

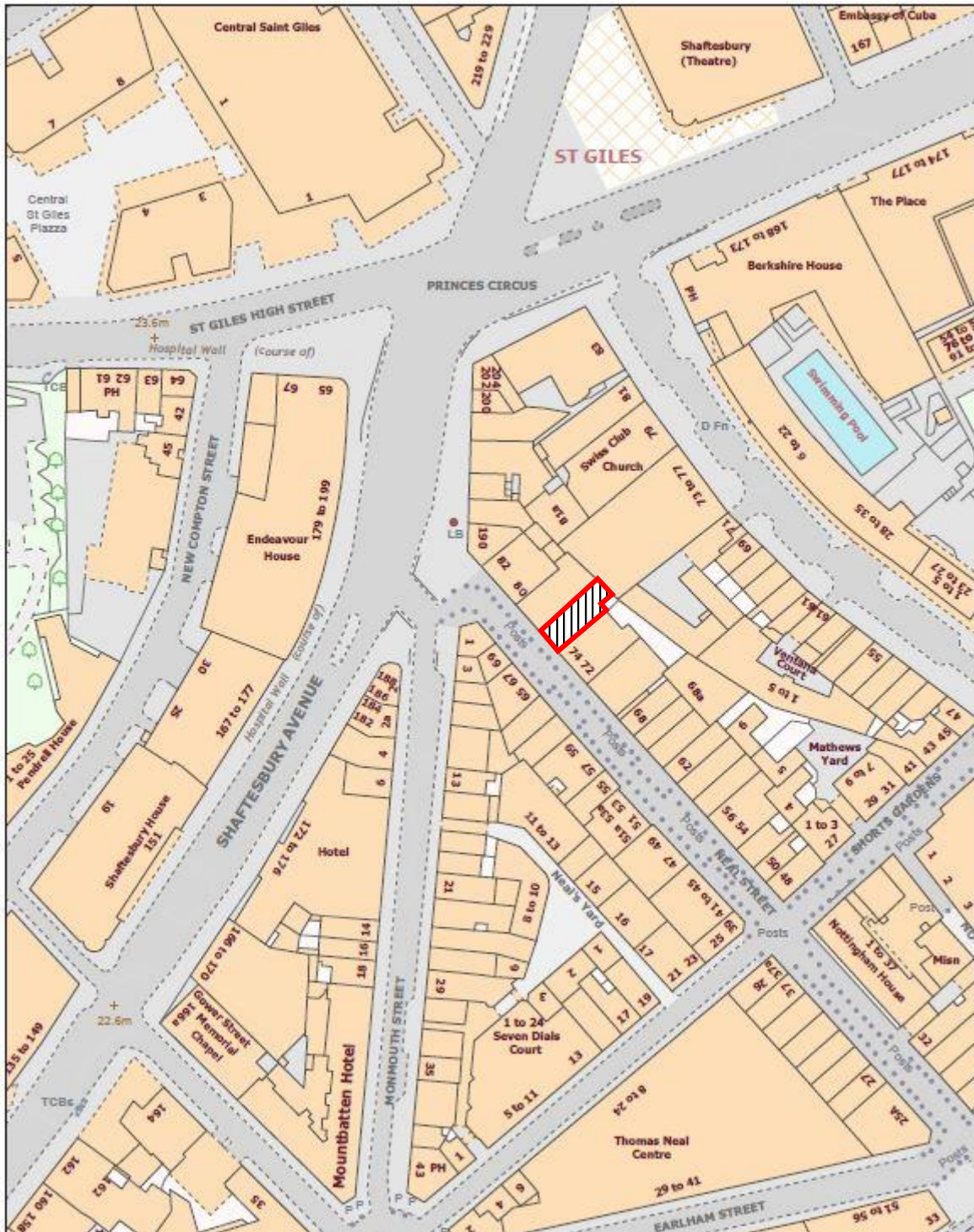
FIRE SAFETY & RISK ASSESSMENT

Location: 76 NEAL STREET, Covent Garden WC2H 9PA

ASP ARCHITECTS LONDON LTD

Architect Sami Almaqableh
Registered as an architect under the Architect Act 1997
Company n. 11868709 & its registered office is in
England & Wales



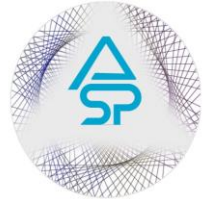


SITE LOCATION

ASP ARCHITECTS LONDON LTD

Architect Sami Almaqableh
 Registered as an architect under the Architect Act 1997
 Company n. 11868709 & its registered office is in
 England & Wales



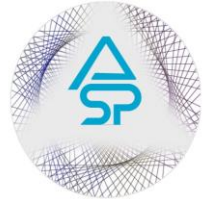


SITE LOCATION
76 Neal Street
Google Maps

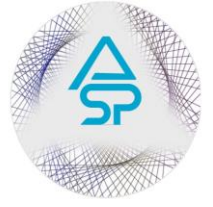
ASP ARCHITECTS LONDON LTD

Architect Sami Almaqableh
 Registered as an architect under the Architect Act 1997
 Company n. 11868709 & its registered office is in
 England & Wales





Front Elevation "Neal Street"



Existing Building “Rear – Side Elevation”

ASP ARCHITECTS LONDON LTD

Architect Sami Almaqableh
 Registered as an architect under the Architect Act 1997
 Company n. 11868709 & its registered office is in
 England & Wales





Contents:

