



Fire safety doesn't happen by accident.

Fire Safety Strategy Report

The Old Kings Head

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1. Introduction

1.1 Project description

The Old Kings Head is a Public House in Kingston upon Thames, the project in question will involve converting the existing four storey property into four self-contained apartments over three floor levels (ground, first & second) with a cycle hub and treatment room to the rear of the property and the basement area being used as a bike storage facility.

FRA Compliance have been commissioned to produce a fire strategy report for the Old Kings Head based on the plans provided. This report outlines the proposed fire safety arrangements for the development.

1.2 Applicable guidance

The fire safety design has been based on the recommendations given in BS 9991:2015. However, as is the case with many complex buildings the architectural features mean that it is not possible to apply all the prescriptive recommendations of fire safety guidance in order to satisfy the requirements of the applicable legislation. This report may therefore propose some additional fire engineered solutions which offer an alternative method of meeting the legislative requirements. As with all fire engineered solutions, the importance of early discussion and agreement with the approving body must be emphasised.

1.2 Drawings

This report is based on the drawings shown in the table below.

Table 1: Drawings

Drawing title	Job No	Sheet No	Revision	Date
Proposed basement, ground and first floor	18-20	A103	K	18/06/18
Proposed second floor and roof plans	18-20	A104	H	14/05/18
Proposed east and north elevations	18-20	A108	B	15/05/18
Proposed west and south elevations	18-20	A105	F	14/05/18

1.3 Strategy limitations

This document has been produced to address compliance with Part B (Fire Safety) of the Building Regulations for England and Wales, or some specific part of these regulations.

The Building Regulations deal explicitly with life safety and the aim of this report is to inform the design team of the recommended measures and to assist in design submission for approval. Whilst fire safety measures introduced for compliance with this life safety objective have a beneficial effect on reducing potential fire losses and extent of any consequential damage, it cannot be guaranteed that a fire will not start on the premises. In view of this the opinion of the nominated insurance company and any other interested stakeholders should be sought.

Information, advice, and intellectual property contained within this report is for sole use in connection with The Old Kings Head in Kingston upon Thames and should not be used in relation to any other project. The report is not for the use of or reliance on, by third parties and is considered at all stages to remain confidential even after issue to the client. Circulation within the design team is permitted to assist with supplementary design purposes and/or for inclusion with a broader combined regulation submission. Reproduction and wider circulation of the report should only be done in its entirety and with the express permission of the client.

Systems and measures described establish a principle on which reliance may be placed by other parts of the fire strategy. This is done so on the assumption that all work will be done using appropriate materials and in a workmanlike manner, as per Building Regulations 2010.

Whilst this document details the fundamental strategy for a safe building, there is an ongoing management obligation to ensure that not only the active and passive fire protection facilities are correctly maintained, but that there are appropriate management procedures in place to facilitate a safe evacuation in the event of a fire. This is a fundamental requirement of life safety and is enforceable under the Regulatory Reform (Fire Safety) Order 2005.

2. Building Description

2.1 Project location

This project is a conversion of an existing public house into four self-contained apartments with a bike hub and basement storage area. The following indicative plan details the location of the development:

Figure 1 Site Location



2.2 Description

The building is situated over four floors (i.e. Basement, Ground +2) and provided with a single staircase. The building is provided with a total of four self-contained apartments with one apartment opening into the ground, two apartments opening into the first floor and one opening into the second floor.

The building has an approximate top floor slab height of 9m based on assuming 3m per floor.

Figure 2: Site Plan



3. Means of escape

3.1 Evacuation strategy

Residential areas

Evacuation Strategy that will be adopted will be a simultaneous evacuation.

A simultaneous evacuation is where building occupants react to the alarm and follow the designated means of escape to the place of ultimate safety (i.e Assembly Point) away from the building.

