers, or an incident in their workplace may affect other employers' workplaces, they have a statutory duty to co-operate with each other. Staff must be adequately trained in safety and have a legal responsibility to work in a safe manner and not to interfere with or misuse safety equipment.

The Fire Authority and London Underground perform regular checks to ensure that staff and tenants are complying with the relevant legislation. There can be criminal penalties for non-compliance.

Title: Code of practice - Fire Safety of Materials and Fire Safety of Specific Items and Materials Used in the Underground
Number: G-085 Issue no: A2
Issue date: December 2007

For the first item above, either TfL's Group Property & Facilities Directorate (GP&F) or the managers in your station will be able to advise whether the station is surface or sub-surface and whether your retail unit is included in the legislation. If you currently do not know, you should find this out as soon as possible. The other item of legislation applies to all tenancies.

6.5.3 Materials and Fire Safety, Sub-surface (Section 12) Stations

These Regulations were implemented after the King's Cross fire in 1987, where 31 people died as a result of a fire that started underneath an escalator. They apply to sub-surface stations (which may include stations constructed near ground level, depending upon the extent of coverage of the platforms).

The Regulations place strict legal requirements on the fire safety of materials used in the construction and fitting-out of stations that come within their scope. To ensure that this is complied with LU have issued a mandatory Engineering Standard 1-085; "Fire Safety Performance of Materials" that lays down performance standards for acceptable materials. Anyone who installs any item in these stations should be able to demonstrate that the materials from which it is constructed are in compliance with this standard if at all possible. Examples of compliant materials would include:

- a) all metals (unpainted or coated with selected finishes);
- b) glass (without surface-applied films);

Where compatible with the function of the relevant item, non-combustible materials should be used. For example on refrigerators - glass or metal doors should be used instead of transparent plastic. Electrical equipment should have steel, rather than plastic cases. Counters and tables should be metal or glass, rather than timber or plastic. Shelving and racking should be metal with an approved coating. Carpet should not be used as a floor covering.

The performance requirements in the relevant LU standard can be complex to interpret; additional guidance can be obtained from TfL's Group Property & Facilities as to what materials or components may be acceptable.

It is recognised that, in some cases, obtaining fully compliant equipment or materials may be impracticable. In this case London Underground can specifically consider acceptance of the use of non-compliant items. This is implemented by means of a 'concession application' against the standard - the process is briefly explained in Section 3.2.4.5.

In addition to the above, some activities are unlikely to be permitted in sub-surface retail units. Examples include frying, whether deep or shallow; sale of lighter fluid or butane aerosols; shoe repair using solvent-based adhesives. This is not an exhaustive list - if in doubt, check.

6.5.4 Materials and Fire Safety, Non-section 12 stations

Materials with a wider range of fire performance can be tolerated in stations that are not in a sub-surface environment. That is not to say that all materials are acceptable - premises may be subject to Building Regulations and the Regulatory Reform (Fire Safety) Order requires that a risk assessment is performed to ensure that all risks of fire are addressed adequately. This will involve a review of whether the appropriate materials are in use and, if their substitution with materials of better fire performance would result in a significant reduction in fire risk, this should be considered.

The LU standard on fire safety of materials is not necessarily specific to sub-surface stations; it also applies "in all other locations where risks from flammability, smoke or toxic fumes are not controlled to a level as low as is reasonably practicable by other means".

However, in most surface locations, where units are separated from the station, with appropriate management it should prove practicable to maintain adequate fire safety without resorting to the strict materials requirements of this standard.

6.5.6 Concessions

The concession process is the means by which LU controls the installation of materials, components or equipment that do not comply with the Standard in locations to which it applies.

The application for a concession must describe why it is necessary to use the noncompliant items and must contain enough additional detail to allow the reviewer to determine what risk is associated with its installation and use. This may include:

- a) manufacturer's technical data sheets;
- b) COSHH (Control of Substances Hazardous to Health) data sheets;

- c) fire test data (even if the material does not meet the performance levels required in the standard, it is often helpful to know by what extent it has failed);
- d) drawings and/or method statements for the installation;
- e) component lists;
- f) for small items, samples.

LU must be assured that the proposal maintains fire risks as low as reasonably practicable (ALARP). The LU Engineering Directorate will review the application and will determine if they accept that it supports the proposal or whether the proposal is rejected. Work cannot proceed unless a concession is granted and, in case of rejection it is the applicant's responsibility to ensure that the relevant work does not proceed. In this case the applicant will often receive guidance on what alternative approaches may be appropriate.

