



Improving fire safety as part of refurbishment

James Caspell, Neighbourhood Director

Overview of progress

Testerton Walk				
	Previous	%	Current	%
Complete	92	92%	95	95%
Upgrade	2	2%	2	2%
New Door	4	4%	1	1%
To Survey	1	1%	1	1%
Not yet engaged	1	1%	1	1%
	100		100	

Barandon Walk				
	Previous	%	Current	%
Complete	118	85%	120	94%
Upgrade	1	5%	0	0%
New Door	3	2%	3	2%
To Survey	4	6%	4	3%
Not yet engaged	2	2%	1	1%
	128		128	

Hurstway Walk				
	Previous	%	Current	%
Complete	113	81%	114	82%
Upgrade	9	7%	8	6%
New Door	2	1%	2	1%
To Survey	3	2%	3	2%
Not yet engaged	13	9%	13	9%
	140		140	

Treadgold House		
	No	%
Complete	38	100%
Outstanding	0	0%
	38	100%

Overview of progress

				Surveys Completed	Resident Choices Received	Doors Ordered	Estimated Delivery	Prov Start	Installation Complete
Upper Talbot Walk				100%	100%	Yes	Dec-21	Dec-21	0%
Talbot Walk				100%	100%	Yes	Dec-21	Dec-21	0%
Camelford Walk				100%	100%	Yes	Jan-22	Jan/Feb 22	0%
Upper Camelford Walk				100%	100%	Yes	Jan-22	Jan/Feb 22	0%
Clarendon Walk				100%	100%	Yes	Jan-22	Jan/Feb 22	0%
Upper Clarendon Walk				100%	100%	Yes	Jan-22	Jan/Feb 22	0%
Lower Clarendon Walk				100%	100%	Yes	Jan-22	Jan/Feb 22	0%
Morland House				100%	100%	Yes	TBC	TBC	0%
Talbot Grove House				100%	100%	Yes	TBC	TBC	0%
Verity Close Flats				100%	100%	No	TBC	TBC	0%
Verity Close Houses				100%*	100%	Yes	TBC	TBC	0%
Camelford Court				100%	100%	Yes	Jan-22	Feb-22	0%
Camborne Mews				100%	100%	Yes	Feb-22	Feb-22	0%