3.2 Common parts to apartments

The building is provided with a single central stair core, these premises can be classed as a small single stair building because there are no more than G+3 upper floors, and the top floor slab height is less than 11.0m. The guidance does allow apartments to open directly into the stair core in small single stair buildings, provided that there are no more than two apartments per level. In this instance the ground and second floor levels have one apartment opening directly into the stair core, with the first-floor level having two apartments opening directly into the stair core and therefore the guidance recommends that all apartments should be lobbied from the stair core.

In a compliant small single stair building where apartments open directly into the stair core, there would be four floor levels where 2 apartments per floor open into the stair, thus a total of 8 apartments would open into the stair core. In this instance because there is one apartment at ground floor, two at the first-floor level, and one at second floor level, so there are 4 apartments in total opening into the stair core, which is classed as a code compliant small single stair building.

Arguably the arrangement is better because there isn't a third-floor level, so the travel distance for the occupants of the furthest apartment from the final exit point has a much-reduced travel distance.

3.3 Exit widths

The exit widths within the residential element are all wider than 750mm, which is more than adequate to satisfy the requirements of BS 9991. This is because the exit widths in residential elements are not critical, and the minimum size of exits can be based on the needs for everyday use.

In general, doors on escape routes will be fitted with fastenings that can be easily and immediately opened on the escape side without the use of a key.

Continued below

Where doors on an escape route (apart from the final exit door) are provided with electrically powered secure locks they will return to the unlocked position:

- On operation of the fire alarm system (this is detailed in BS 7273-4); and
- On loss of power or system error; and
- On activation of a manual door release unit (Type A) to BS EN 54-11:2001+A1 positioned at the door on the side approached by people making their escape. Where the door provides escape in either direction, a unit will be installed on both sides of the door.

3.4 Vertical escape width

As the premises are primarily residential with an evacuation strategy based on a simultaneous evacuation of less than 60 people, the staircase width will be deemed acceptable if at least 750mm width is achieved, measured between handrails.

3.5 Final exits

The discharge from common stairs and final exits should meet the following recommendations:

- The protected staircase should discharge either directly to a final exit or into a protected corridor leading to a final exit which is itself lobbied from any accommodation
- Final exits should discharge directly to a street, passageway, walkway, or open space that allows for the rapid dispersal of persons away from the vicinity of the building.
- Final exits should have a level threshold and preferably lead to ground. Where there is no level ground, a suitable ramp or a step should be provided. Where a step is provided there should be a suitable and apparent landing.

All apartments open directly into the stair core and therefore open directly onto the final escape route. This is considered acceptable in this case due to the provisions outlined in Section 3.3.

3.6 Disabled Evacuation

Specific escape measures for mobility impaired persons within the building are not considered necessary. It is generally considered that persons able to access their apartments unaided will be able to egress unaided.

In a code complaint small single stair building it is considered acceptable to wait in the staircase enclosure if they wish due to the high level of compartmentation. The Old Kings Head is considered no worse than a code compliant small single stair building with a maximum of two apartments opening directly into the stair on the first-floor level. Therefore, it is considered acceptable for disabled occupants to wait in the staircase enclosure if deemed necessary.

4. Internal fire spread and fire resistance

4.1 Test standards

Fire resisting elements selected should meet the performance standards recommended by the relevant part of BS 476, BS EN 1363, BS EN 1364, BS EN 1365, or BS EN 1366.

4.2 Elements of structure

There is a threefold purpose to providing the structure of a building with a quantified period of fire resistance:

- Protection for occupants during their evacuation and for people who may be forced to remain in the building for an extended period, (assisting others, trapped by the fire).
- Protection of fire fighters who may be called upon to enter the building sometime after the first ignition to complete search and rescue or firefighting operations; and to
- Reduce the danger to people outside and to neighbouring buildings through premature collapse.

As a rudimentary risk-based approach the following periods of fire resistance have been based on the building height and class of use, which in this case is 60 minutes.