1. Project Information – Project Details	Page 7
2. Introduction	Page 9
3. Premises Particulars	Page 10
4. General Statement of Policy	Page 10
5. Management System	Page 16
6. General Description of the Premises	Page 17
7. Fire Safety System within the Premises	Page 19
8. Plans-Drawings of the Premises	Page 20
9. Identify Fire Hazards	Page 22
10. Management – Maintenance Plan	Page 23
11. Emergency Action Plan-Evacuation & Fire Strategy Plans	Page 24
12. Training & Calling Fire Services	Page 25
13. Fire Safety Management Plan	Page 25
14. Emergency Action Plan Process	Page 26
15. Conclusion	Page 26



1. PROJECT Information – PROJECT Details:

● RIBA Fire Safety Compliance Tracker

Project Title	Installation of Ventilation System- Kitchen at Basement Floor & Relocation extra flue duct to the rear-side elevation at 76 Neal Street, Covent Garden - London WC2H 9PA			
Project Number	ASP-23104-76 NS (P310)			
Roles Provided	<input checked="" type="checkbox"/> Architect	<input type="checkbox"/> Lead Designer	<input type="checkbox"/> Project Lead	<input type="checkbox"/> Contract Administrator
Architectural Consultant	ASP Architects London Ltd – 203-205 The Vale Business Centre, Office n. 39 The Vale Acton – London W3 7QS			
Project Summary	Vacant Shop at Ground floor/Basement to change activity to kitchen-bakery and primary cooking, H=3.00m, Existing G.I.A.=103.45 m² - no change or extension of high and G.I.A. at Ground Floor. Variation in G.I.A. at basement will be a reduction of 7% of the original G.I.A at basement.			
Document Date	10/08/2023	Version Control	0	
Client	Dow Properties Ltd – 195 Hale Lane, Edgware - London HA8 9QN Mr. Morad Arefin			
Local Authority	Camden Council London Borough - LPA			

● RIBA Plan of Works

RIBA Workstage	Design Submitted to Client	Design Approved by Client	Notes
Stage 1	✓	✓	Requirements to create a partial area for Kitchen-Bakery Activity
Stage 3	✓	✓	Drawings Coordination with: Ventilation system installer, noise sub-consultant and builder
Stage 4	✓	✓	Accepted and approved by client and installer and ready to be submitted to LPA
Stage 5	<input type="checkbox"/>	<input type="checkbox"/>	Not required
Stage 6	<input type="checkbox"/>	<input type="checkbox"/>	Not Required

ASP ARCHITECTS LONDON LTD

Architect Sami Almaqableh

Registered as an architect under the Architect Act 1997
 Company n. 11868709 & its registered office is in

England & Wales





● Statutory Compliance

Statutory Submissions	Submitted	Date	Approved	Date	Fire Safety Conditions
Planning / Gateway 1	<input type="checkbox"/>		<input type="checkbox"/>		Currently the shop is closed, execution of internal works that doesn't subject of planning- waiting the submittal of planning application
Building Control / Gateway 2	<input type="checkbox"/>		<input type="checkbox"/>		ASP not involved
Completion / Gateway 3	<input type="checkbox"/>		<input type="checkbox"/>		ASP not involved

● Design Status - Description

DP	Design In Progress	DC	Design Complete	DA	Design Approved (Building Control)	CS	Constructed & Signed Off
-----------	--------------------	-----------	-----------------	-----------	---------------------------------------	-----------	-----------------------------

ASP ARCHITECTS LONDON LTD

Architect Sami Almaqableh
 Registered as an architect under the Architect Act 1997
 Company n. 11868709 & its registered office is in
 England & Wales





2. INTRODUCTION:

The site visit (76 Neal Street, Covent garden-London WC2H 9PA) was carried out by ASP architects London on Friday 14/07/2023 to ascertain the current situation of the building and the proposed development:

The below fire safety strategy is a preliminary outlining principles and keys considerations required for planning permission purpose / full planning permission and following the planning policy (Fire Safety)

ASP will recommend and suggest to follow & ensuring sufficient & suitable level of protection of the building (Shop Activity) in compliance with the endorsed regulations:

- Building Regulations 2019 edition, Approved Document (B), Fire Safety: Dwellings
- The Regulatory Reform n.1541 (Fire Safety) Order 2005

The current building is in mixed use, at ground floor/Basement as activity of shop (Class E), Upper Floors (Class C3) is a residential flats.

The main aim of this statement is to provide some advice at this level of development, and how to achieve a high level of life safety for customers, employees, and activity. In addition to the functional requirements by Building Regulation 2010 and subsequent amendments, in particular:

B1: Means of warning and escape.

B2: Internal Fire Spread (Linings)

B3: Internal Fire Spread (Structure)

B4: External Fire Spread

B5: Access and Facilities for the Fire Services

Regulations: (6) 3, 7 (2) & 38

The shop is at present vacant and served by One main entrance from Neal Street and one at rear-side fire exit to Ground floor / upper floors used as s escape exit and main exit fire (Ingress/Exit of customers only by Neal Street). Basement and Ground floor of the shop is connected by internal stair.

Main Ingress/exit (Aluminium Frame) at Front Elevation (Neal Street View). The access to the Ground floor and upper floors) through a metal stair allocated at rear/side of the building.

The proposal development, there is no change for these accesses and to keep it as it is. The Front elevation access/exit door will discharge onto the access Neal Street leading customers to the main assembly area at Neal Street. The Rear/Side exit will discharge employees onto the access to security stairs/ ground/upper Floors at Rear/Side of the building

Once the development works are completed in the building, then a FIRE SAFETY POLICY for the Shop would be communicated and distributed to all occupants, tenants, and employees, displayed within the common parts of the shop.

