

# 4D PLANNING™

Chartered Town Planners & Architectural Technicians

## FIRE STRATEGY STATEMENT

Change of use of ground and first floor office space to music / performance educational premises (class F1-a), and new signage.

**Property Address:** Richmond Brewery, 18 Petersham Road, Richmond, TW10 6UW.

**September 2024**

## **1.0 INTRODUCTION**

**1.1** This Fire Strategy Statement is submitted on behalf of the applicant in respect of a planning application for change of use of ground and first floor office space to music / performance educational premises (class F1-a), and new signage. This Statement is an indicative fire strategy detailing how main issues can be addressed and should be read in conjunction with other drawings and documents accompanying the planning application. Further details can be conditioned if necessary.

**1.2** This Statement comprises:

- Access for fire appliances and evacuation assembly point;
- Features which reduce the risk to life and the risk of serious injury in the event of a fire.
- Measures that minimise the risk of fire spread.
- Means of escape and an associated evacuation strategy for all building users.
- Robust strategy for evacuation which can be periodically updated and published; and,
- Suitable access and equipment for firefighting.

## **2.0 ACCESS FOR FIRE APPLIANCES AND EVACUATION ASSEMBLY POINT**

**2.1** The front of the building offers sufficient unobstructed space for fire appliance access. Fire appliances could park at this location.

**2.2** North and south along Petersham Road there are areas with wider pavement where evacuated people could meet at a safe distance. Building users can be made aware of this.

## **3.0 FEATURES WHICH REDUCE THE RISK TO LIFE AND THE RISK OF SERIOUS INJURY IN THE EVENT OF A FIRE**

**3.1** Given that an existing building is on this site, the development will be upgraded where necessary to comply with appropriate building regulation standards. Measures will be incorporated into the proposed extension to reduce the risk to life and serious injury in the event of a fire including the provision of smoke alarms and the use of fire-resistance rated walls and floors and features that are designed to compartmentalise the building and to contain a fire.

All means of escape will be made known to occupants.

#### **4.0 MEASURES THAT MINIMISE THE RISK OF FIRE SPREAD.**

4.1 As described before, the building will use fire-resistance rated walls and floors and features that are designed to compartmentalise the building and to contain a fire.

Also, it will incorporate safe measures for fire detection, means of warning occupants, means of escape and means of control of a fire to satisfy part B of the Building Regulations.

#### **5.0 MEANS OF ESCAPE AND AN ASSOCIATED EVACUATION STRATEGY FOR ALL BUILDING USERS**

5.1 The evacuation strategy will be clearly made known to occupants.

#### **6.0 ROBUST STRATEGY FOR EVACUATION WHICH CAN BE PERIODICALLY UPDATED AND PUBLISHED.**

6.1 The evacuation of the building will be periodically reviewed by the applicant to give a continuous robust strategy to evacuate the building to a place of safety.

Should the building change ownership / occupancy, written details can be provided to new occupants detailing escape routes, evacuation points etc.

#### **7.0 SUITABLE ACCESS AND EQUIPMENT FOR FIREFIGHTING**

7.1 Suitable access and equipment for firefighting can be incorporated into the scheme in compliance with Building Regulations. Everything will be discussed and agreed with Building Control to satisfy all the appropriate standards.