Maximising fire safety in the Walkways

Bunmi Shekoni, Senior Project Manager

Fire Strategy for The Walkways

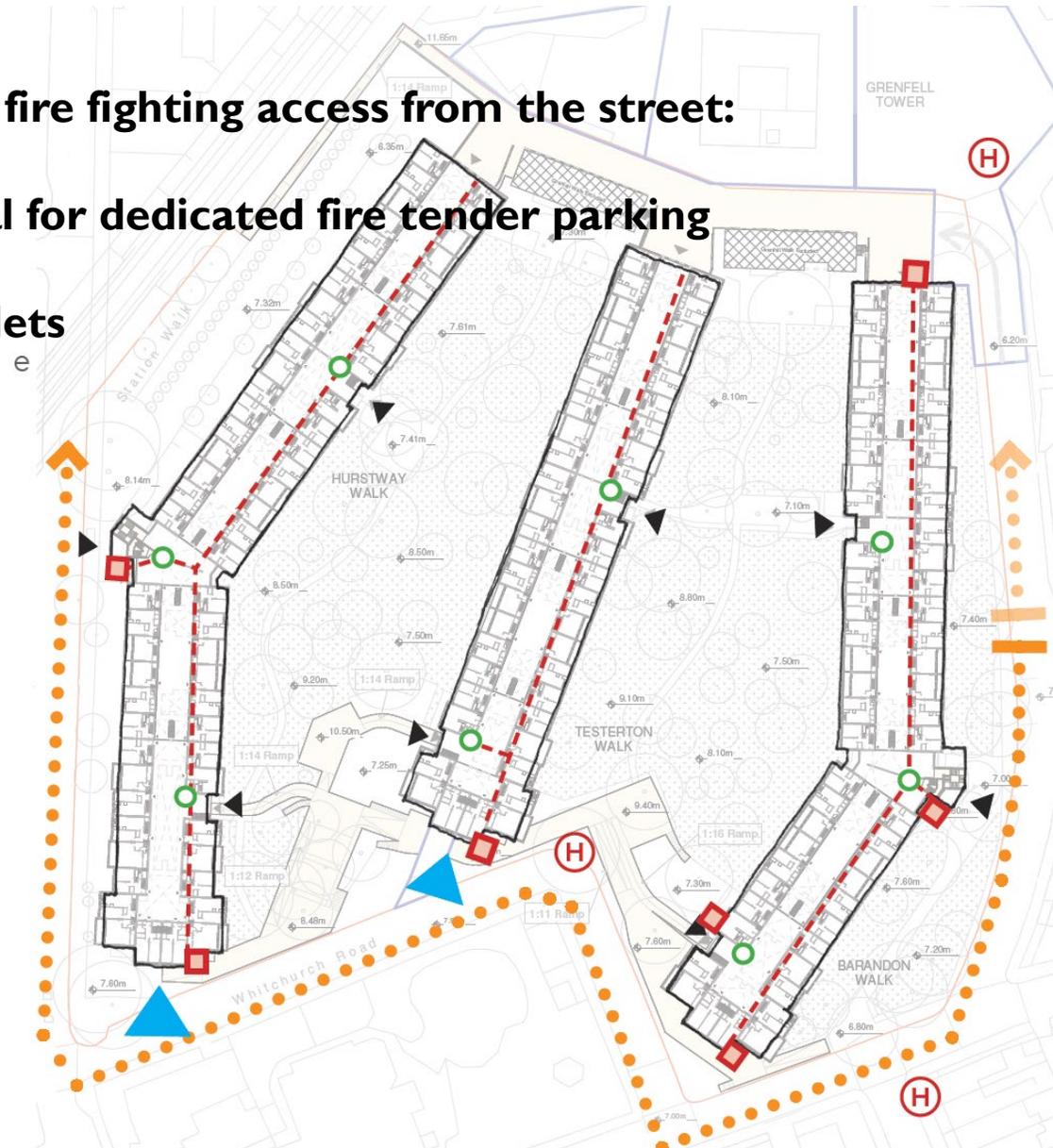
Site-wide level

Improve fire tender and fire fighting access from the street:

1. Explore potential for dedicated fire tender parking
2. New dry riser inlets
3. Clearer signage

Key

-  New Dry Riser Inlet
-  Existing Riser Location
-  Fire Tender Access
-  Existing Fire Hydrant
-  Existing Entrance



Proposal looks to build on existing vehicular access to improve access for emergency vehicles



New Dry Riser Inlets: Can be installed in strategic locations to help with fire servicing.

Essential Fire Strategy Improvements

Block level

- **Communal areas fire separated from all flats.** This is achieved via:
 - **New fire rated flat entrance doors**
 - **New fire rated glazing to atria windows**
 - **Firestopping of all penetrations in the atria walls e.g. bathroom vents**
- **Removal of fire load from communal areas** (i.e. refuse, cycles, prams, resident possessions) – explore storage and refuse options
- **Automatic fire detection will be provided in the common areas to activate ventilation and inform building management**