4.3 Application to elements of structure

Elements of structure subject to protection in order to achieve the designated building fire time include:

- Beams.
- Columns.
- Floors (whether compartment floors or not); and
- Loadbearing walls

Structural elements that are self-supporting or support only a roof need not have any applied fire protection.

Where one element has reliance for stability on another element with a lesser fire time requirement then the higher of the two periods will be applied to both elements.

All floors should form compartment floors, achieving the same period of fire resistance as the elements of structure.

4.4 Compartmentation

The fire protection system to achieve the fire resistance detailed below should be tested to relevant parts of BS 476. The fire resistance period should be for integrity and insulation unless specifically discussed below. The method of exposure for the fire resistance should be from each side separately for walls and from the underside for floors unless specifically discussed below.

Residential apartments

Front entrance doors to all apartments will be FD30 fire doors equipped with intumescent strips, cold smoke seals and self-closing devices (FD30S +SC).

Floors

All floors in the development will be constructed as compartment floors having a minimum of 30 minutes fire resistance and will be fire rated from the underside.

Walls

All walls separating apartments from each other and from the common areas of the building will be constructed as compartment walls with a minimum fire resistance affording 30 minutes.

Staircase

The stair core should be enclosed in a minimum of 30-minutes fire resisting construction. All doors opening into the staircase will be FD30S and self-closing.

Final exit corridor

The final exit corridor leading from the stairway to the street will achieve a minimum fire resistance at least equal to that of the stairway protection, which is a minimum of 30 minutes.

Service risers

Service risers that breach compartment floors will be constructed as protected shafts achieving 30 minutes fire resistance and will be equipped with FD30S doors as they open into the stair. The riser doors should be kept locked shut and signed as such.

A protected shaft may contain one or more riser shafts (i.e. it is not essential to provide fire resistance between adjoining service risers).

If the service riser is fire stopped at each floor level the service enclosure will still need to be provided with 30 minutes fire resistance and fitted with FD30 doors.

4.5 Fire doors

The general rating of a fire door is half the rating of the wall in which it is contained but no less than 30 minutes. The specific ratings of the doors for areas of the building are discussed in the previous section of the report. The fire resistance of doors is in terms of integrity and should be tested in accordance with BS 476-22 or BS EN 1634-1. The installation of the doors should conform, in dimensions and workmanship, to the manufacture's specification.

The fire door ratings with suffix S should either have a leakage rate not exceeding 3m³/h/m, when tested in accordance with BS 476-31 or BS EN 1634-3:2004 when it meets the classification requirement of Sa. The threshold gap at the bottom of the door should be provided with smoke seal or the gap should not exceed 3mm at any point from the final floor finish.

All fire doors should be provided with closers that conform to BS EN 1154, but any doors to internal hallways, riser and small cupboard doors do not require closures. Riser and small cupboard doors should be kept locked shut and signed as such.

It is acceptable to provide fire doors on hold open devices which release on detection, failure of the power supply and location manual operation. The detectors should be located within 3m of the door. Further details on hold open devices are detailed in BS EN 1155 & BS 5839-3.

Fire Door Standards

- Doors to be hung on 3 hinges of 100mm pressed steel butt hinges. To meet BS1935
- Doors must be positively self-closing in action with the self-closing device capable of closing and latching the door firmly against the rebate. The exception to this is cupboard fire doors which are normally locked when not in use. Self-closer will be of the hydraulic overhead type to meet BS6459: Part 1 and BS EN1154
- Latches and locks shall meet the performance requirements of BS5872
- An Intumescent strip and smoke seal must be fitted to the top and both sides of the door or corresponding sections of the frame. Do not paint or varnish over the smoke seals when decorating the doors as this will render them ineffective
- The gap between the door and the frame should not exceed 4mm and you must ensure the smoke seal makes continuous contact with the door lining
- The gap between the door and the finished threshold must be kept to a minimum and should not exceed 10mm
- The architrave on the room side should have any gaps between the frame and exposed wall 'fire stopped' using a propriety fire-stopping and sealing system
- Any fire-resistant glazing used (vision panel or transom light) shall be 6mm safety GWPP for doors requiring 30 minutes fire resistance.

