TRI FIRE

CONSULTANTS - FIRE ENGINEERS - SURVEYORS

October 27, 2023

FirstPort

Dear Sirs,

RE: Knightswood, Park House, 2 Herald Gardens, Kent, TN2 3UW; Fire Risk Appraisal of the External Walls (FRAEW) using PAS 9980. Desktop Review

Further to your request, we have reviewed the information provided relating to the external fabric at Knightswood, Park House, 2 Herald Gardens, Kent, TN2 3UW and can confirm the following.

We have reviewed the information provided and can confirm that an FRAEW in line with PAS 9980 is not required. This is in line with the guidance of PAS 9980 – the first step of which is to determine whether an FRAEW is required:

'It is not implied that an FRAEW will be required for all blocks of flats. In many cases, it will be manifestly obvious to a competent fire risk assessor that the risk to life from fire spread over external walls is not such as to warrant an FRAEW by a specialist; in these cases, the fire risk assessor will normally address compliance of external wall construction with the Fire Safety Order as part of the FRA. Examples of this are buildings in which the external wall construction can readily be confirmed as being of traditional masonry construction (i.e. external walls which comprise either two leaves of masonry or a solid masonry leaf), or cases in which it can, otherwise, readily be determined by a typical fire risk assessor.'

The basis for our view that an FRAEW is not required is as follows:

- The property consists of ground and 3 upper storeys only, with an upper floor height of approximately 9m. It is therefore a property below 11m in height.
- The predominant façade construction is masonry
- There are small sections of cladding present only, in very limited areas. This has been confirmed as being a Marley Eternit board, which is of limited combustibility. Although the insulation may not be of limited combustibility it does not present a significant risk of rapid external fire spread.

Should you require any further information please let me know.

Best wishes,

A. Kiziak

Adam Kiziak BSc (Hons), IEng, MIFireE, MIFSM, MSFPE
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October 27, 2023

FirstPort

Dear Sirs,

RE: Knightswood, Regent House, 2 Herald Gardens, Kent, TN2 3UW; Fire Risk Appraisal of the External Walls (FRAEW) using PAS 9980. Desktop Review

Further to your request, we have reviewed the information provided relating to the external fabric at Knightswood, Regent House, 2 Herald Gardens, Kent, TN2 3UW and can confirm the following.

We have reviewed the information provided and can confirm that an FRAEW in line with PAS 9980 is not required. This is in line with the guidance of PAS 9980 – the first step of which is to determine whether an FRAEW is required:

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