



UK Fire Safety Management Ltd
Safety Is No Accident!

Fire Strategy Report



WEST ELEVATION



EAST ELEVATION

Property address ; - 296 Long Lane, Hillingdon, UB10 9PE

Date of consultation ; - 11th January 2021

Client ; - Pronto Build

This assessment was carried out by: Neil Richardson MIFSM & GFireE IFSM Registered Fire Risk Assessor No: C0227 Fire Safety Surveyor	The building was assessed on the 11th January 2022 via a copy of the proposed plans. The drawing numbers are 111-03, 111-04, 111-05 and 111-06. The fire safety standards are taken from BS9991-2015.
Description	The premises are a two-story single private dwelling occupied by one family unit. The current means of escape from the 1st floor is via a staircase to ground floor. The current means of escape on the ground floor is via the front door to the street. The proposed plans are for a second floor loft conversion and a ground floor extension. The current proposed layout is acceptable under Building Regulations. The proposed plans are attached at the end of this report.

Fire Strategy Report for 296 Long Lane, Hillingdon, UB10 9PE cont:

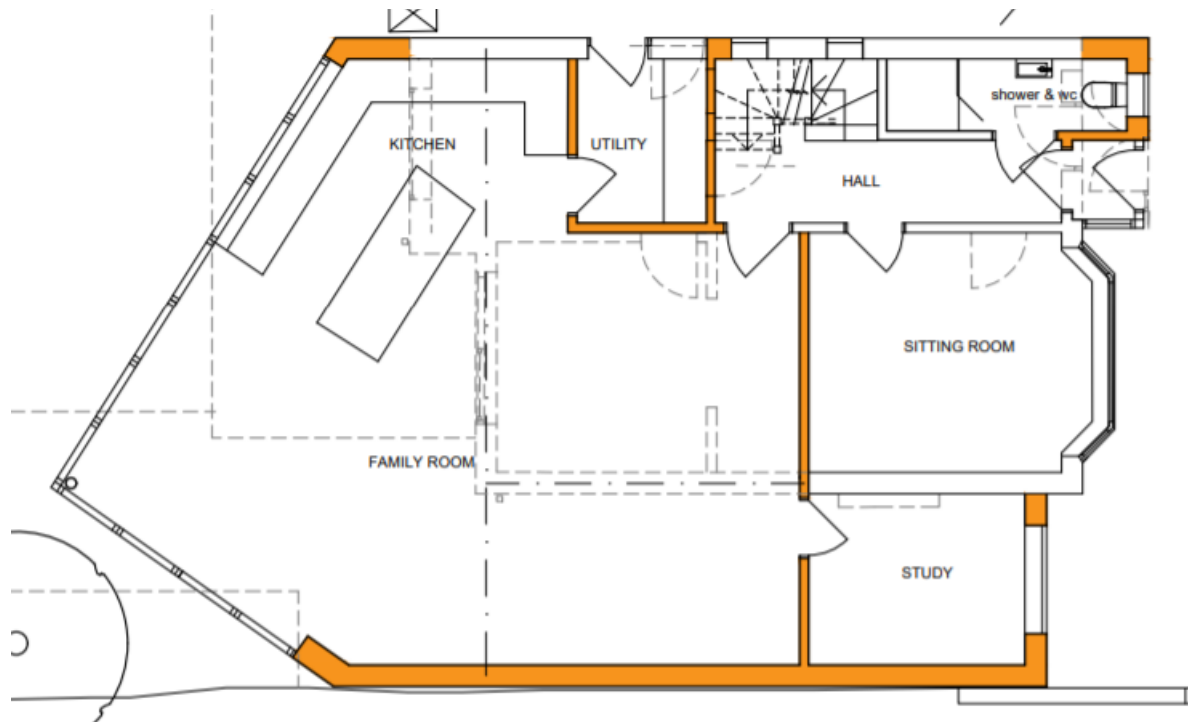
The assessment relates to -	The fire safety requirements required for a 2nd floor proposed loft conversion and a ground floor extension. The building was assessed using the plans listed above.
The fire strategy for the premises are -	Full evacuation of the building in the event of a fire alarm and phone 999 from outside of the building. The fire strategy is "Early warning leading to full evacuation" of the property.
Relevant documentation	BS9991:2015 & Approved Document B.
Escape Routes	The whole escape route from the loft conversion down to the ground floor should be a 30 minute protected route. This means that all risk rooms off of the escape route should be fitted with FD30 doors. This does not include any general use cupboards. The wall linings of the protected route must also be of 30 minutes fire resistance. Note: If a cupboard or W/C has a boiler in it, this will be considered a risk room and will need a FD30 door. At the time of the assessment the building was assessed using the plans listed above.
Fire Separation	For the protected route FD30 doors are required to be fitted to all risk rooms off of the escape route on all three floors. This means a 30 minute fire door but without the need for intumescent strips, cold smoke seals or a self closer. 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. At the time of the assessment the building was assessed using the plans listed above.
Fire Detection and Alarm System	The protected escape route must be fitted with a mains operated battery backup fire alarm that meets the following standard: "BS 5839 (Part 6) 2019 Grade D1 or D2: LD3. Smoke detectors will be located throughout the escape route. A heat detector will be located in the kitchen. These will be interlinked to alert the occupants of the house. At the time of the assessment the building was assessed using the plans listed above.
Lighting of Escape Routes	There is no requirement for an internal emergency lighting system. At the time of the assessment the building was assessed using the plans listed above.

