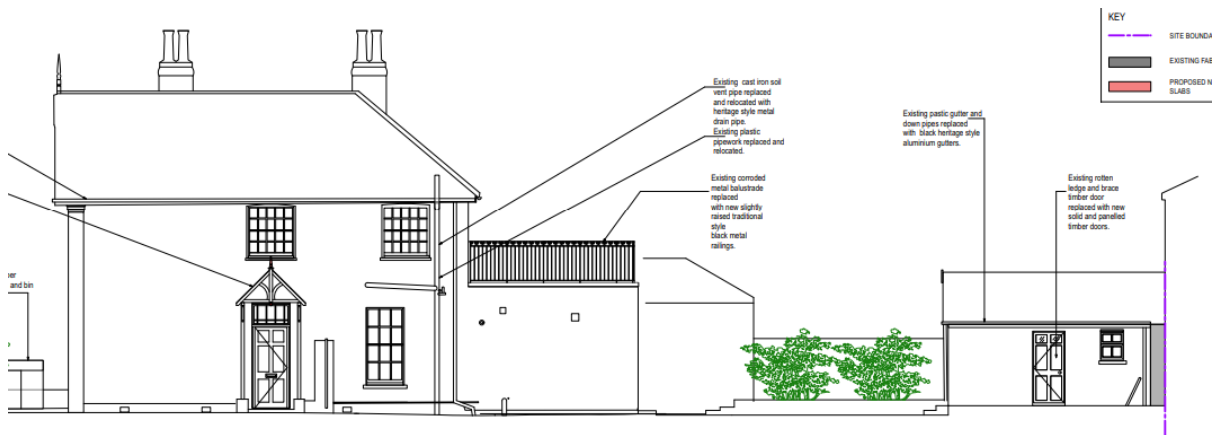




**UK Fire Safety Management Ltd**  
*Safety Is No Accident!*

# Fire Strategy Report



Property address ; - 11 St Johns Grove, Richmond, TW9 2SP

Date of consultation ; - 23<sup>rd</sup> July 2024

Client ; - Mike Nigro

<p>This assessment was carried out by:</p> <p style="text-align: center;"><b>Neil Richardson MIFSM &amp; GFireE</b>  <b>IFSM Registered Fire Risk Assessor No: C0227</b>  <b>Fire Safety Surveyor</b></p>	<p>The building was assessed on the 23<sup>rd</sup> July 2024 via a copy of the proposed plans.</p> <p>The drawing numbers are 066591_1-01, 066591_1-02, 066591_1-03, 066591_1-04, 066591_1-05, 066591_1-06 and 066591_1-01.</p> <p>The fire safety standards are taken from BS9991-2015 &amp; Approved Document B.</p>
<p>Description</p>	<p>11 St Johns Grove is a proposed refurbishment internally two bedroom, two storey detached house and outbuilding. The building is a Grade 2 listed building.</p> <p>Easy access can be gained to the property by the Fire and Rescue Service.</p> <p>The proposed plans are attached at the end of this report.</p>