Concession applications will usually be submitted via London Transport Property who can give guidance upon what information is required and can facilitate the drafting of the application. Tenants are therefore advised to consult with them as early as possible, as work cannot proceed until the application has been accepted. If uncontrolled installations are carried out, LU may require that they are subject to immediate removal or, if safety is unacceptably compromised, the relevant premises can be closed indefinitely.

6.5.7 Maintenance

It is important that compliance with the standards and the conditions of any granted concessions are maintained throughout the life of the unit. New equipment should not be installed in sub-surface locations without checking whether it complies; if it does not, a concession application must be submitted. If redecorating, it must be checked that the paints and wall and ceiling coverings are compliant.

If equipment is damaged, revealing combustible materials then it be repaired or replaced as soon as practicable.

Occupants of the units must not interfere with the fire safety equipment provided (e.g. misuse of extinguishers; painting sprinkler heads) and must not disable smoke detectors or obstruct sprinkler heads (e.g. with shelving, racks, piles of stock etc).

Summary

London Underground places great emphasis on the maintenance of high standards of fire safety in all its premises, including stations. There are strict fire performance requirements for the materials and equipment that are used to construct and equip our sub-surface stations, which must be complied with if at all practicable. It is recognised that the installation of non-compliant equipment or materials may sometimes be appropriate, provided that adequate fire safety is maintained. The mechanism for controlling this is the granting of a concession by LU, on the basis of technical data submitted by the applicant. Non-compliant items must not be installed in retail units within sub-surface stations unless a concession has been granted.

6.5.8 Sources of information and guidance

Additional advice and guidance on all aspects concerning the maintenance of adequate fire safety in LU retail premises can be obtained from the following places:

- a) TfL's Group Property & Facilities Directorate;
- b) The LU Fire Safety Unit (based at LU headquarters, 55 Broadway);
- c) The Building Control Group of the Infrastructure Company (InfraCo);
- d) Fire Safety - an Employer's Guide (issued by the Government's Health & Safety Executive & available for free download via their website).

6.6 Sub Surface stations

Sub Surface refers to the Fire Precautions (sub surface) Regulations which enacts the Fire Precautions 1971 and the Fire Precautions (Workplace) Regulations. The Regulations specify fire precaution, detection and suppression measures for sub-surface stations where the fire risk is higher than surface level stations. Sub-surface stations are those with a substantial proportion of public area below normal ground level.

A list of *Sub Surface* Stations is given in Appendix D

6.6.1 Materials and equipment on Sub surface stations

Sub surface stations require a higher standard of material and equipment specification than that normally required by Fire Regulations or Building Regulations. Approved contractors are aware of materials requirements for stations premises.

6.6.2 Construction and fitting out Works on Sub Surface stations

All Works on sub surface stations are governed by safety regulations, which are more onerous than usual precautions. Strict controls exist for:

- Asbestos
- Flammable or combustible materials
- Tools and equipment
- Hot works (any work involving a naked flame)
- Hoardings to separate the work from the public
- Storage
- Voltage and power loading for tools/equipment
- Training

6.7 LUL Railway Safety Case

By law, LUL is obliged to maintain and comply with its Safety Case. All the rules and requirements stated here form part of the Safety Case and a breach of these requirements will place LUL in breach of the law.

Her majesty's Railway Inspectorate regulates the railway and Inspectors have the right to enter any premises to inspect conditions. The powers of the Railway Inspectors are greater than those of regular HSE inspectors.

6.8 Construction Design & Management (CDM) Regulations

It will be the duty of a tenant or other entity sponsoring construction works to comply with the full provisions of the CDM regulations. LUL and TfL Property does not undertake any CDM duties for Tenant sponsored works, but reserves the right to examine tenants CDM arrangements.

6.9 Passes

Each and every site person must carry an entry permit at all times and must not attempt to work without one. Permits can be obtained from TfL Property following completion of the LUL Safety Induction Course and submission of a passport sized photograph with the applicants name and National Insurance number printed clearly on the back.

6.10 Planning, risk assessment and method statements

Written Risk Assessments (including risks to the LUL railway, customers and staff) must be completed before works commence. Risk controls shall be identified and incorporated in Method Statements.

A programme of works including a Health and Safety Method Statement (as defined in QUENSH Conditions which is provided to approved contractors) must be submitted to the TfL Property Building Surveyor prior to the pre-start meeting.

The Method Statement is to include a safe system of working covering regulations and requirements as given in QUENSH Conditions (eg materials storage, COSHH, hard hats, masks, goggles, steel toe-caps, local fire protection, portable fire fighting equipment and site staff briefings).

Method Statements shall be communicated to the Contractors workforce. Any changes to work method must be re-assessed.

On completion of works, a revised Fire Safety Risk Assessment must be completed by the tenant in compliance with the Fire Safety Reform Regulations.

