

**PROJECT:
65C THE AVENUE, RICHMOND TW10 6UB**

**DATE:
09.11.21**

Fire Safety Statement

Introduction:

This Design and Access statement is submitted as part of a planning application for the proposed alterations to the front and rear of this building, and for minor alterations.

1. Suitably positioned unobstructed outside space.

1.a. Access and position of fire appliances

Hill Rise is at the edge of Richmond town city centre, and from the nearest fire station, the units will be likely to arrive from Queen's Road or Church Road, and then drive down from Richmond Hill. The fire unit vehicle can stop just outside the building and do a three point turn using Compass Hill.



1.b. Assembly point.

The best assembly point would be on the pavement opposite the front of the shop front door, with space to gather. Any person leaving the gallery space, basement and flat above should be encouraged to walk through the front lobby and to cross the street on to the small landscaped space. The rear patio area does not lead to a rear access.

2. Means of warning

All the spaces will be provided with smoke alarms and heat alarms where required. All these will be battery operated and will also have a battery operated backup.

3. Reduce fire spread

The property has a commercial use on the ground and basement floors and residential use on the first and second floors.

Any new structure and doors separating the two uses will be REI60, and any existing structure will be upgraded as much as possible to aim for REI60 as well. Any services piercing these structures will be fitted with REI60 intumescent fittings.

All new structures and doors built within the residential unit between the main stairs and habitable rooms will be REI30.

4. Fire escape

These will be clearly signaled.

5. Means of evacuation

The first and second floors will access the lobby area directly from the main staircase, which will be the main fire escape route. The ground floor door will need to have an emergency fire release system.

The gallery and basement spaces will also access the lobby area through the new glazed screen, which will be clearly signed.