

Planning Fire Safety Strategy

10 Windsor Road, Kew, Richmond, TW9 2EL

Information on space provisions for fire appliances and assembly points:

The roadside of Windsor Road that is immediately outside the front of the property is the designated space identified as the most appropriate location for fire rescue service pumping appliances. Windsor Road is a generally quiet, residential road without significant car or foot traffic and therefore should mean fire rescue services have the time and space to operate without being impeded.

The roadside of Windsor Road would serve as the most appropriate assembly point being adjacent to the main fire exit (front door of the flat, via the entrance lobby to the front door of the building to the pavement). It is considered a large enough space to allow many people to gather safely.

Information on passive and active safety measures:

The apartment is designed to have a direct protected means of escape from all habitable rooms and this protected route is formed with 30-minute (min) fire resisting materials such as 2 layers of 12.5mm plasterboard to all walls and ceilings and fire rated doors with smoke seals protecting all openings. In addition to these passive fire safety measures, the new accommodation will benefit from active measures in the form of a fully wired fire alarm system activated by smoke detectors as required by the building regulations.

Information on construction to minimise risk of fire:

All walls and ceilings within the new accommodation are to have 2 layers of 12.5mm plasterboard to all walls and ceilings and fire rated doors with smoke seals protecting all openings to the protected means of escape. The external walls are all to be of masonry (brick and render) non-combustible finishes and window openings close to any boundary are to be of controlled dimensions compliant with the guidance in part B approved document of the building regulations.

Information on means of escape and evacuation strategy:

All habitable rooms within the apartment have a direct means of escape in case of fire that is protected with no room-within-room situations. The protected route from all rooms leads directly to the front exit door and thereon to the assembly point on the pavement. Early warning is also available in the form of a smoke/heat detector activated, fully wired fire alarm system.

Information on access and equipment for firefighting:

One water and one CO2 fire extinguisher shall be wall-mounted just inside the understairs storage off the open plan ground floor, thereby easily accessible from the kitchen where the most significant fire-risk is identified. Regular periodic servicing of this equipment will be undertaken by a suitable servicing provider.

Competency statement:

Hugo Tugman, author of this report, is a professional architectural designer with in-excess of 30 years of experience and continuous professional development, regularly dealing with issues relating to fire safety, fire resistance and means of escape.

Hugo Tugman,

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