4.6 Fire stopping

Any openings for services within compartment lines will be provided with a proprietary sealing system which has been shown by test to maintain the fire resistance of the wall/floor/cavity barrier. However, fire stopping may be used around a pipe where the nominal internal diameter of the pipe does not exceed the provisions set out in the table below:

Table 2: Pipes passing through walls/floors

Situation	Pipe material and maximum nominal internal diameter (mm)		
	non-combustible material	Lead, Aluminium, aluminium alloy, UPVC, fibre cement	Any other material
Structure (but not a wall separating buildings) enclosing a protected shaft which is not a stairway or a lift shaft	160	110	40
Compartment wall or compartment floor between flats	160	160 (stack pipe) 110 (branch pipe)	40
Any other situation	160	40	40

Where there are more than two small service penetrations that occur within 40mm of each other they should be treated as a single penetration, which means a proprietary sealing system should be utilised.

Where cables, conduits, ducts, or pipes pass through a fire resisting barrier the penetrations will be sealed with a proprietary sealing system which has been shown by test to maintain the fire resistance of the barrier.

Alternatively, the opening through the barrier will be kept as small as practical and any gaps filled with suitable fire-stopping materials (e.g. mineral fibre, cement mortar or gypsum plaster).

Where non-rigid materials are utilised, or the unsupported span is 100mm or more the fire-stopping material will be reinforced or supported by suitable non-combustible materials.

All fire stopping products should be tested in accordance with the relevant part of BS 476- or BS EN 1634-3 and should also be fitted in accordance with the manufacturer's instructions.

4.7 Ductwork and Dampers

Ductwork passing through compartment/fire resistant walls should be either contained within fire resisting construction or provided with fire dampers that conform to BS EN 15650:2010

Where duct work serves both escape routes and accommodation it should be provided with fire and smoke dampers that conform to BS EN 15650:2010. The dampers should activate on detection (unless it is contained within fire resisting construction through its route to fresh air). All smoke dampers should close on detection of a fire and plant equipment close down.

Air Circulation systems within protected entrance halls

Where apartments are provided with air circulation systems for day-to-day ventilation, the systems should be arranged such that fire and smoke does not affect the protected internal hallway via the system. Therefore, transfer grills should not be fitted in any wall, ceiling, floor, or door enclosing a protected internal hallway unless the system is provided with a detection system, which switches the mode to shut down upon detection. Ideally the ductwork for the system should not run through the protected internal hallway, but if it does one of the following measures must be applied:

- The ductwork should be provided with ES rated fire and smoke dampers conforming to BS EN 1366-2 where the dampers are penetrating the fire resisting enclosure; or
- The duct should be of fire resisting construction that achieves minimum of 30 minutes integrity, which is tested from the inside; or
- The ceiling zone of the protected entrance hall achieves 30-minute fire resistance integrity and insulation when tested from the above and the upper surface achieves class 1 surface spread of flame when tested in accordance with BS 476-7.
- An alternative option, if PVC ductwork is used is to provide an intumescent fire collar at the point at which the ductwork crosses the enclosing walls of the protected entrance hall. This is an engineered approach but is in accordance with the NHBC guidance note on 'Ductwork passing through protected entrance halls in dwellings.'

4.8 Concealed spaces

Cavity barriers will be provided as follows (other than where cavities are totally filled with insulation or are formed of two layers brick/concrete at least 75 mm thick). This will include cavity barriers to close the edges of all cavities, including around openings to windows, doors etc. and within the following locations:

- a) at the junction between an external cavity wall and every compartment floor and compartment wall, and at the junction between an internal cavity wall and every compartment floor, compartment wall or other wall or door assembly which forms a fire-resisting barrier.

