



Plans Only Inspection

One Kew Road 8966

Date undertaken: 17th May 2024



Firesafe Solutions (UK) Ltd

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Fire Risk Assessments • Design & Planning • Fire Provision Reports • Legislation Interpretation

Fire Authority Consultation • Fire Training

VAT Reg No: 844 7813 02 Company No: 5272360

Registered Office • Claylands Road • Bishops Waltham • Southampton SO32 1BH

1. Premises Details	
Premises name	One Kew Road (to be rebranded all bar one)
ID/House No.	8966
Address	1 Kew Road Richmond London TW9 2NQ

2. Report Details	
Date of report	17 th May 2024
Amendment date <i>First amendments are written in red, second amendments in green. Any further amendments and a new report is produced.</i>	
Requested by	Lance Davies – Design Coalition
Produced by	Adrian Jacobs SIIRSM

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1. Premises Details

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3. General Description/Report Purpose

As the proposed alterations appear to be a rebranding with minor decorative changes with no material change of use, this project is considered exempt from the Building Regulations. As such the plans provided listed below have been assessed against the recommendations of relevant DLGC guidance for this type of premises line with the Regulatory Reform (Fire Safety) Order 2005. The recommendations are in respect of life safety and not property protection.

The drawings provided to produce this report are detailed below.

Drawing No.	Revision	Title	Date
4877/001	-	Existing Basement, Ground and First Floor Plans	Jan 24
4877/002	-	Existing Second Floor Plan	July 19
4877/101	A	Proposed Sketch Scheme Ground Floor Plan	Feb 24
4877/102	A	Proposed Sketch Scheme First Floor Plan	Feb 24

4. Assumptions

- 1) Items in the previous Fire Risk Assessment dated February 2024 are assumed to have been or will be completed during this refurbishment. This is a new acquisition and has not been visited previously by Firesafe Solutions.
- 2) It is noted that although existing plans have been provided for the basement and second floor. No proposed plans have been provided, it is therefore assumed that in except for outstanding work from the last FRA, these areas are out of scope of this project.
- 3) No plans have been provided for third floor it is therefore assumed that the third floor is also out of scope of the project and will remain a vacant and disused floor.
- 4) The Purpose group as defined under ADB Vol 2 2019 edition table 0.1. Retail area: Group 4 Shop and Commercial

5. Recommendations

5.1 Means of Escape

- 5) The following doors are required to be self-closing thirty-minute fire doors fitted with combined intumescent strips and smoke seals. Their associated walls and partitioning should be thirty minutes fire resisting and extend from true floor to true ceiling:

Ground floor

- a. Spiral Stairwell into retail area
- b. Head of basement stairs into lobby 2
- c. Refuse store 1 into stairwell 2
- d. Refuse store 1 into rear toilet lobby

- 6) It is noted that the spiral stairwell is open at first floor level, it should be ensured that the separation of the spiral stairwell lobby at basement level is maintained.

The means of escape from the first floor appears to include the passage across the flat roof to an external stairwell. although the use of flat roof escapes for public is not advocated within the latest editions of Approved Document B Vol 2, as this is existing with no material changes this is considered as no less unsatisfactory than before and can be accepted. It should however be ensured that there are no unprotected openings within 3m along the flat roof means of escape.

- 7) As spiral stairwell used by the public, this should be of a Type E stairwell, however as the stairwell is existing and not being replaced this is considered for less unsatisfactory than before and can be accepted, although it should be noted that if planning permission is required then this will need to be agreed with the approved inspector.
- 8) Outward opening exit doors should either be 'push to open' during trading or fitted with full width 'Push Bar' locking devices.
- 9) If exit doors for the public are fitted with slide/drop bolts, they should have the rear keep removed so the barrel can be removed during trading.

5.2 Retail Occupancy

Total Retail Occupancy	379
Ground floor	232
First floor	147

Location: Ground floor			
Exit	Width	Inward or Outward opening	Capacity
1) Front entrance	1720mm width	Outward opening	334
2) Rear exit	1890 width	Outward opening	368
Total exit capacity after discounting largest exit			334
Floor space capacity			Occupants
Seating area (number of seats)			152
Standing area (bar length 12m x 2m deep/0.3)			80
Total			232

Location: First floor			
Exit	Width	Inward or Outward opening	Capacity
1) Spiral	1050mm width	Outward opening	200
2) Flat roof	1400mm width	Outward opening	270
Total exit capacity after discounting largest exit			200
Floor space capacity			Occupants
Seating area (number of seats)			122
Standing area (bar length 5m x 1.5m deep/0.3)			25
Total			147

Note

This occupancy relates to safety for compliance with fire regulations and has no bearing on any other occupancy that may relate to the premises.

