

Summary of Current Situation and Recommendations

a) Emergency Means of Escape

It is a legal requirement of the Regulatory Reform (Fire Safety) Order 2005 that a fire risk assessment of the premises is carried out and a suitable emergency escape plan is put in place for the safe evacuation of disabled people.

Please read the guidance in Fire Safety Risk Assessment - Means of Escape for Disabled People (Supplementary Guide) ISBN 978 1 85112 873 7, which is available for free download from the internet.

- It is strongly recommended that a Personal Emergency Egress Plan (PEEP) strategy be devised in conjunction with any residents with disabilities. In addition, it is recommended that a general PEEP strategy should be devised for any disabled members of the public visiting the premises in the future.
- It is recommended that a visual warning beacon connected into the fire alarm system should be provided so that it is visible from the inside of each and every WC within the development, in order to provide immediate access to the fire alarm system for any people who are profoundly deaf.

b) Car Parking

Victoria Road is a residential road and there is free on street parking available. In addition, there is a generous area of Tarmac hard surfacing in front of the on site garage. It is understood that staff currently park in the street.

It is understood that a previous resident who was a wheelchair user and also a car owner, parked in the street outside the premises. He would generally access the pavement at the dropped kerb leading to the drive / hard standing area. This arrangement is not considered satisfactory as there is no designated accessible parking bay with dropped kerb on the street.

- It is recommended that any future resident, who is a wheelchair user and car owner, is provided with access to the off road hard standing area in front of the garage.

c) Principal Entrance

The main façade of the building facing onto Victoria Road comprises of 2 sets of 2 single doors into the building. Each set of 2 doors is located under a shared covered archway.

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