Cavity barriers will achieve a minimum of 30 minutes fire integrity and 15 minutes fire insulation when tested in accordance with BS 476 or equivalent European Standard. Cavity barriers around openings may comprise of the following:

- b) steel at least 0.5 mm thick.
- c) timber at least 38 mm thick.
- d) polythene-sleeved mineral wool, or mineral wool slab, in either case under compression when installed in the cavity; or
- e) calcium silicate, cement-based or gypsum-based boards at least 12 mm thick

Cavity barriers should also be fixed so that their performance is unlikely to be made ineffective by:

- f) movement of the building due to subsidence, shrinkage or temperature change and movement of the external envelope due to wind; or
- g) collapse in a fire of any services penetrating them; or
- h) failure in a fire of their fixings; or
- i) failure in a fire of any material or construction which they abut. (For example, if a suspended ceiling is continued over the top of a fire-resisting wall or partition and direct connection is made between the ceiling and the cavity barrier above the line of the wall or partition, premature failure of the cavity barrier can occur when the ceiling collapses. However, this might not arise if the ceiling is designed to provide fire protection of 30 minutes or more.)

It is important to continue any compartment wall up through a ceiling or roof cavity to maintain the standard of fire resistance – therefore compartment walls should be carried up full storey height to a compartment floor or to the roof as appropriate. It is therefore not appropriate to complete a line of compartmentation by fitting cavity barriers above them. Any openings in cavities should comply with Section 4.6 and 4.7

4.9 Internal surface finishes & linings

The choice of materials for walls and ceilings within the building should be chosen with consideration to their potential contribution that the building fabric could potentially make to fire severity and more importantly the rate at which flames propagate over their surfaces.

The European classification for products for reaction to fire is defined in BS EN 13501-1 and the following table recommends the classification for the appropriate location.

Table 3 – Surface Linings

Location	National Class	European Class
Small rooms of area not more than: a. 4m ² in residential accommodation b. 30m ² in non-residential accommodation	3	D-s3, d2
Other Rooms	1	C-s3, d2
Other Circulation Spaces	0	B-s3, d2

5. External fire spread

5.1 Construction of external walls

In order to prevent fire spread on the external wall of the building, the following surface finishes should be used:

Use	Distance from boundary (m)	Building height (m)	National Class	European Class
Any other building	<1	Any	Class 0	B-s3, d2
	≥1	<18	No Provision	
		≥18†	Class 0	B-s3, d2

*Timber cladding at least 9mm thick is acceptable

†Can be reduced to a BS 476-6 index of not more than 20, or class C-s3, d2 for elements not more than 18m above ground

Materials within external walls of buildings with a floor of over 18 m in height should achieve classification A1 or A2 under the guidance. This includes the insulation, internal lining board and the external facing material. Although the building is less than 18m in height, and within 1m of the boundary and therefore the façade should achieve Class o.

Please note that although the building is <18 FRA Compliance strongly advise that materials in the external walling system are of limited combustibility. As there is a balcony/terrace on the development, it is important to appreciate the government released further guidance in June 2019 regarding balconies, in effect that all materials should be of limited combustibility, including any framing, decking, etc.

5.2 Roof coverings

The roof covering provision limits the use near a boundary so that a fire does not spread over them. The separation distance is the minimum distance from the roof to the relevant boundary. Roof coverings will be installed to comply with the following restrictions:

Table 5: Limitation on roof coverings

Designation of covering or roof or part of roof		Minimum distance from any point on relevant boundary			
National Class	European Class	Less than 6m	At least 6m	At least 12m	At least 20m
AA, AB or AC	BROOF(t4)	✓	✓	✓	✓
BA, BB or BC	CROOF(t4)	X	✓	✓	✓
CA, CB or CC	DROOF(t4)	X	✓	✓	✓
AD, BD or CD	EROOF(t4)	X	✓	✓	✓
DA, DB or DD	FROOF(t4)	X	X	X	✓

✓= acceptable; X = not acceptable

6. Fire safety systems

6.1 Fire detection and alarm systems

Apartments

In each of the apartments, an automatic fire detection and alarm system should be provided to meet the recommendations of BS 5839-6, Grade D1 Category LD2.