6.11 Disability Discrimination Act (DDA)

All new tenant works are required to comply with the provisions/requirements of the DDA. This includes areas inside the premises, the premise envelope and any associated tenant commissioned works beyond. It is the duty of the tenant to ensure compliance with the DDA with respect to works planned and executed by the tenant or his/her contractor.

7. Notes on costs

A charge towards the cost of examining proposals will be levied on the tenant or applicant. This will go towards meeting the fee costs of Engineers, Architects and Fire Safety specialists who are engaged to consider proposals for any works. Should an application be rejected (which shall not unreasonably be the case) a new application and fee will be required. Certain minor changes may not incur any charge, at the discretion of the Surveyor.

The tenant will be required to meet all LUL costs in relation to both consultancy work and contractors works to LUL Fire Protection or other installed Systems. If detailed cost estimates are required prior to commencement of works these should be requested from TfL Property.

The costs of any Fire or other Systems Works to be carried out by London Underground Limited (eg changes to sprinkler, smoke detection and public address systems) must be included when assessing the total cost of the Works. Outline costs can be obtained from the TfL Property Building Surveyor.

APPENDIX A - REFIT DESIGNERS/CONSULTANTS 2011

London Underground Limited is seeking to improve passenger safety through strict control of design and materials used in refits of all premises. Prospective tenants are required to employ TfI Property approved designers who have undertaken LUL training courses and who have demonstrated the ability to comply with rail safety requirements. The following is a list of consultants who have undertaken work to LUL's standards and are familiar with their requirements.

TfI Property can give no guarantee or warranty regarding the future performance or acceptability of those listed.

A3 Joinery Ltd Mr Ken McEwen 18 Canada Way Bordon Hants GU35 0JT	Tel: 01420 476700 Fax: 01420 479934 Mobile: 07836 664495 Email: ken@mcewen.fsnet.co.uk
K B Design Consultants 83 Marion Crescent Maidstone Kent ME15 7EH	Contact: Mr K Buchan Tel: 01622-664555 Fax: 01622-664777
USP Interstore Crossways Yard Nettleden Hemel Hempstead Herts HP1 3DQ	Contact: Mark Cannon Mobile: 07771 711787 Tel: 01442-863762 Fax: 01442 877140
A K Contracts Mr Felix Armand 82 Nelson Road Leigh on Sea Essex SS9 3HU	Tel: 01268 511856 Mobile: 07930 610611 Email: felix.armand@btinternet.com
Harcroft Consulting 22 Chipstead Station Parade Lower Ground Floor Chipstead Coulsdon Surrey CR5 3TE	Contact: Peter Purvis Mobile: 07766 545 109 / 07795 060476 Tel: 01737 550080 Fax: 01737 558117
Retail Stores Solutions 7 Darcy Road Ashstead Surrey KT21 1SL	Contact Mr Roy Seamans Tel: 01372 272707 Fax: 01372 272896 Mob: 07850 517258

9. APPENDIX B

POTENTIAL APPROVED REFIT CONTRACTORS 2011

<p>Astra Property Services UK Ltd Mr. John Hartford 24 Garnier Drive Turnford Herts EN10 6AS</p>	<p>Tel. 01992 443915 Fax Mob.07814 480807 Email: astraproperty@aol.co.uk</p>
<p>A K Contracts Mr Felix Armand 82 Nelson Road Leigh on Sea Essex SS9 3HU</p>	<p>Tel: 01268 511856 Mob: 07930 610611 Email: felix.armand@btinternet.com</p>
<p>A3 Contracts (UK) Ltd Mr Ken McEwen 18 Canada Way Bordon Hants GU35 0JT</p>	<p>Tel: 01420 476700 Fax: 01420 479934 Mobile: 07836 664495 Email: ken.mcewen@btconnect.com</p>
<p>HA Marks Ltd Mr T Crowe Corrib House, 33 Anerley Road, London SE19 2AS</p>	<p>Tel: 0208 659 6918 Fax: 0208 659 6025 Mobile (T Crowe) 07831 133123 Mobile (A Crowe) 07887 994991 E Mail: adrianc@hamarks.com</p>
<p>Bryen & Langley Limited Mr Escudier 48-60 Footscray Road Eltham London SE9 2SU</p>	<p>Tel:0208 331 2910 email: aescudier@bryen-langley.com</p>
<p>Eco Future Services Mr. Gerard Finlay Ducketts Lane Much Hadham Hertfordshire SG10 6JN</p>	<p>Tel. 01279 841416 Mob. 07786 236920 Email: enquiries@ecofutureservices.com</p>
<p>Gee Construction Mr. M. Hull 10 Argent Close Sylvan Way Southfield Business Park Basildon Essex SS15 6TG</p>	<p>Tel: 01268 541654 Fax: 01268 414964</p>
<p>Hadley Design Associates 1 Christchurch Lane Hadley Green Barnet Herts EN5 4PL</p>	<p>Tel: 020 8441 0803 Fax: 020 8449 0752 Mobile: 0973 622883 (Stuart McClinton)</p>