- 10) As the final exits are existing, exit width capacity is based on DCLG guidance and not those provided in ADB vol 2

5.3 Compartmentation

- 11) As the premises is an existing building and the works do not materially affect the floors, there is no requirement to consider compartmentation.

5.4 Loadbearing elements of Structure

- 12) The upper floors require sixty fire resistance of structural frames, beams and columns to prevent collapse.

5.5 Fire Alarm

- 13) The FRA dated February 2024 shows a satisfactory level of automatic detection considering use. Any replacement of the system should be like for like in accordance with the requirement of BS5839 -1 2017.
- 14) If either retail area is to be used for DJs with loud music, either the music system should be fitted with a relay which will cut the music when the alarm sounds or a flashing beacon and sounder should be fitted adjacent to the DJ point and sufficient control of the music system ensured.

5.6 Emergency Lighting

- 15) The FRA dated February 2024 shows a satisfactory level of emergency lighting. Any replacement of the system should be like for like in accordance with the requirement of BS5266 -1 2016.

5.7 Concealed Spaces

- 16) Cavity barriers will be required in accordance with Building Regulations. These must be considered before concealed areas are enclosed.

5.8 Internal Wall Linings

- 17) No details are shown on plan for internal wall and ceiling linings. It should be ensured that the requirements of table 6.1 (shown below) are met for any new wall linings.

Table 6.1 Classification of linings

Location

Small rooms of maximum internal floor area	D-s3, d2
a. 4m ² in residential accommodation	
b. 30m ² in non-residential accommodation	

Other rooms (including garages) C-s3,d2

Other circulation spaces B-s3 d2 ⁽¹⁾

⁽¹⁾ Wallcoverings which conform to BS EN 15102, achieving at least class C-s3, d2 and bonded to a class A2-s3, d2 substrate, will also be acceptable

5.9 External Fire Spread

- 18) As the premises is an existing building and the outside faces are not being altered, the existing separation can be accepted.

5.10 Mechanical and Electrical Considerations

- 19) Consideration should be given to the location of gas and electricity emergency isolation points for major cooking appliances. Locate isolation points adjacent to the kitchen door where possible.
- 20) Kitchen extraction systems should be installed as per the British Standard with care made to ensure all areas of the duct can be effectively cleaned. The outlet from the extraction system must not blow where the grease can collect or where it could affect a means of escape.
- 21) Should Halogen down-lights be fitted in the ceilings, they should be fitted with intumescent down-light fire hoods or combined intumescent down-light fittings.
- 22) Accessible WC should be fitted with a distress pull cord which has an audible and visual alarm behind the bar.

5.11 Fire Safety Notices and Signs

- 23) Maintained running man exit signage should be provided above the following doors:
 - a. Inner lobby rear exit ground floor
 - b. Main entrance
 - c. Spiral stairwell street exit
 - d. Above spiral stairwell at first floor
 - e. First floor retail rear exit
- 24) All designated fire doors should be provided with relevant signage:
 - a. Self-closing door - "Fire Door Keep Shut" to both faces
 - b. Self-closing doors with hold open/free swing devices – "Automatic Fire Door Keep Clear" to outside face
 - c. Doors fitted with push bar locking devices – pictogram "Push Bar to Open" inside face
 - d. Final exits "Fire Door – Keep Clear" to outside face
 - e. Doors to cupboards etc. without self-closing devices – "Fire Door Keep Locked" to outside face

5.12 Fire-fighting Equipment

- 25) The following locations should be provided with a pair of extinguishers consisting of 13A rated water based and 2kg CO₂:
 - a. Behind the ground floor bar in the retail area
 - a. Behind the first floor bar in the retail area
- 26) The retail kitchen should be fitted with;
 - 1 x 6 litre Wet Chemical (where no fryers fit 6 litre Foam)
 - 1 x 2kg CO₂
 - 1 x Fire Blanket

5.13 Fire Service Access


- 27) As the premises is an existing building and access is not being materially affected, there is no requirement to consider fire service access.

5.14 Water Supplies & Mains

- 28) As the premises is an existing building, there is no requirement to improve water supplies.

6. Quality Assurance

The Validator named below has completed an audit of this report to ensure the quality and consistency of the information contained in line with the relevant legislation.

Name	Signature	Date
Patrick Walsh		21 st May 2024

7. Further Information

Firesafe Solutions (UK) Ltd is a unique company delivering innovative, cost-effective solutions to complex problems.

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Please find below a link to several free downloads that may assist you in the management of fire safety for your premises.

You can access them either by scanning the QR code below or following this link to our website www.firesafesolutions.co.uk/Free-Downloads

Documents you can download include:

- Company Information
- Fire Action Sign
- Fire Safety Log Book
- PEEP
- Generic Fire Policy
- Fire Evacuation Plan

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