The development will create a new internal distribution with **KITCHEN AREA-Bakery Activity** (Gas Oven, worktop for food) and a ventilation system with stainless steel canopy and extract flue duct through basement ceiling and goes to the rear of Ground Floor and wall mounted duct to the roof.

In addition, no structure work or variation is required for this development except a hole in the wall/ceiling to permit the duct to reach the ground Floor level.



3. PREMISES PARTICULARS:

The Fire Safety Officer & the company that will be in charge for the fire safety assessment and control of the building will be assigned by the Client Mr. Ali Morad Arefin – “DOW Properties Ltd” after the refurbishment works completion.

Premises Name		Use of Premises: SHOP
Address	76 Neal Street, Covent Garden WC2H 9PA	Owner/Employer/person in Control of the shop: Mr. Morad Arefin – DOW Properties Ltd, 196 Hale Lane, Edgware London HA8 9QN
Tel No.	07555710050	
Date of Risk Assessment	10/08/2023	Date of Review: 09/08/2024
<p>Name & relevant details of the person who carried out the Fire Risk Assessment Architect Sami Almaqableh, Company: ASP Architects London Ltd</p> <p><i>“The Employer during and after refurbishment works completion should appoint his Principal Designer”</i></p>		

4. GENERAL STATEMENT OF POLICY:

It is a policy of the company of the shop and the employer Mr. Morad Arefin to protect all persons including employees, customers, contractors, and members of the public from potential injury and damage to their health which might rise from activities or in the building.

The Shop Company owner Mr. Morad Arefin or leaseholder will provide & maintain a safe and healthy habitant environment, and security for all Occupants/employees of the shop and customers, and to provide such information, training and supervision as they need for the purpose

Considerations of the measures to safeguard against the outbreak of fire. The assessment of risks and proposed fire protection measures will take into account recognized causes of fire, including:

- arson
- electrical fires
- accidental fires (e.g. caused by cooking, smoking, open flame, candles, bonfires, chemical spills, hot work, etc.)
- explosions (e.g. dust and gas explosions, fireworks, etc.) and
- natural causes (e.g. lightning strikes, wildfires, etc.).



- Safeguard against the outbreak of fire

IFSS	POTENTIAL CAUSES OF FIRE	Considerations to safeguard against the outbreak of fire Assessment of risks that may give rise to the potential for a fire to occur
PREVENTION	Occupant behavior	No smoking inside the shop, the kitchen area-bakery activity is limited and separated area from the customers. Access only permitted to employees
	Natural and man-made disasters	Employees trained and instructed to behave in safety and responsible manner towards them-selves and customers
	Process safety in use	In case of high temperature ensure the functionality of the ventilation system and open the main entrance door and windows to disperse the heat- Follow indication in Evacuation plan
	Distance to external hazards	Recycle bins located inside the kitchen area and exposed externally in the time of waste gathering to be collected by sub-contractors of waste management. Combustible materials and goods to be stored in the store inside the shop-basement level
	Additional causes to suit the project	Customers' presence in the shop will be monitored and controlled by safety-security guide and shop manager

- Requirement B1: Means of Warning & Escape.

IFSS	Fire safety measures to be included		Responsibility	Route to compliance & Design Considerations Guidance or processes followed (ADB, British Standards, CFD, QDR, Fire and Rescue Service etc) Document version / extract / accompanying notes	Design status			
					DP	DC	DA	CS
DETECTION AND COMMUNICATION	Detection systems	✓	Lead: client Contributor: fire engineer	Refer to Fire Strategy Plan	✓	✓	□	□
	Warning systems	✓	Lead: client Contributor: access consultant	Refer to Evacuation Strategy Plan	✓	✓	□	□
	Fire service communications	✓	Lead: client Contributor: security consultant	Refer to Fire-Evacuation Strategy Plan	✓	✓	□	□
	Building configuration	✓	Lead: client Contributor: architect	Two Storey, one floor at Basement and one at Ground Floor	✓	✓	□	□
	Additional measures to suit the project	✓	Lead: client Contributor: client	The client will appoint a professional people after granting the planning permission	✓	✓	□	□