Apartment Common Areas

An automatic fire detection system will be required in the common corridors. This system will meet the recommendations of BS 5839-6 Grade A Category LD2, with a Heat detector c/w sounder base to be installed within the entrance lobby area of each apartment. All loft spaces and any void areas over 800mm in height should also be fitted with automatic detection.

Manual Call Points - to be installed adjacent to all doors leading to fresh air, at the top of each stair level and where there would be a need for someone to travel over 45m to operate a call point.

Fire Alarm Sounders - to be positioned to achieve a minimum of 65dB (A) in all areas/rooms throughout the building(s) with all doors shut, and 75dB(A) at the bedhead where there is a sleeping risk. The sound pressure level can be reduced to 60dB in enclosed spaces such as in stairways.

The use of a greater number of quieter sounders is always preferable to using fewer very loud sounders as this can cause disorientation or even damage to hearing.

6.2 Smoke control

The staircase should be provided with a 1.0m² Automatic Openable Vent (OV) at the head of the stair core due to the apartments opening directly into the stair case. The opening unit and actuator should be tested together in accordance with BS EN 12101-2.

6.3 Escape lighting

In accordance with BS 5266 emergency lighting should be installed in the below areas:

Table 7: Provisions for escape lighting

Purpose of the building	Areas requiring escape lighting
Residential Areas	All common escape routes including the basement area
Any purpose group	All toilet accommodation with a floor area over 8m ² , Electricity and generator rooms, Switch room/battery room etc.

6.4 Escape signage

All signage displayed should meet the recommendations of BS 5499-1 and BS ISO 3864-1 depending on the type of signage.

All fire safety signs should be illuminated under normal conditions (primary or secondary lighting), if not they should be internally lit or backlit but should remain illuminated in the event of power failure.

Fire exit doors and escape routes in and around the building will be provided with signage complying with the recommendations of BS 5499-5. However, as the buildings are provided with a single entrance and exit it is not considered necessary to provide signage. This is because all occupants are familiar with the escape routes.

Fire resisting doors will be provided with signage meeting the recommendations of BS 5499-5 depending on their method of closure, namely:

- To be kept closed when not in use.
- To be kept locked when not in use.
- Held open by an automatic release mechanism.

Fire doors to any risers and cupboards only need to be marked on the outside, but all other doors should be marked from both sides.

6.5 Secondary power supply

A secondary power supply will be provided to any services in the building essential to maintaining the effectiveness of life safety systems and fire equipment installation; this consists of the following systems:

- Emergency Lighting
- Fire alarm and detection systems
- Automatic Opening Vent (AOV) at head of stairs

The above systems backup supplies should comply with their perspective British Standards, which may be achieved with battery backup.

7. Fire and rescue service access

7.1 General vehicle access

Fire Service access is required to provide access for fire personnel and a water supply to within a reasonable distance of the building entrance.

Table 8: Vehicle Requirements

Appliance Type	Minimum width between kerbs	Minimum width of gateways	Minimum turning circle between kerbs	Minimum turning circle between walls	Minimum clearance height	Minimum carrying capacity
Pump	3.7m	3.1m	16.8m	19.2m	3.7m	12.5
High Reach	3.7m	3.1m	26.0m	29.0m	4.0m	17.0

The fire and rescue service will be able to park on the street outside of the premises

7.2 Firefighting access within the building

As the building is less than 18m no firefighting shaft is provided and therefore the fire service access within the building will be via the residential staircase.

7.3 Firefighting systems

There should be a provision of a fire hydrant within 90m of the entry point of the building which should be measured on a route suitable for laying hose.