Killby & Gayford Ltd Mr John Coles 30 Radford Way Billericay Essex CM12 0DA	Tel: 01277 655921 Fax: 01277 727142 01277 630193
Mb Shopfitting Contracts Ltd Mr. Mark Baker Unit 1 Winston Farm Hoe Lane Nazeing Essex EN9 2RJ	Tel: 01992 892978 Fax: 001992 890748 Email mbcont@aol.com
Oakland Building Services Ltd Mr. John Sinnott Oakland House 18-20 Lancaster Road Enfield Middlesex EN2 0AX	Tel: 0208 364 4097 Fax: 0208 363 4902 Mob: 07966 415298 Email: info@oaklandbuildingservices.co.uk
Pipeclear Drain & Plumbing Services Ltd. The Designworks Unit 57 S Park Parade Harlesden NW10 4HT	Tel: 020 8838 1700 Fax: 020 8963 0964 Mob: 07801 699 696 07740 151 672
Russell Cawberry Limited 31 The Broadway Cheam Surrey SM3 8BL	Tel: 020 8643 9521 Fax: 020 8643 9520
U S P Interstore Mark Cannon Crossways Yard Nettleden Hemel Hempstead Herts HP1 3DQ	Tel: 01422 863 762 01422 871 096 Fax: 01422 877 140
Watts Construction Mr Tony Varrall 102 Beacon Road Chatham Kent ME5 7BP	email sales@wclshopfitters.com
W T Cuffe (Construction) Plc 131 – 133 Red Lion Road Surbiton Surrey KT6 7RQ	Tel: 020 8397 3618 Fax: 020 8397 3628 Mob: 0850 358 629

10. APPENDIX C-1 SCHEDULE OF LISTED STATION BUILDINGS

UNDERGROUND LINE	PROPERTY	LISTED STATUS GRADE
Bakerloo	Kilburn Park	2
Bakerloo	Maida Vale	2
Bakerloo	Baker Street (Circle & Met)	2
Bakerloo	Piccadilly Circus	2
Central	Notting Hill Gate	2
Central	Bank (Bank of England)	1
Central	Barkingside	2
Central	Loughton	2
Central	Newbury Park	2
Circle	Farringdon	2
Circle	Moorgate	2
Circle	Baker Street (Circle & Met)	2
Circle	Great Portland Street	2
Circle	Notting Hill Gate	2
Circle	Gloucester Road	2
District	Acton Town	2
District	Bow Road	2
District	Ealing Common	2
District	Gloucester Road	2
District	Earl's Court	2
District	Fulham Broadway	2
District	Barons Court	2
District	Chiswick Park	2
Hammersmith & City	Bow Road	2
Hammersmith & City	Farringdon	2
Hammersmith & City	Moorgate	2
Hammersmith & City	Great Portland Street	2
Hammersmith & City	Baker Street	2
Jubilee	Baker Street	2

UNDERGROUND LINE	PROPERTY	LISTED STATUS GRADE
Metropolitan	Moorgate	2
Metropolitan	Rayners Lane	2
Metropolitan	Eastcote	2
Metropolitan	Farringdon	2
Metropolitan	Great Portland Street	2
Metropolitan	Baker Street	2
Metropolitan	Uxbridge	2
Northern	East Finchley	2
Northern	Moorgate	2
Northern	Bank (Bank of England)	1
Northern	Mornington Crescent	2
Northern	Kennington	2
Northern	Clapham Common	2
Northern	Clapham South	2
Northern	Balham	2
Northern	Tooting Bec	2
Northern	Tooting Broadway	2
Northern	Colliers Wood	2
Northern	South Wimbledon	2
Piccadilly	Acton Town	2
Piccadilly	Cockfosters	2
Piccadilly	Ealing Common	2
Piccadilly	Oakwood	2
Piccadilly	Southgate	2
Piccadilly	Arnos Grove	2
Piccadilly	Piccadilly Circus	2
Piccadilly	Gloucester Road	2
Piccadilly	Earl's Court	2
Piccadilly	Barons Court	2
Piccadilly	Park Royal	2
Piccadilly	Sudbury Town	2