Fire Strategy Report for 296 Long Lane, Hillingdon, UB10 9PE cont:

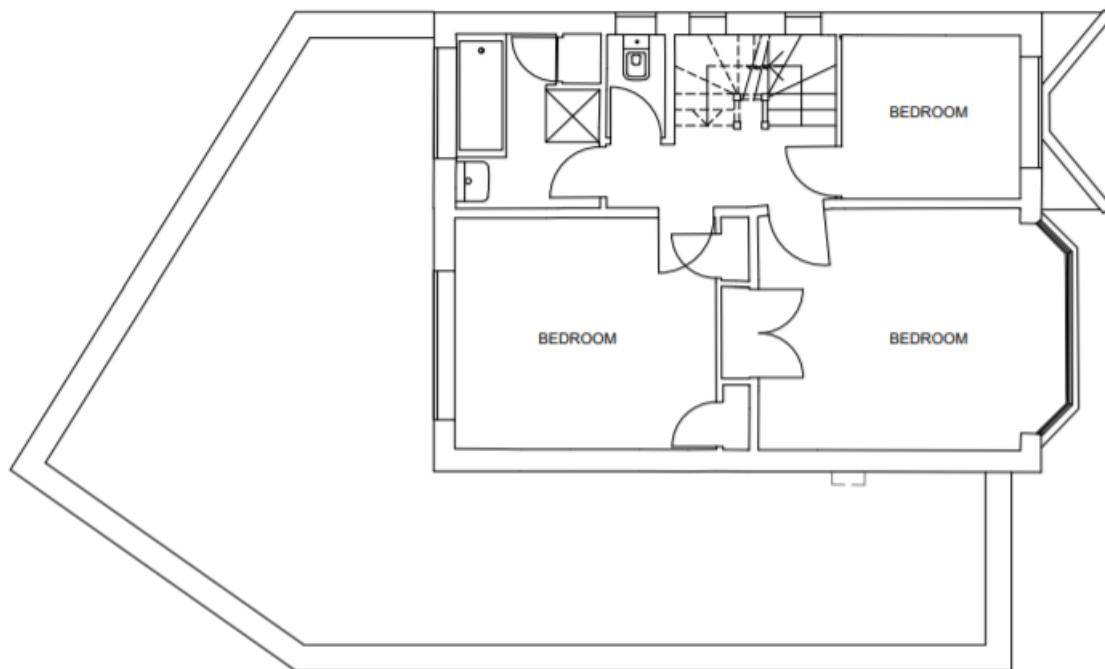
Fire Fighting Equipment	There is no requirement for any fire fighting equipment however it is recommended that a fire blanket is located in the kitchen. At the time of the assessment the building was assessed using the plans listed above.
Fire Safety Signs	There is no requirement for any fire safety signs. At the time of the assessment the building was assessed using the plans listed above.
Surface finishes & floor coverings	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". At the time of the assessment the building was assessed using the plans listed above.
Management and maintenance of fire safety.	Any fire safety equipment installed or provided must be tested and serviced in accordance with the appropriate British Standards. Records must be retained of these tests.
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.	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. Their agreement must be sought in writing before the final fire safety measures are put in place.

