

London Borough of Richmond upon Thames,  
Civic Centre,  
44 York St,  
Twickenham TW1 3BZ



May 2024

Dear Sir/ Madam

Re: : 37 St Margarets Grove, Twickenham, TW1 1JF

Stanza Design Ltd  
Marvan Court  
1 Waldegrave Road  
Teddington  
TW11 8LZ  
Tel: 020 8994 0070

e-mail:  
john@stanzadesign.co.uk

Fire Safety Strategy under D12:

1. As currently, in the event of a fire, fire appliances will stand outside the property on Waldeck Road.

- Evacuation assembly can be provided on St Margarets Grove.

2. Mains operated, self contained and inter linked smoke alarms are provided at each landing level.

- Smoke alarms conforming to BS 5446: Part 1, are fitted to all levels of the staircase enclosure.
- Within the flat self contained and inter linked smoke alarms will be provided with a heat detector in the kitchen

3. All doors within the house serving habitable rooms are to be FD30 doors with 25x38mm rebates and provided with either with intumescent strip or 35x25mm doorstops glued and screwed at 200mm c/c (existing to be replaced with new ).

4. Emergency escape is provided through the front door, down the main staircase leading directly to front of the building

5. The property is a 3 bedroom domestic residence. A formal evacuation strategy is not required. The owners/occupiers will update new visitors of the escape route and assembly point.

6. Copies of the Building Regulations drawings and associated fire requirements will be provided to the existing residents who can make them available for future residents.

Yours faithfully,

John Kirkup