UNDERGROUND LINE	PROPERTY	LISTED STATUS GRADE
Piccadilly	Uxbridge	2
Piccadilly	Osterley	2
Piccadilly	Northfields	2

Stations covered by

Piccadilly	Turnpike Lane	2
Piccadilly	Rayners Lane	2
Piccadilly	Sudbury hill	2
Piccadilly	Eastcote	2
Piccadilly	Hounslow West	2
Piccadilly	Holloway Road	2

APPENDIX C-2 SCHEDULE OF LUL LOCALLY LISTED BUILDINGS

UNDERGROUND LINE	PROPERTY	BOROUGH
District	Plaistow Station	Newham
District	Upton Park Station	Newham
District	Upminster	Havering
Metropolitan	Ruislip	Hillingdon
Metropolitan	Ruislip Manor Station	Hillingdon
Northern	Mill Hill East Station	Barnet
Northern	West Finchley	Barnet
Northern	Woodside Park Station	Barnet
Northern	412 Archway Road - part of Morden Station	Merton
Northern	Morden Station	Merton
Piccadilly	Bounds Green Station	Haringey
Piccadilly	Wood Green Station	Haringey
Victoria	Walthamstow Central	Waltham Forest

(a) the Fire Precautions (Sub-surface Railway Stations) Regulations 1989 (Section 12) and

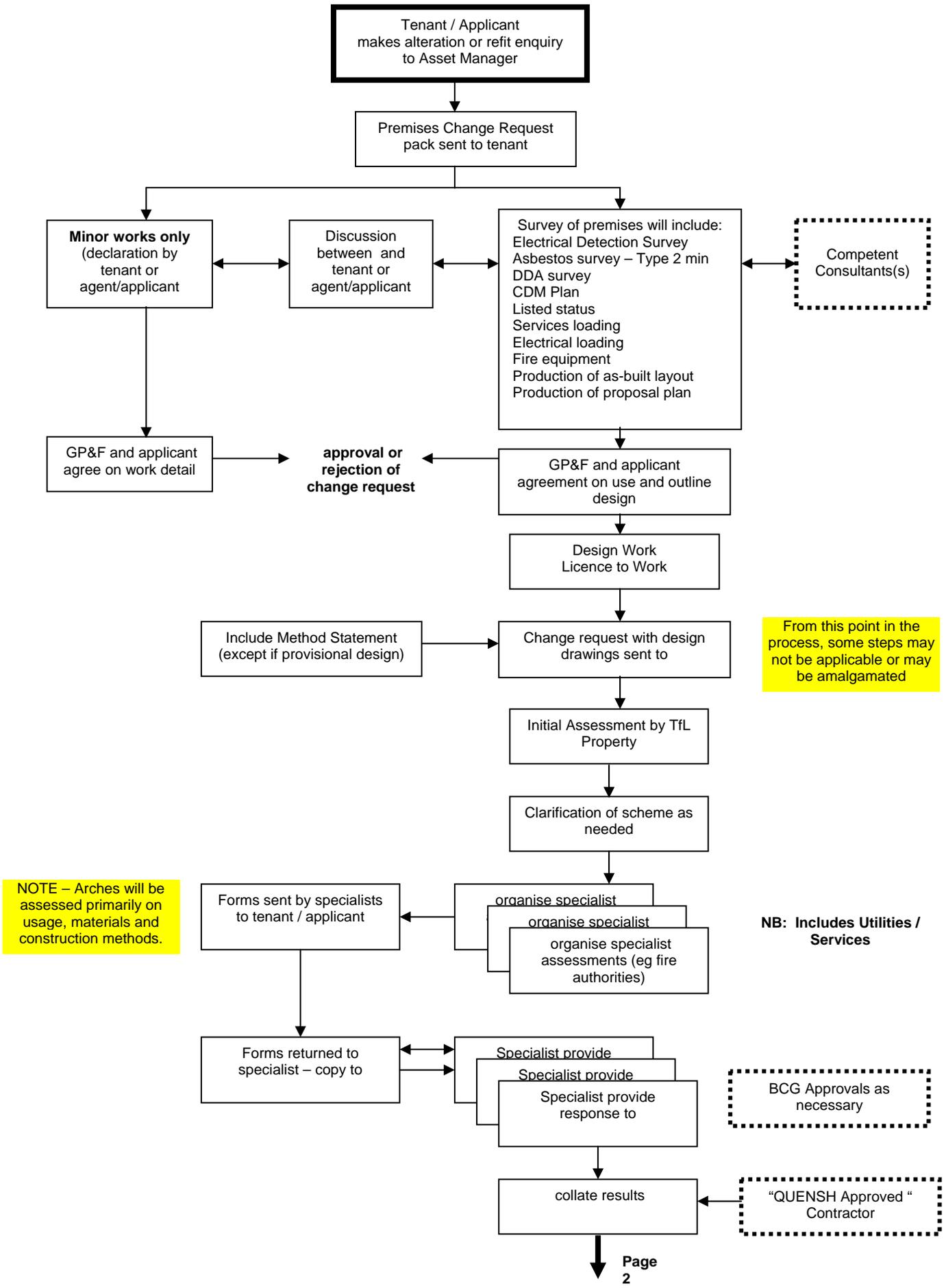
(b) the LUL Code of Practice for Fire Safety of Materials used in the Underground