IFSS	Fire safety measures to be included		Responsibility	Route to compliance & Design Considerations <i>Guidance or processes followed (ADB, British Standards, CFD, QDR, Fire and Rescue Service etc) Document version / extract / accompanying notes</i>	Design status			
					DP	DC	DA	CS
OCCUPANT PROTECTION	Evacuations procedures	✓	Lead: client Contributor: fire engineer	Refer to Fire Strategy Plan (P260)	✓	✓	<input type="checkbox"/>	<input type="checkbox"/>
	Evacuation Plans	✓	Lead: client Contributor: access consultant	Refer to Evacuation Strategy Plan (P250)	✓	✓	<input type="checkbox"/>	<input type="checkbox"/>
	Protected Area	✓	Lead: client Contributor: security consultant	Refer to Fire-Evacuation Strategy Plan	✓	✓	<input type="checkbox"/>	<input type="checkbox"/>
	Smoke control	✓	Lead: client Contributor: architect	Refer to layout Ground Floor Plan	✓	✓	<input type="checkbox"/>	<input type="checkbox"/>
	Smoke Lobbies	✓	Lead: client Contributor: fire engineer	Refer to layout Ground Floor Plan	✓	✓	<input type="checkbox"/>	<input type="checkbox"/>
	Location on fire door sets	✓	Lead: client Contributor: architect	Refer to layout Ground Floor Plan	✓	✓	<input type="checkbox"/>	<input type="checkbox"/>
	Travel distances	✓	Lead: client Contributor: architect	Open space and free movement, maximum distance less than 9.00 m to reach the external area.	✓	✓	<input type="checkbox"/>	<input type="checkbox"/>
	Potential restrictions en route	✓	Lead: client Contributor: architect	Not allowed to access store area and kitchen-bakery activity area by customers	✓	✓	<input type="checkbox"/>	<input type="checkbox"/>
	Exit and stair capacities	✓	Lead: client Contributor: architect	The two exit one at front elevation for customers and one at rear for employees	✓	✓	<input type="checkbox"/>	<input type="checkbox"/>
	Merging population flows	✓	Lead: client Contributor: architect	Customer flows ease by direct corridor to the external area	✓	✓	<input type="checkbox"/>	<input type="checkbox"/>
	Corridor widths	✓	Lead: client Contributor: architect	Customer through open corridor and employees' rear open corridor	✓	✓	<input type="checkbox"/>	<input type="checkbox"/>
	Evacuation lifts	✓	Lead: client Contributor: client	No presence in lifts.	✓	✓	<input type="checkbox"/>	<input type="checkbox"/>
	Emergency power supply	✓	Lead: client Contributor: main contractor	The client will decide to provide	✓	✓	<input type="checkbox"/>	<input type="checkbox"/>
	Emergency lighting	✓	Lead: client Contributor: main contractor	Refer to Evacuation & Fire Strategy Plan	✓	✓	<input type="checkbox"/>	<input type="checkbox"/>
	Emergency exit signage		Lead: client Contributor: main contractor	Refer to Evacuation & Fire Strategy Plan	✓	✓	<input type="checkbox"/>	<input type="checkbox"/>
	Assembly points		Lead: client Contributor: main contractor	NEAL STREET	✓	✓	<input type="checkbox"/>	<input type="checkbox"/>
	Evacuation equipment		Lead: client Contributor: main contractor	Refer to Evacuation & Fire Strategy Plan	✓	✓	<input type="checkbox"/>	<input type="checkbox"/>

ASP ARCHITECTS LONDON LTD

Architect Sami Almaqableh
 Registered as an architect under the Architect Act 1997
 Company n. 11868709 & its registered office is in
 England & Wales

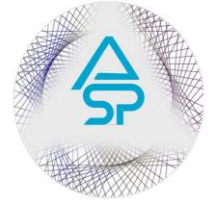




	Occupant characteristics		Lead: client Contributor: main contractor	Opening schedule for shop. Customers are Singles & families / Touristic zone	✓	✓	<input type="checkbox"/>	<input type="checkbox"/>
	Additional measures to suit the project	✓	Lead: client Contributor: client	The client should appoint a manager to provide instructions and information's to customers and employees	✓	✓	<input type="checkbox"/>	<input type="checkbox"/>

• Requirement B2: Internal Fire Spread (linings)

IFSS	Fire safety measures to be included		Responsibility	Route to compliance & Design Considerations <i>Guidance or processes followed (ADB, British Standards, CFD, QDR, Fire and Rescue Service etc)</i> <i>Document version / extract / accompanying notes</i>	Design status			
					DP	DC	DA	CS
CONTAINMENT	Selection of internal lining materials to adequately resist the spread of fire	✓	Lead: client Contributor: fire engineer	The two storey shop are open space except a brick partition at Basement with min. FD 60 min	✓	✓	<input type="checkbox"/>	<input type="checkbox"/>
	Thermoplastic materials	✓	Lead: client Contributor: access consultant	The walls of kitchen – bakery activity are clad with stainless steel sheets	✓	✓	<input type="checkbox"/>	<input type="checkbox"/>
	Additional measures to suit the project	✓	Lead: client Contributor: architect	Open space and free movement of customers should be free from any material or obstacle/ use store for materials and tools for activity.	✓	✓	<input type="checkbox"/>	<input type="checkbox"/>



• Requirement B3: Internal Fire Spread (Structure)

	Fire safety measures to be included		Responsibility	Route to compliance & Design Considerations <i>Guidance or processes followed (ADB, British Standards, CFD, QDR, Fire and Rescue Service etc)</i> <i>Document version / extract / accompanying notes</i>	Design status			
					DP	DC	DA	CS
IFSS	Fire door and shutter sets	✓	Lead: client Contributor: security consultant	Refer to Fire-Evacuation Strategy Plan (P250) & (P260)	✓	✓	<input type="checkbox"/>	<input type="checkbox"/>
	Fire-rated glazing	✓	Lead: client Contributor: architect	Refer to layout basement/Ground Floor Plan	✓	✓	<input type="checkbox"/>	<input type="checkbox"/>
	Fire resilient ductwork and dampers	✓	Lead: client Contributor: fire engineer	Refer to layout Basement/Ground Floor Plan	✓	✓	<input type="checkbox"/>	<input type="checkbox"/>
	Fire-stopping	✓	Lead: client Contributor: architect	Refer to layout Ground Floor Plan	✓	✓	<input type="checkbox"/>	<input type="checkbox"/>
	Cavity barriers	✓	Lead: client Contributor: client	Existing building	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Protected shafts	✓	Lead: client Contributor: client	External Extraction Flue Duct	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CONTAINMENT	Firestopping systems	✓	Lead: client Contributor: main contractor	Doors FD30/FD60 and partition wall Kitchen-Bakery activity is FD90-120	✓	✓	<input type="checkbox"/>	<input type="checkbox"/>
	Sprinklers / automatic fire suppression systems	✓	Lead: client Contributor: main contractor	Not required for this development	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Structural fire protection	✓	Lead: client Contributor: architect	Existing building and activity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fire resilient structure and compatibility with compartmentation design	✓	Lead: client Contributor: architect	Existing building and activity	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ventilation	✓	Lead: client Contributor: architect	New installation of ventilation system and front glass door and screen-refer to Evacuation Plan Instructions	✓	✓	<input type="checkbox"/>	<input type="checkbox"/>
	Additional measures to suit the project	✓	Lead: client Contributor: architect	Ensure a clear and good visibility of all signage in all spaces				



• Requirement B4: External Fire Spread.