Fire Strategy Report for 296 Long Lane, Hillingdon, UB10 9PE cont:

Proposed Ground Floor Plan

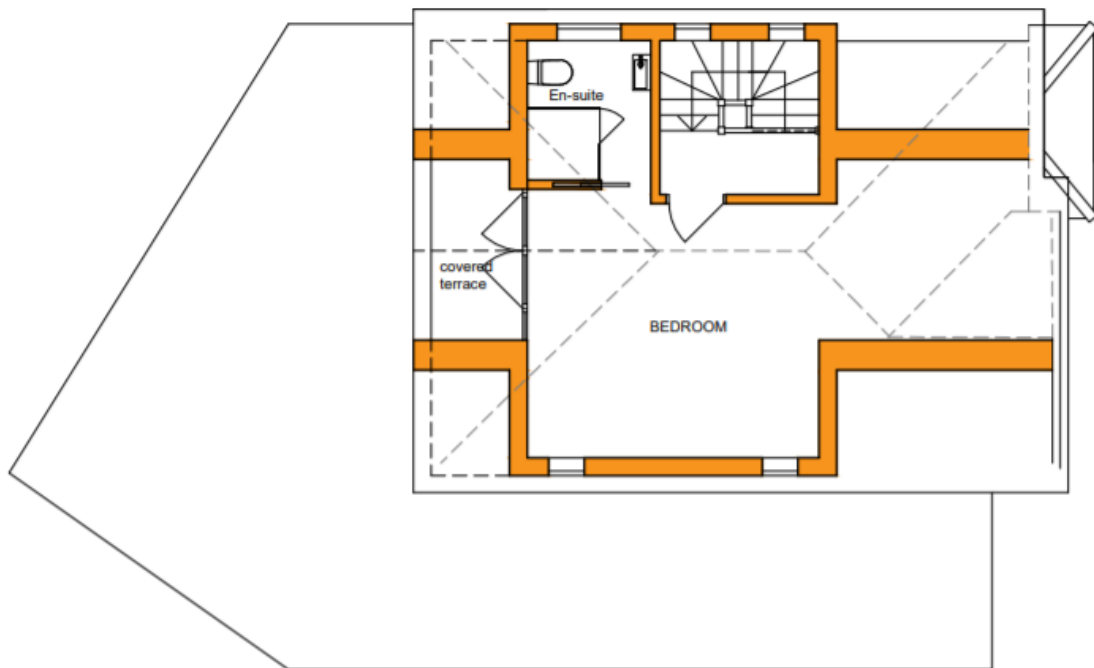


Proposed First Floor Plan

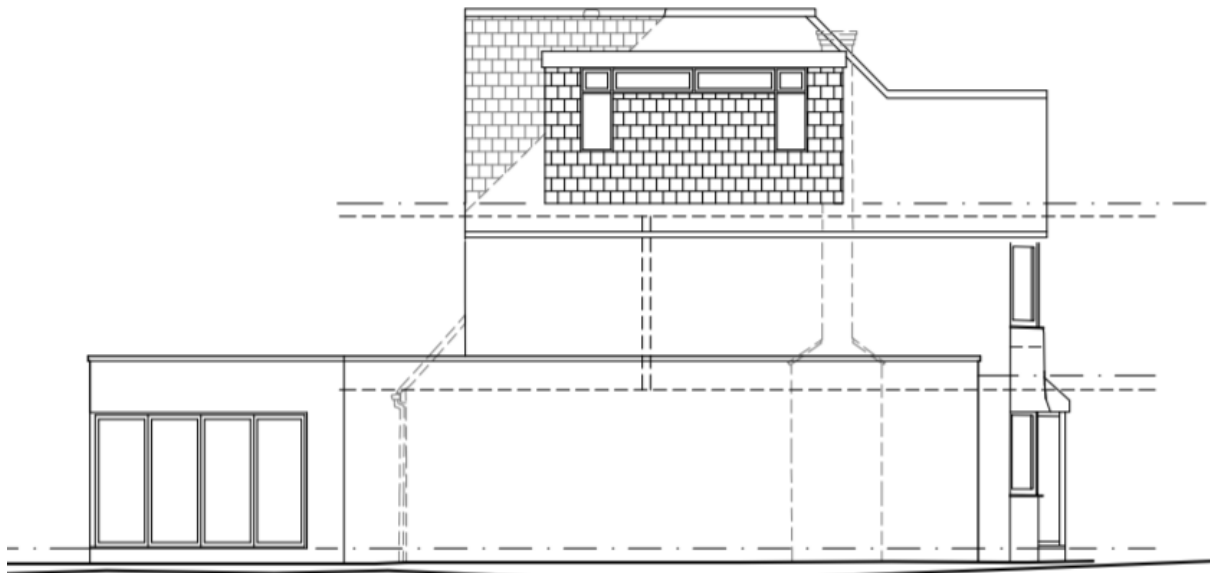


Fire Strategy Report for 296 Long Lane, Hillingdon, UB10 9PE cont:

Proposed Loft Plan



North Elevation



Fire Strategy Report for 296 Long Lane, Hillingdon, UB10 9PE cont:

South Elevation





www.ukfsm.co.uk

E – mail – 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.**