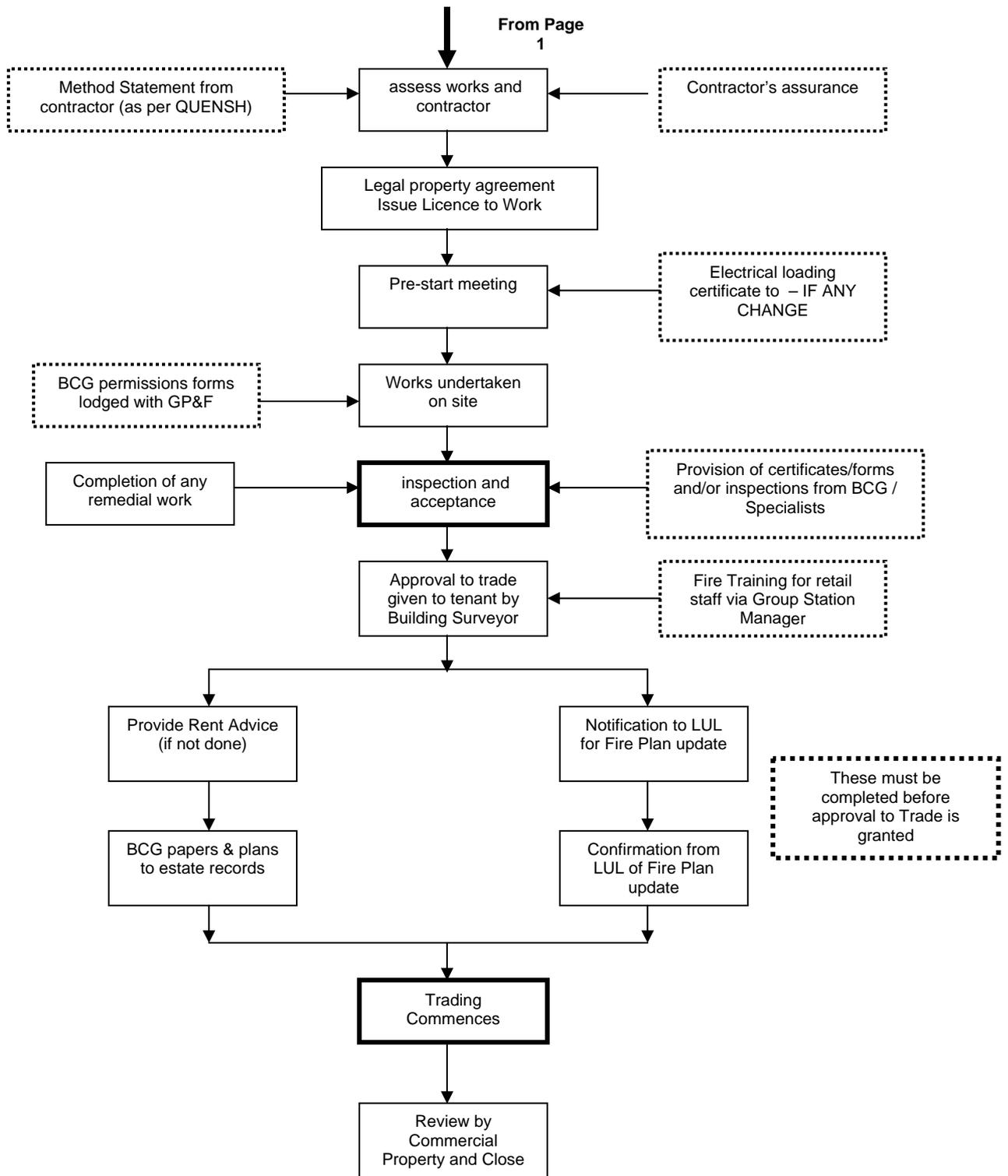
and

(c) Fire Plans

Aldgate	Edgware Road (Bakerloo)	Lambeth North	St John's Wood
Aldgate East	Elephant & Castle	Lancaster Gate	St Pauls
Angel	Embankment	Leicester Square	Seven Sisters
Archway	Euston	Liverpool Street	Shadwell
Arsenal	Euston Square	London Bridge	Shepherds Bush (Central)
			Southgate
Baker Street	Finsbury Park	Maida Vale	South Kensington
Balham		Manor House	South Wimbledon
Bank/Monument	Gants Hill	Mansion House	Stepney Green
Bayswater	Gloucester Road	Marble Arch	Stockwell
Belsize Park	Goodge Street	Marylebone	Swiss Cottage (Jubilee)
Bethnal Green	Great Portland St	Mile End	
Blackfriars	Green Park	Moorgate	Temple
Blackhorse Road		Mornington Crescent	Tooting Bec
Bond Street	Hampstead		Tooting Broadway
Borough	Hatton Cross	Notting Hill Gate	Tottenham Court Road
Bounds Green	Heathrow T123		Tottenham Hale
Bow Road	Heathrow T4	Old Street	Tower Hill
Brixton	Highbury & Islington	Oval	Tufnell Park
	Highgate	Oxford Circus	Turnpike Lane
Caledonian Road	Holborn		
Camden Town	Holland Park	Paddington *	Vauxhall
Cannon Street	Holloway Road	Piccadilly Circus	Victoria
Chalk Farm	Hounslow West	Pimlico	
Chancery Lane	Hyde Park Corner		Walthamstow Central
Charing Cross		Queensway	Wanstead
Clapham Common	Kennington		Wapping
Clapham North	Kentish Town	Redbridge	Warren Street
Clapham South	Kilburn Park	Regents Park	Warwick Avenue
Colliers Wood	Kings Cross	Rotherhithe	Waterloo
Covent Garden	Knightsbridge	Russell Square	Westminster
			Wood Green
Earl's Court		St James's Park	

10. APPENDIX E LUL PREMISES CHANGE PROCESS DIAGRAM





11. APPENDIX F POINTS OF CONTACT

TfL Property General Enquiries	020 7918 3097
LU Safety Induction Courses plus other training queries	020 7918 4969
TfL Property Building Surveyor (this office provides approvals advice)	020 7918 3371
TfL Property Listed Building advice	020 7918 3074

First point of contact: General Enquiries 020 7918 3097
Main point of contact is the Building Surveyor allocated to the particular station which can be found from General Enquiries



LUL Premises Change Request

These 4 pages may be printed on folded A3 paper to provide a single application form

1. Location of proposed Works

Station	Address of Unit
Unit No.	Unit Name

2. Applicant's Details

Name			
Company			
Address			
Contact		Signed: Date	
Tel/Fax		Email	
Project Title (if available)			

3. Proposed designer / contractor

Name			
Company			
Address			
Tel/Fax		Email	

4. Brief description of Works proposed

Provisional start date:	Provisional completion date:

All applicants are requested to complete Part A

Part A (Minor Works)

Tick either NO or YES for each question.

Question:	NO	YES	Comments or explanation