The hydrants should be capable of delivering a sufficient flow of water for effective firefighting to be undertaken, which needs to be confirmed with the water authority.

Where there is insufficient pressure and flow a tank may be required to provide adequate water supply. If any new fire hydrants are provided to the site, they should be designed in accordance with BS 9990 and clearly indicated by a plate in accordance with BS 3251:1976.

8 Management

8.1 Management plan

A management plan is to be formulated that ensures the maintenance of all fire safety features within the building. This is to include suitable risk assessment of any variations to the management plan.

Annex H of BS9999 should be consulted as it provides generic guidance on the provision of fire precautions and facilities within a building. It addresses the issues that need to be considered during the design process as well as those that will apply whilst the building is in use, or which need to be taken into account when alterations to the building or the use of it are being considered.

Procedures for the management of fire safety should be developed by the premises management and documented in a fire safety manual.

A typical fire safety manual might include all or some of the following:

- Fire safety policy statement
- Fire safety management structure
- Coordination with other parties (e.g. in a shared building)
- Emergency response
- Evacuation of people with special needs
- Contingency and salvage plans
- Emergency responsibilities of designated staff
- Summary of fire safety strategy and plans for the building
- Fire risk assessment
- Procedures for dissemination of information
- Selection and control of materials
- Maintenance and testing of fire safety equipment
- Routine housekeeping (e.g. removal of combustible waste)
- Fire safety training
- Fire drills
- Decoration, alteration and building work
- Audit procedures and updating of the manual
- Fire safety records

8.2 Arson / Security

Appropriate measures should be developed by the management company to assess and deter against the risk from arson.

8.3 Fire Risk Assessment

The responsible person will be required to carry out a fire risk assessment as soon as the building is occupied.

9. Plans

Below are the Proposed West and South Elevations



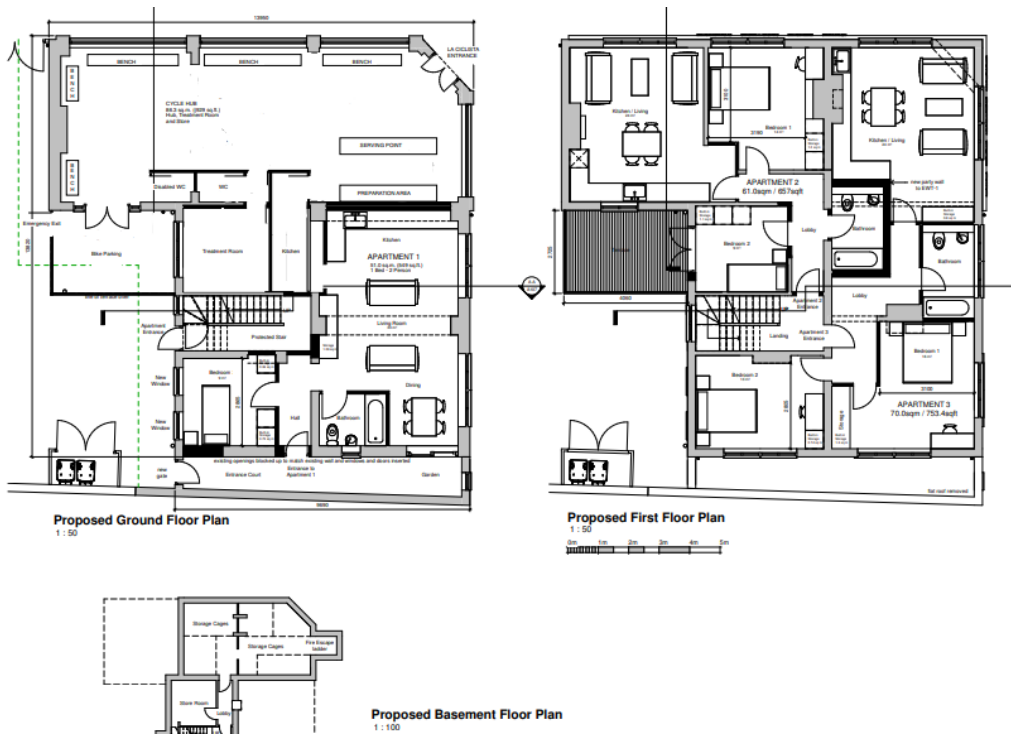
Below are the Proposed East and North Elevations