## Fire Strategy Report for 11 St Johns Grove, Richmond, TW9 2SP cont:

The assessment relates to -	<p>A proposed new build two bedroom, two storey detached house.</p> <p>This fire safety report details matters relating to fire safety.</p> <p>The building was assessed using the plans listed above.</p>
The fire strategy for the premises are -	<p>Full evacuation of the building in the event of a fire alarm and phone 999 from outside of the building.</p> <p>The fire strategy is "Early warning leading to full evacuation" of the property.</p>
Relevant documentation	BS9991:2015 & Approved Document B.
Escape Routes	<p>B.S. 9991: 2015 page 24 states:</p> <p>In single and two-storey houses the means of escape may be through the main entrance via the hall or alternatively through the window. Consequently, unless a protected escape route is provided, each bedroom should have a window in accordance with 5.1.</p> <p>At the time of the assessment the building was assessed using the plans listed above.</p>
Fire Separation	<p>There is no requirement to fit fire doors within the building if escape windows are fitted to the bedrooms. If this option is not chosen then fire doors need to be fitted to risk rooms along the escape routes.</p> <p>This means a 30 minute fire door but without the need for intumescent strips, cold smoke seals or a self closer.</p> <p>These should conform to BS 476part 20:22 and BS476 part 31:1. BS 476 - Fire doors and doorframe, BS EN 1154 – Hinges, BS EN 1906 and BS EN 12209 – Door handles and locks.</p> <p>At the time of the assessment the building was assessed using the plans listed above.</p>
Fire Detection and Alarm System	<p>The protected escape route must be fitted with a mains operated battery back up fire alarm that meets the following standard: "BS 5839 (Part 6) 2019 Grade D1 or D2: LD3.</p> <p>Smoke detectors will be located throughout the escape route with an additional heat detector located in the kitchen. These will be interlinked to alert the whole building.</p> <p>At the time of the assessment the building was assessed using the plans listed above.</p>
Lighting of Escape Routes	<p>There is no requirement for an internal emergency lighting system.</p> <p>At the time of the assessment the building was assessed using the plans listed above.</p>

## Fire Strategy Report for 11 St Johns Grove, Richmond, TW9 2SP cont:

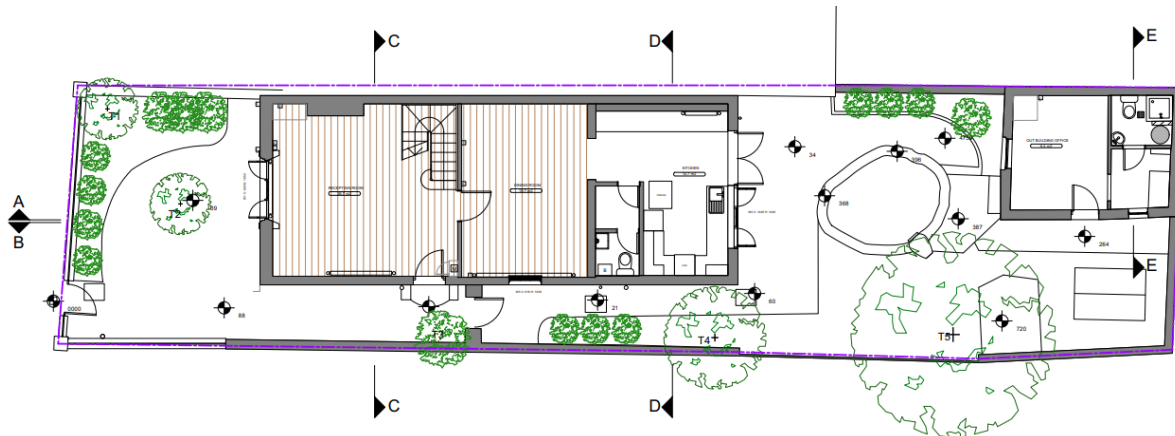
Fire Fighting Equipment	<p>There is no requirement for any fire fighting equipment however it is recommended that a fire blanket located in the kitchen.</p> <p>At the time of the assessment the building was assessed using the plans listed above.</p>
Fire Safety Signs	<p>There is no requirement for any fire safety signs.</p> <p>At the time of the assessment the building was assessed using the plans listed above.</p>
Surface finishes & floor coverings	<p>It is advised that combustible surface finishes should not be permitted within the escape route and should, as far as is practicable, also be avoided in other locations".</p> <p>At the time of the assessment the building was assessed using the plans listed above.</p>
Management and maintenance of fire safety.	<p>Any fire safety equipment installed or provided must be tested and serviced in accordance with the appropriate British Standards.</p> <p>This will need to be addressed once the building is in use.</p>
Escape windows	<p>B.S. 9991: 2015 page 24 states:</p> <p>In single and two-storey houses the means of escape may be through the main entrance via the hall or alternatively through the window. Consequently, unless a protected escape route is provided, each bedroom should have a window in accordance with 5.1.</p> <p>B.S. 9991: 2015 page 22 states:</p> <p>5.1 Escape by way of doors and windows</p> <p>Doors and windows that are to be used for means of escape or rescue should meet the following recommendations;</p> <ul style="list-style-type: none"> <li>a) Escape windows should have an unobstructed easily openable area that is a minimum of 0.33 m<sup>2</sup>, having the minimum dimensions of 450 mm in height and 450 mm in width.</li> <li>b) The bottom of any openable area should be not more than 1100 mm above the floor of the room in which it is situated.</li> <li>c) Must not be more than 4.5 m above the ground to the drop externally.</li> <li>d) Doors and windows that are provided for escape or rescue purposes from a room above ground level should meet the following recommendations. <ul style="list-style-type: none"> <li>1. If a window is a dormer window or a roof light, the distance from the eaves of the roof to the sill or vertical plane of the window or sill of the roof light should not exceed 1.5 m when measured along the roof.</li> <li>2. Any doors (including a French window or a patio window) should be guarded with a protective barrier in accordance with BS 6180.</li> </ul> </li> </ul>