Type 2/3 Asbestos Survey Completed			
Do you intend to:			
Re-lay the floor ?			
Replace the ceiling?			
Change or renew any door?			
Change the type of lighting (eg fluorescent tubes to low voltage spots)			
Increase the overall electrical power usage (for cooler, cooker, polisher, kettle etc)?			
Rewire any power sockets?			
Add electrical shop sign?			
Change the water supply or drains?			
Change the fire protection (alarms, extinguishers etc)			
Change to the use of the premises (eg a sports shop to a burger bar). For minor change explain in comments column			

If any answer above is YES, Part B will need to be completed by a competent surveyor on behalf of the tenant in addition to part A

Part B (Survey data)

Tick either NO or YES for each question. *Grey areas for TfL Property use*

Ref	Question:	NO	YES	If YES - Supporting Information Required	Specialist assessment required	Close Initials
1	Is any demolition work planned? Including stud partitions etc.			Plans showing location		
2	Are any structural alterations or new building Works proposed?			Plans and structural calculations		
3	Is any heavy plant or equipment to be installed?			Plans, specification and structural calculations		
4	Is the internal layout to be altered?			Plans showing both existing and proposed layouts		
5	Are any entrances/exits to be altered?			Plans showing both existing and proposed layouts		
6	Is any work proposed to the existing drainage system?			Plans showing location and calculations if appropriate		
7	Are any alterations to the existing heating or heat producing appliances proposed?			Existing and proposed layouts		
8	Is any work proposed to the cold or hot water supplies?			Plans showing existing and proposed layouts		
9	Is any work proposed to the existing electrical installation?			Full specification and existing and proposed layout		
10	Will any Works or installation take place which are likely to affect the power supply, loading or usage?			Full specification and existing and proposed layouts plus details of levels of changes.		
12	Does the unit have/require: a. Heating, b. Ventilation, c. Extraction b. Air Conditioning			Details to include type, position, plans & ducting requirements. If "no change" please state this		
13	Are any changes to the floor level or floor coverings proposed - i.e. ramps, etc.?			Details and Specification		
14	Are any changes to the internal finishes proposed?			Details and Specification		
15	Are any disabled facilities or disabled access facilities to be installed?			Compliance with DDA		
16	As part of any work will there be temporary hoardings, extra power demand, materials storage or impact on fire protection systems			Details		