IFSS	Fire safety measures to be included		Responsibility	Route to compliance & Design Considerations <i>Guidance or processes followed (ADB, British Standards, CFD, QDR, Fire and Rescue Service etc)</i> <i>Document version / extract / accompanying notes</i>	Design status			
					DP	DC	DA	CS
CONTAINMENT	Resisting fire spread over external walls	✓	Lead: client Contributor: structural engineer	Rear External walls built by brick block, and boundaries with RC.	✓	✓	<input type="checkbox"/>	<input type="checkbox"/>
	Resisting fire spread over the roof	✓	Lead: client Contributor: structural engineer	Structure slabs built with RC, upper flats with RC and boundaries walls with Brick block . Roof terrace at 4 th floor	✓	✓	<input type="checkbox"/>	<input type="checkbox"/>
	Resisting fire spread from one building to another		Lead: client Contributor: structural engineer	Terrace building, Basement, G.F Shop activity and upper floors used residential flats with independent access and exit	✓	✓	<input type="checkbox"/>	<input type="checkbox"/>
	Additional measures to suit the project	✓	Lead: client Contributor: architect	The access/ exit customers to assemble area at front of the shop, employees through a metal stairs at rear/side and residential habitants through stairs and corridor to the Neal street	✓	✓	<input type="checkbox"/>	<input type="checkbox"/>

• Requirement B5: Access and Facilities for Fire Service

IFSS	Fire safety measures to be included		Responsibility	Route to compliance & Design Considerations <i>Guidance or processes followed (ADB, British Standards, CFD, QDR, Fire and Rescue Service etc)</i> <i>Document version / extract / accompanying notes</i>	Design status			
					DP	DC	DA	CS
EXTINGUISHMENT	Proximity to the nearest fire department and fire service arrival time	✓	Lead: client Contributor: client	SOHO FIRE STATION: 126 Shaftesbury Ave, London W1D 5ET , Ph. 20 8555 1200 Lambeth Fire station: 8 Albert Embankment, London SE1 7SD · 20 8555 1200 Euston Fire Station: 172 Euston Rd London NW1 2DH Maximum 20-30 minutes arrival	✓	✓	<input type="checkbox"/>	<input type="checkbox"/>
	Parking conditions and external access routes for the fire and rescue services	✓	Lead: client Contributor: access consultant	One accesse directly by Neat Street P Parking is not allowed at front of the Shop (Conservation Area) PTAL output for base year 6b (best)	✓	✓	<input type="checkbox"/>	<input type="checkbox"/>
	Protection to the internal firefighting access routes	✓	Lead: client Contributor: access consultant	The client and his contractor will ensure access and protection.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fire control room	<input type="checkbox"/>	Lead: client	Refer to the proposal layout-Fire Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ASP ARCHITECTS LONDON LTD

Architect Sami Almaqableh
 Registered as an architect under the Architect Act 1997
 Company n. 11868709 & its registered office is in
 England & Wales





		Contributor: access consultant					
Dry risers	<input type="checkbox"/>	Lead: client Contributor: access consultant	The Internal stairs located at mid and rear, basement/ground Floor. Hygienic and security conditions managed by employees	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wet risers	<input type="checkbox"/>	Lead: client Contributor: access consultant	Monitoring and control of the stairs will be duty of the client or his representant	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Impact of water run off	✓	Lead: client Contributor: access consultant	Not affecting the process of the activity of bakery and primary cooking	✓	✓	<input type="checkbox"/>	<input type="checkbox"/>
Firefighting lifts	<input type="checkbox"/>	Lead: client Contributor: access consultant	The left exclusively used for shifting materials and foods (not for customers)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Firefighting lobbies	✓	Lead: client Contributor: access consultant	Refer to the drawings of evacuation & Fire Strategy plan	✓	✓	<input type="checkbox"/>	<input type="checkbox"/>
Manual firefighting equipment	✓	Lead: client Contributor: access consultant	Refer to the drawings of evacuation & Fire Strategy plan	✓	✓	<input type="checkbox"/>	<input type="checkbox"/>
Wayfinding signage for fire and rescue services	✓	Lead: client Contributor: access consultant	Refer to the drawings of evacuation & Fire Strategy plan	✓	✓	<input type="checkbox"/>	<input type="checkbox"/>
Structural resilience for firefighter safety	✓	Lead: client Contributor: access consultant	Existing structure still solid with a good condition and maintenance	✓	✓	<input type="checkbox"/>	<input type="checkbox"/>
Availability of building information	✓	Lead: client Contributor: access consultant	The whole information health and safety will be available on site and provided by the client or his representative	✓	✓	<input type="checkbox"/>	<input type="checkbox"/>
Additional measures to suit the project	✓	Lead: client Contributor: architect	Drawings and information regarding the site and procedure will be available to all interested person involved in the development.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. MANAGEMENT SYSTEM:

The Fire Safety Management plan is contained within the Health & Safety File and will be kept in the Health & Safety Advisors office. A schematic is attached. It confirms that a fire risk assessment will be completed to ensure adequate fire safety and will be reviewed as necessary. The fire risk assessment will follow the 5- step narrative method as advocated by the Employers Guide. The significant findings will be recorded. Any deficiencies identified by the fire risk assessment process will be prioritized and rectified accordingly. Although having overall responsibility for fire safety matters, the Employer has made the Health & Safety Advisor responsible for fire safety matters which includes the fire risk assessment and all matters appertaining to it. This person will be responsible for:

- Deciding the fire safety protective and preventative measures
- Informing other responsible persons what they are
- Ensuring they are implemented and communicated to other employees

ASP ARCHITECTS LONDON LTD

Architect Sami Almaqableh
 Registered as an architect under the Architect Act 1997
 Company n. 11868709 & its registered office is in
 England & Wales





- Ensuring co-ordination between other responsible persons Fire Safety will be an agenda item for the bi-weekly managers meeting. The other responsible persons are shown on the schematic (attached). They will be responsible for the fire safety measures as shown. The Health & Safety Advisor will be responsible for monitoring the effectiveness of the fire risk assessment process and its implementation.

