



Design and Access Statement

Ref: 200001 – George Street, Richmond – Policy D12 Statement

9-10 George Street, Richmond, TW9 1JY

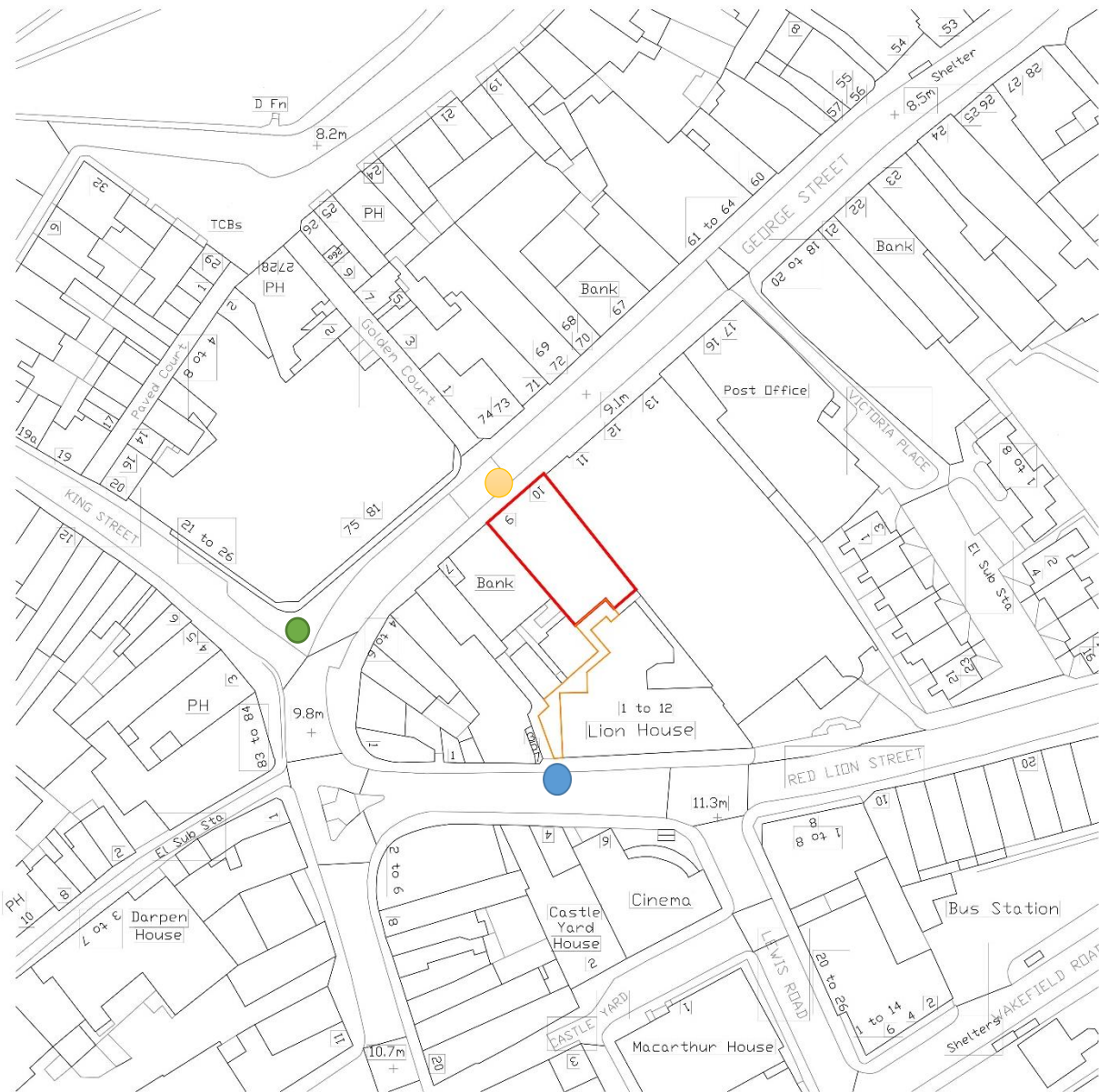
CONTENTS

1. Fire Appliances location and assembly points
2. Fire safety measures
3. Construction approach
4. Means of escape
5. Evacuation strategy
6. Firefighting access and equipment

FIRE APPLIANCE'S LOCATION AND ASSEMBLY POINTS

Site plan shows two possible locations for the firefighting vehicle. The first location on George Street in front of the main entrance. The second is located to the rear exist lane way on Red Lion Street. Also shown on the site plan is the proposed location for the assembly point.

This will be presented to the London Fire Brigade by our Fire Engineer and Building Control officer to see their preferred option.



< Site Plan

Fire Appliances Location Option A ●

Fire Appliances Location Option B ●

Assembly Point Location ●

FIRE SAFETY MEASURES

The proposed development has been designed to incorporate appropriate features which help to reduce the risk to life and serious injury in a case of a fire: By having two forms of access and egress stairs to the front and rear of the property. Using fire exit signage, fire, smoke alarms, sprinklers, dry risers and having sterile areas. This will be developed in conjunction with the Fire Engineer and Building Control to meet building regulations.

CONSTRUCTION APPROACH

The proposed development will be constructed of masonry materials, insulated with mineral wool and use separation construction methods to minimise the risk fire spread. This will be developed in conjunction with the Fire Engineer and Building Control to meet building regulations.

MEANS OF ESCAPE

As stated above there are two forms of escape from the front and rear of the property. These will be sterile areas, with signage, alarmed and emergency lite to meet building regulations. This will be developed in conjunction with the Fire Engineer and Building Control to insure they comply with building regulations and provide each building user an evacuation strategy.

EVACUATION STRATEGY

The evacuation strategy will be developed with the Fire Engineer, Building Control and London Fire Brigade. This will be reviewed on a periodic bases by the building management company and will be published and given to all building users.

FIREFIGHTING ACCESS AND EQUIPMENT

The proposed development has been designed to allow for suitable access and equipment. This will be developed with the Fire Engineer, Building Control and London Fire Brigade.