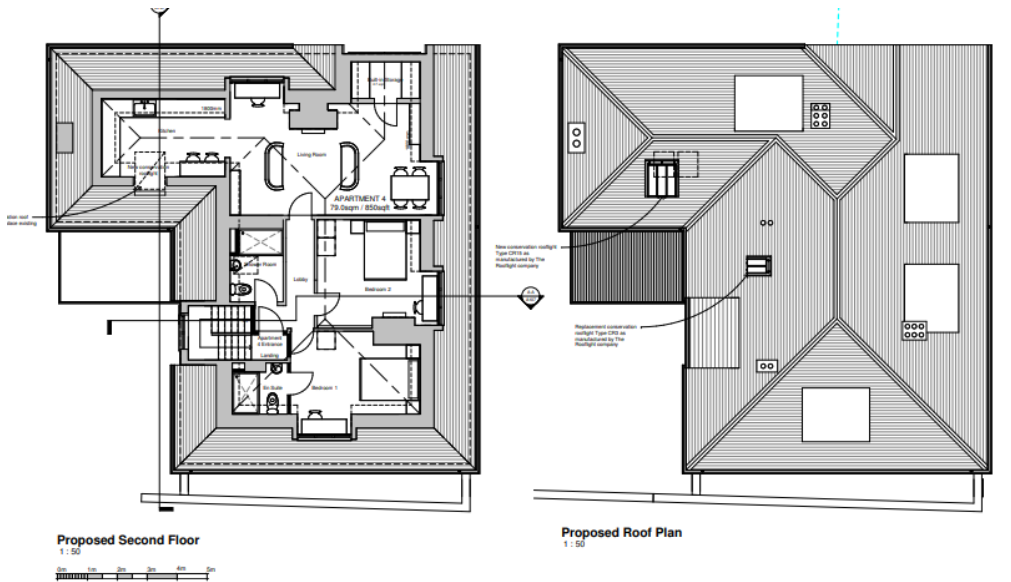
Below are the Proposed Sections AA & BB



Below are the proposed plans for the Basement, Ground & First floor levels



Below are the proposed plans for the second-floor level and the roof



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The recommendations made represent FRA Compliances assessment of the minimum fire safety standards considered necessary for The Old Kings Head that are relevant to ensure the safety of any staff, all residents, contractors and all other visitors and guests to the premises.

This report has been completed with all reasonable skill and care, it should be borne in mind however that a fire safety strategy is open to individual interpretation and as such an officer of the local fire authority may express a different view on certain aspects.

Please be aware that certain changes introduced in the proposed building may have an effect on potential fire risk and associated precautions e.g., changes to the layout, furniture, plant, machinery, or the number of people likely to be present in the building, including those persons with a temporary or permanent disability. Any of these changes could lead to a new hazard or increased risk.

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FRA Compliance accepts no responsibility for the accuracy of information contained in the report after an acceptable period of validity (12 months).

Any report completed by FRA Compliance is to be regarded as expressing the opinion only of FRA Compliance and is not to be relied upon as being factually correct.

In order to maintain the integrity and credibility of the fire safety process and to protect the parties involved, it is understood that the assessor and FRA Compliance will not divulge to unauthorised persons any information obtained during this process, unless legally obligated to do so.

This fire safety strategy report has been produced in good faith utilising all the information available at the time.



Fire safety doesn't happen by accident