6. GENERAL DESCRIPTION OF PREMISES:

6.1 DESCRIPTION OF THE EXISTING BUILDING:

The terrace building is containing Basement/Ground Floor as commercial activity (Shop) and Four floors upper used as residential by tenants/tourists and flat roof terrace.

The general condition of the building is decent, front elevation, internal Shop and rear. The current internal space is divided in Two zones; basement vacant zone and upper zone (Ground Floor) vacant shop. Main structure and partition with RC wall and externally front street view (NEAL STREET) by Aluminium Frame and Glass (Upper front façade with Limestone cladding and by brick block at rear Façade.

However, in the event of fire, there is low risk because the entire floors are separated and not connected directly, only by external rear metal stair located at rear that work as independent escape of Four floors. The Shop at Ground Floor has One external door (NEAL STREET) in Aluminium -Glass; & one in metal frame at rear-side (access at rear store zone controlled by the leaseholder). The main access to the shop for customers/Employees only from Neal Street. Supply goods and service can be provided by the left located at corridor of main entrance of the building and terming in Basement. Therefore, It has one internal/external escape exist leading from the Ground Floor that discharge onto the access Neal Street and leading customers and occupants to the assemble point located outside of the Shop, and one at the rear to consent the employees an ease evacuation in case of fire alarm. (Refer to the evacuation strategy Plan)

Occupancy:

Time the premises in use:	Refurbishment stage
The Total number of persons Employed within the Premises at any one time	0-10
The Total Number or Persons who May Resort to the Premises at any one time	10-24

Size:

Shop Footprint:	G.F.= 76.24 m² Basemet=103.28 m²
Number of Floors:	2
Residential Flats	1-2-3-4 & 2 nd F.
Number of stairs Shop	1 Int+1Ext.
Number of Stairs-building:	1 External

Refer to the proposal layout for the internal distribution and spaces occupation!

6.2 DESCRIPTION OF THE PROPOSAL DEVELOPMENT:

The proposal development consisting of new kitchen area – Bakery activity and primary cooking, installation of new Ventilation System and extract flue duct at rear-side elevation as the followings:

1-Basement Floor:

-Creating a new internal area as kitchen with allocation of kitchen equipment's and tools such as; Gas Oven, Sink, Fridge, Grill-Barbeque, Fryer, worktop

2-Ceiling:

ASP ARCHITECTS LONDON LTD

Architect Sami Almaqableh
 Registered as an architect under the Architect Act 1997
 Company n. 11868709 & its registered office is in
 England & Wales





Stainless steel canopy, Extraction flue ducts, Fan Mounted Silencer, Fan-Vent, Carbon discarbs and panel, Odour Control System, Centrifugal Fan, and external extraction duct to the flat roof.

However, the details of shop internal spaces is illustrated on below plans and should provide the following

- Provide an inner protected entrance minimum REI 30 serving all occupants with a maximum travel distance from the furthest internal fire resisting door to the entrance door of 9 metres.
- The travel from Ground floor to the exit door/G.F. to any place can be 9 meters. Rear Stairs area facilities must be remote from the main entrance door and should not impede the escape route from anywhere in the building.
- Provide and ensure that the common escape route is constructed to provide 90 minutes fire resistance. As a main construction wall, furthermore, 60 minutes fire resistance wall but provided between kitchen walls and service area, store and bathrooms.
- The exit/escape door located at rear and exclusively used by employee's evacuation with FD60 minutes of resistance.
- The store entrance door and separated utility/restaurant area must conform to FD30s and the wall to provide 30 minutes fire resistance...
- standard on Room entrance doors is a key component in maintaining a clear means of escape and preventing the spread of smoke and heat. This issue is of the first importance in buildings containing residential flats, regardless of the evacuation policy in operation.
- Provide a Fire Extinguisher to be in Basement/Ground Floor – Shop area and store area; the extinguisher will be as the followings:
 - Dioxide Carbon CO2
 - Foam Spray
 - Powder
- it is probable that some smoke will get into the common parts from a fire in a rooms . There should therefore be provisions provided to allow the Fire & Rescue Service to ventilate the common parts to control smoke and protect the common escape route. This means of ventilation offers additional protection to that provided by the fire doors to the external.
- Each individual space must be installed with the following domestic fire alarm system:

Grade D1: LD2 (BS 5839 Pt 6) coverage.

Category LD2: A system incorporating detectors in all circulation areas that form part of the escape route from the flat, and in all specified areas that present a high fire risk to occupants, including kitchen and the principle position of Rooms. For example:

- **Basement:** (Smoke Detector)
- Kitchen-Bakery (Smoke, Heat Detector & Co2 detector)
- Common Area (Smoke detector)
- **Ground Floor:**
- Open space: (Smoke detector)
- A suitable level of emergency escape lighting should be installed throughout the common area in accordance with **BS 5266**.
- As the common escape route will neither be long nor complex, it is considered necessary for fire exit signage to be installed.
- On completion of the refurbishment works in the shop, the fire safety policy for the building should be communicated to all occupants. In addition, they should be displayed within the common parts.