## Fire Strategy Report for 11 St Johns Grove, Richmond, TW9 2SP cont:

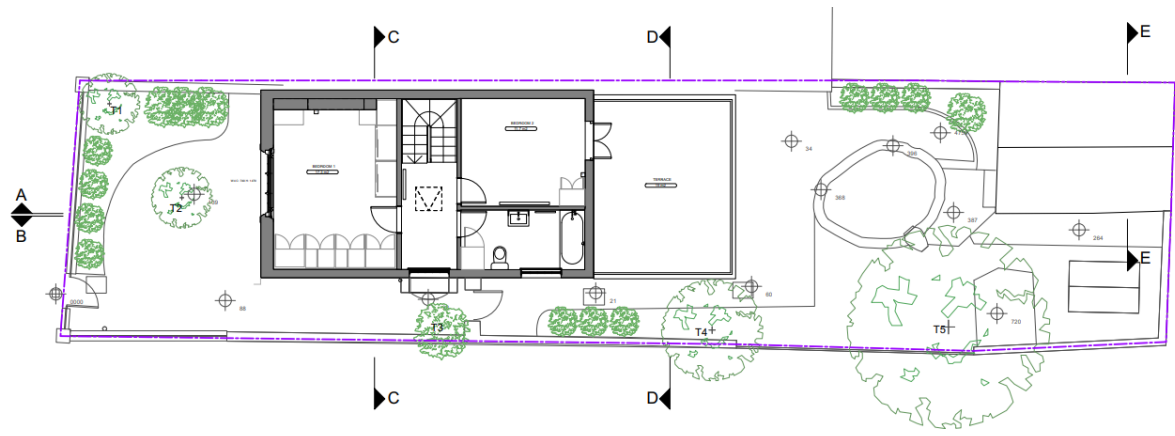
Escape windows cont.	<ol style="list-style-type: none"><li>3. The ground beneath the window or balcony should be clear of any obstructions (such as iron railings or horizontally hung windows) and should be of a size and material that is suitable and safe for supporting a ladder.</li><li>4. For security purposes many windows are kept locked with a key. Occupants should be advised to keep the key close to the escape window where it can be easily located.</li></ol>
Walls and surface finishes.	Any walls must be made good after the works. Holes and gaps must be fire stopped to a 30-minute standard complying with BS 476.
Compliance with Building Regulations 2010.	<p>It must be ensured that whatever works are carried out are first discussed and agreed with local council Building Control Officers or an Approved Building Control Officer.</p> <p>Their agreement must be sought in writing before the final fire safety measures are put in place.</p>

Fire Strategy Report for 11 St Johns Grove, Richmond, TW9 2SP cont:

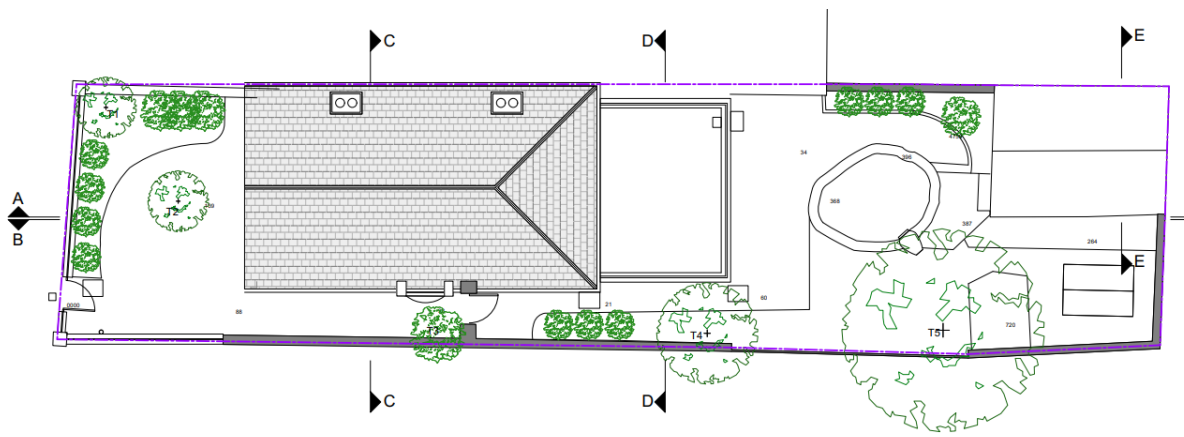
Existing Ground Floor Plan



Existing First Floor Plan

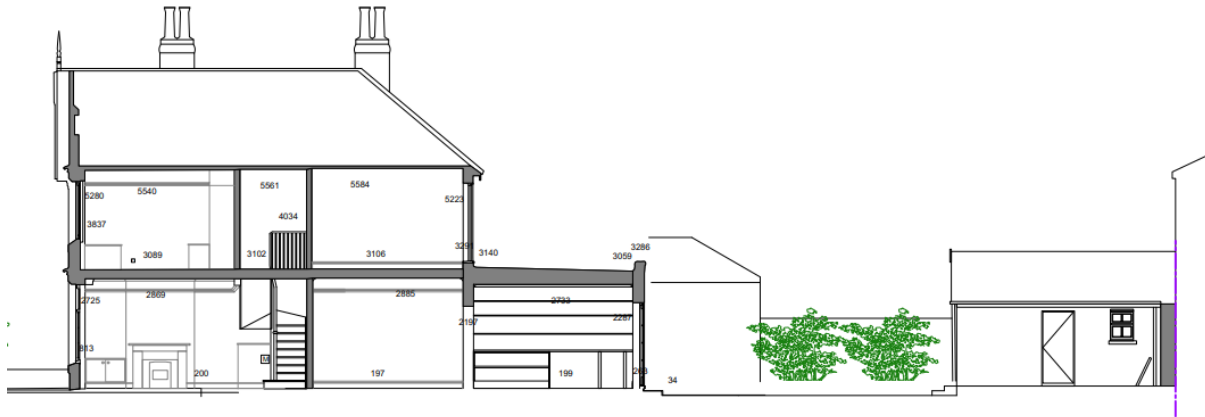


Existing Roof Plan

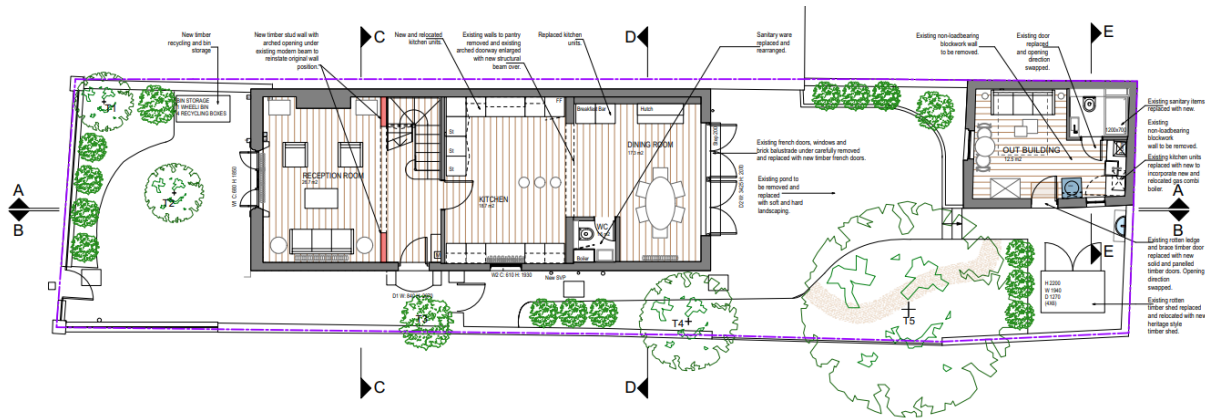


Fire Strategy Report for 11 St Johns Grove, Richmond, TW9 2SP cont:

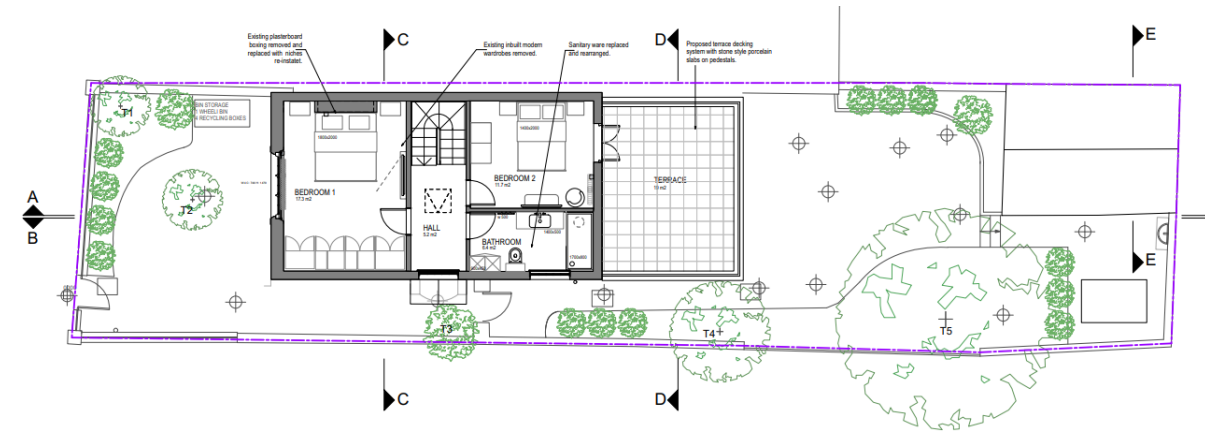
Existing Elevation



Proposed Ground Floor Plan



Proposed First Floor Plan



Fire Strategy Report for 11 St Johns Grove, Richmond, TW9 2SP cont:

Proposed Front Elevation





[www.ukfsm.co.uk](http://www.ukfsm.co.uk)

E – mail – [admin@ukfsm.co.uk](mailto:admin@ukfsm.co.uk)

21 Victoria Avenue, Hunstanton, PE36 6BY.

Tel – 0845 519 1175

Mobile – 07824 994 401

Company Number – 7710996



Graduate I.F.E. Membership Number 34511



Institute of Fire Safety Managers Registered Fire Risk Assessor Number  
CO227

Fire Risk Assessments – Asbestos Surveys – Health & Safety Assessments -  
Fire Extinguishers – Fire Safety Signs & Equipment -

Fire Fighting Training – Fire Safety Consultation & Advice

No part of this report can be copied without the express permission of **UK Fire Safety Management LTD.**