Essential Fire Strategy Improvements

Block level

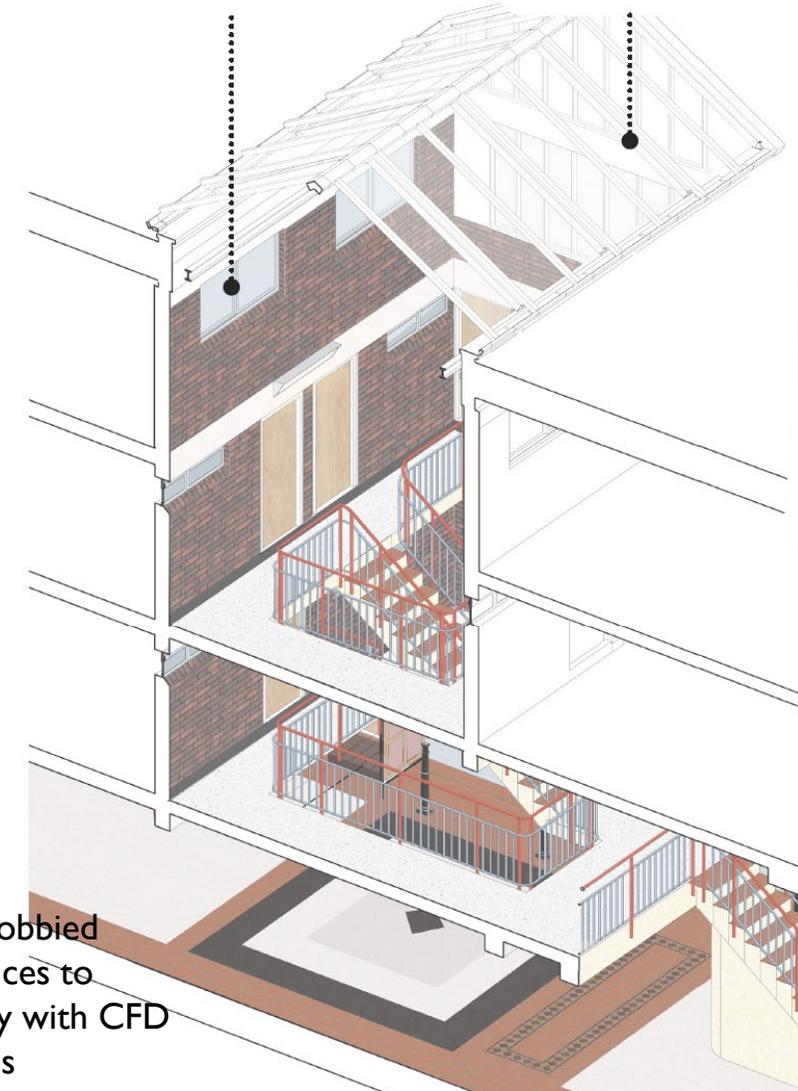
- **Replace the rooflights and AOVs** in the atriums to enable smoke ventilation of the communal areas to provide safe means of escape – **as well as stop leaks!**
- **New lobbied entrances to some homes**
- **Reduction of escape distances or provide secondary means of escape**
- **New fire signage and lighting to direct residents and fire fighters in an emergency**

- *AOV - Automatically Opening Vents*
- *CFD - Computational Fluid Dynamics*



New Fire Rated Glazing

New Rooflight AOVs

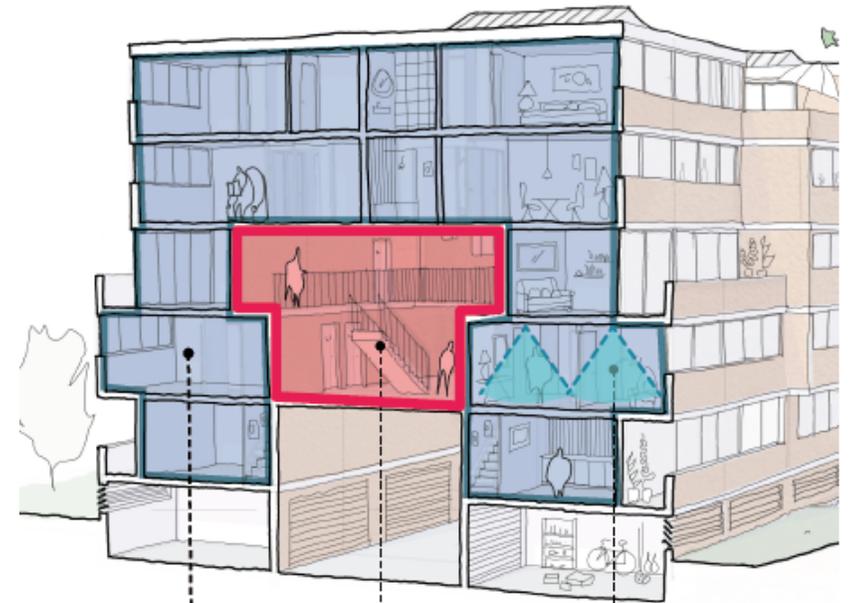


New lobbied entrances to comply with CFD analysis

Essential Fire Strategy Improvements

Flat level

- **Replacement of flat entrance and internal doors to FD30 in all habitable rooms**
- **Sprinklers, radio-linked smoke detectors and new ceilings in homes**
- **Install fixed-closed fireproof bathroom and kitchen windows between flats and communal areas**
- **Firestopping of penetrations in atrium wall**



For everyone's safety and protection all homes need to have

Sprinklers ensure the communal area is always safe to move through

Sprinkler heads will only activate if that particular head is exposed to a real fire. They will not suffer from 'false alarms or activations'



Example of a concealed sprinkler head. Only the white part will be visible



Photo of an example low energy light fitting

Essential Fire Strategy Improvements

Fabric level

- **Surpass building regulations by complying with regulations for buildings over 18m high**
- **A1/A2 non-combustible materials where possible**
- Fire rated glazing where applicable e.g. rooflight gable ends on terraces

Any questions?