7. FIRE SAFETY SYSTEM WITHIN THE PREMISES:

Fire Warning System:

- Automatic Fire Detection, break glass system to BS 5839
- Domestic Fire Detection System & Alarm system to BS 5839-6 (2019)
- Manual Electric complying to BS 5839, AFD to be provided in a store area

Emergency Lighting System:

- Non-Maintained to 3 Hours complying with BS 5266

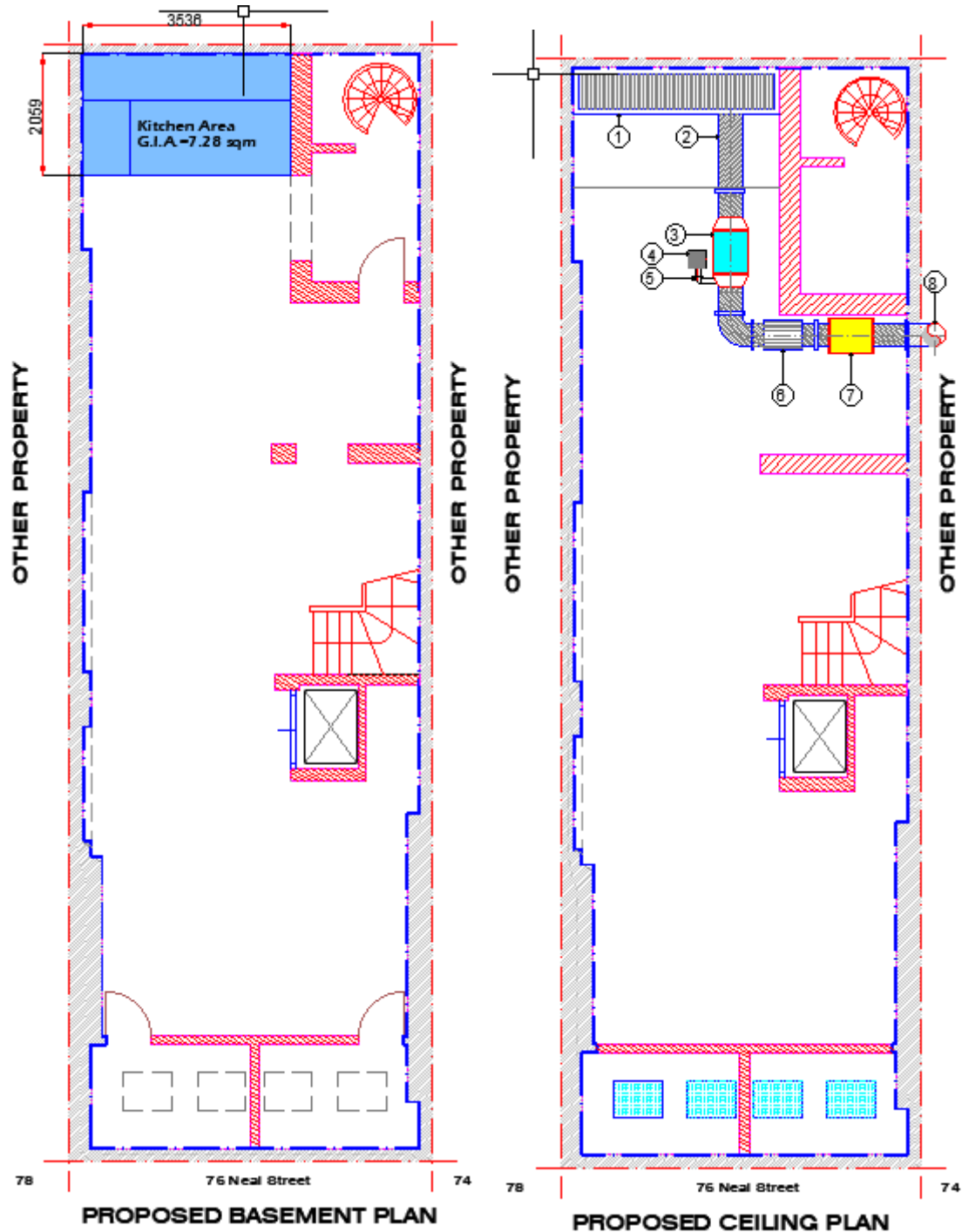
Fire Fighting Equipment & Fire Safety Signs

- Fire Extinguishers: Type of Extinguishers to be allocated on Ground Floor and utility Corridor
- **Basement: Kitchen-Bakery:** Dioxide Carbon CO₂, Powder & Foam Spray
- **Ground Floor: Common Area:** Dioxide Carbon CO₂, Powder & Foam Spray
- There will be adequate Fire Safety signs and notices in the premises. All exit routes and fire safety equipment's are adequately signposted.
- NON-Sprinkler system to LPC rules BS 5306



8. PLANS-DRAWINGS OF THE PREMISES:

The below plan refers to the shop proposed development at Basement/Ground Floor (to see all details and specifications, refers to the drawing P200)



ASP ARCHITECTS LONDON LTD

Architect Sami Almaqableh
 Registered as an architect under the Architect Act 1997
 Company n. 11868709 & its registered office is in
 England & Wales

ACA
 ASSOCIATION OF
 CONSULTANT ARCHITECTS

ARB
 Architects
 Registration
 Board

RIBA
 Chartered Practice



1. IDENTIFY FIRE HAZARDS:

Sources of Ignition:

The ignition sources are commensurate with commercial unit's premises, there are no significant ignition sources within the SHOP except the kitchen-Bakery area for primary cooking at basement floor. The area is limited by walls with fire rated 90-120 minutes. Walls finishing by stainless steel sheet. Smoking will not be allowed inside the SHOP, Store and Kitchen Area.