17	Is a Planning Supervisor required (to meet			Provide Name, Company, Address, Tel,		
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	CDM regulations for major Works)?			EMAIL details below		
18	Does the proposal constitute a change of use of the premises?			Details of previous and new use		
19	Will flammable materials (including food and books and clothes) be held in the premises?			Estimates of product types and quantities on site at peak time		
20	Is any work proposed to the facade or exterior of the premises?			Existing and proposed elevation drawings		
21	Is any new signage to be erected or alterations to existing signage proposed?			Existing and proposed elevation drawings		
22	Is any external illumination proposed? a. High Voltage b. Fluorescent			Existing and proposed elevation drawings		
23	Will any part of the proposal require Listed Buildings, Conservation Areas consent or Planning Permission?			Details		
24	Will the proposals affect pedestrian flows/crowd control at the station during construction?			Provide details		
25	Is there likely to be any change to fire detection, alarms or fire protection arrangements? This includes airflow change, partitions, doors etc			Any change at all to be detailed		
26	Do fire detection, warning and protection systems meet LUL (or other appropriate) requirements?			Details required if situation is uncertain only		
27	Fire fighting equipment present in the unit			Type of Extinguishers, Size, Make Owner, Maintainer		
28	Has a Type 2 Asbestos survey ben completed					

5. Attachments – please list below (or tick existing list) and include items of equipment.

Details of Electrical Detections Surveys		
Key plan locating the proposed site within the station.		Building services (especially electricity) layouts/schematics 1:100/1:50
Existing site layout plan 1:100/1:50		Section drawings through the proposed Works 1:50/1:20
Proposed site layout plan 1:100/1:50		Distribution Board layouts
Materials list		
Furniture and equipment lists		
Construction details (usually drawings)		
Electrical Diversity Calculations		
Method Statement for the fit out work (to be supplied prior to the pre-start fit out meeting)		
Asbestos Survey Report Type 2/3		

7.1 Declaration

I hereby apply to proceed with the Works described above. I certify that, to the best of my knowledge:

1. The information I have provided with this form is correct. I understand that if all or part of our proposals alter, I will notify TfL Property and gain approval before implementing any changes on site.
2. All reasonable professional skill and care has been used in preparing the design or other detail that is provided or attached with this application.
3. The staff who have carried out the design and all associated calculations are suitably qualified and competent to carry out their respective duties.
4. All calculations and designs have been checked by a person suitably qualified and competent to do so.

To be signed by the tenant or approved representative.

SignedDate.....

Name Title

Professional Qualifications

The Method Statement covering all work to be undertaken, and complying with LUL QUENSH format/content requirements, need not be included as part of this application but is required to be submitted at least 10 working days before the pre-start meeting. Refer to contractor information and training pack.

13. APPENDIX H APPROVAL TO TRADE (SITE LOG)



LUL APPROVAL TO TRADE (SITE LOG)

This sheet (log) is to be kept on display in the premises from the time of the pre-start meeting until TfL Property have authorised the tenant to trade. Loss of this form will delay approval, cause Works on site to be suspended and may incur additional cost.

Milestones	Not Applicable	Applicable	Name and Signature Contractor SPC	Name and Signature TfL Property – Building Surveyor
Design is approved in principle				
Contractor approved by TfL Property				
Contractor Declaration accepted by TfL Property				
Listed Building Consent granted				
Electrical loading assessed and acceptable				
Legal transaction between TfL Property and tenant complete				
Pre-start meeting held and station Works plan booked				
Work plan / Method Statement: No TfL Property objections to proceed			<i>No work may start unless this and all aspects above are signed</i>	
Electrical Test certificate produced				
Fire Alarm test certificate produced				
Fire extinguishers provided and adequate				
Drainage test certificate available				
Water test certificate available				
Station Fire Plans Approved & Amended including Fire Risk Assessment				
Fire Suppression Systems/Alarms Approved				
Type 2 Asbestos Survey				
Tenant (sales) staff all trained by LUL				
Authority to Trade granted by TfL Property				Date:
Conditions if any:				