Sources of Fuel:

The sources of fuel are those commensurate with daily activity. Majority of the activity is completed in two spaces; Kitchen (Gas Oven and Electricity for equipment's) and Store area, so there are no vast activity or movements in the space and will be circumscribed.

Daily waste bins are emptied every night and the waste stored away (Recycle External Waste Area) from the building in recycle bins.

Work process:

The work process is commensurate with premises, therefore, there are no process that pose a significant fire hazard, except some use of kitchen appliances such as; Gas Oven, food preparation, Microwave and other tools for daily kitchen-Bakery uses and the shop/store equipment's.

It will be a service level agreement with an outside contractor; Ventilation system, Electrical, Plumbing, IT for maintenance, monitoring and control of the Shop and its appliances.

The Electrical/Gas & Water meters and other tools are in the internal store area.

The company policy will provide a regular visit by competent people to the building to ensure the state of building and ascertain about fire safety and wellbeing of the Occupants and the building structure.

Structure Features that Could Spread the Fire:








The building is a decent construction, but still in good and solid condition, due to the construction system of the perimeter of double brick walls and no voids internally or externally.

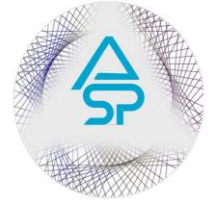
All services and compartments are adequately fire stopped, through doors with FD30 & FD60

The new kitchen equipment's will comply with the endorsed legislations, in particular the building regulations 2010 and subsequent amendment and Approve Documents B



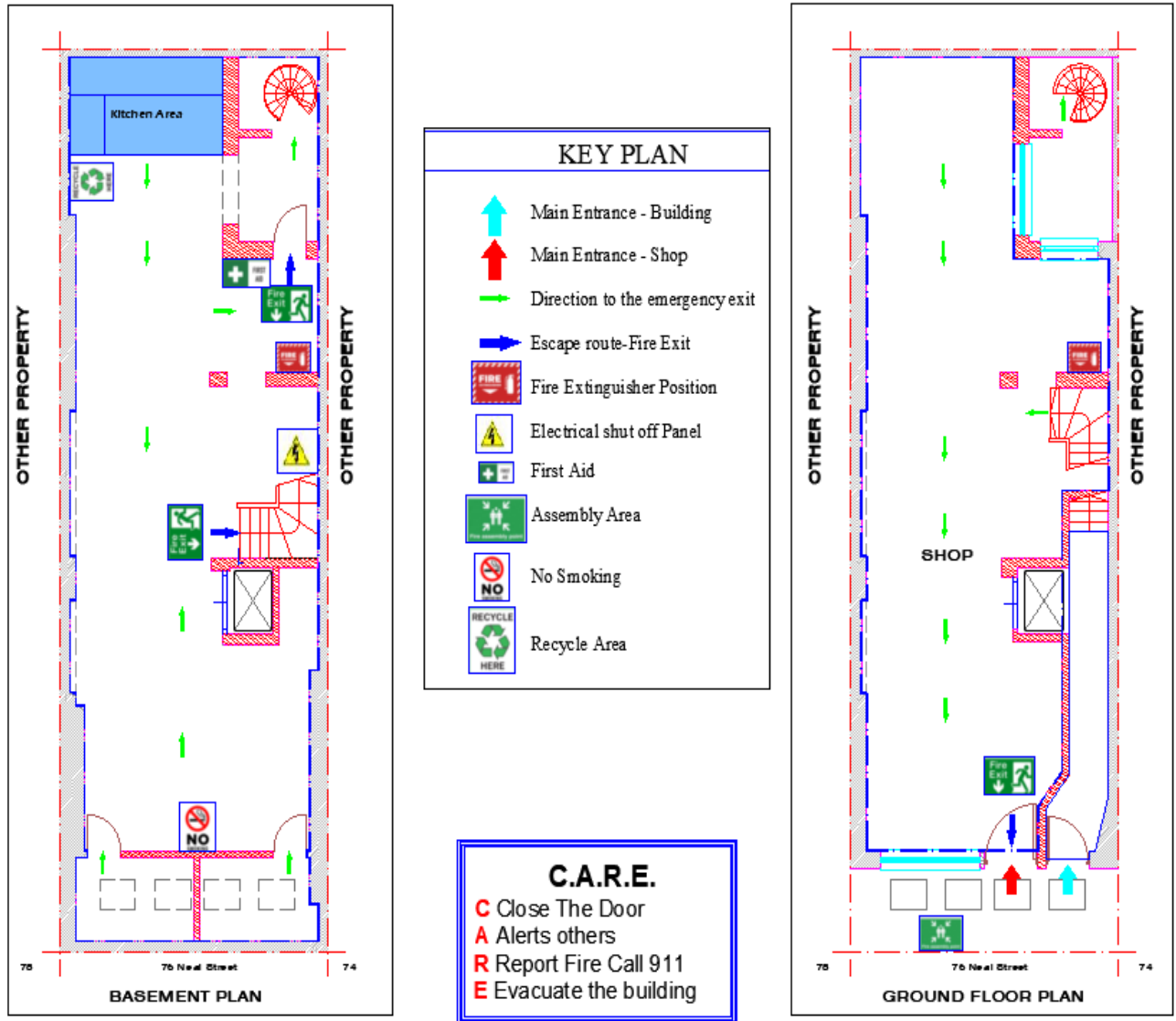
2. MANAGEMENT – MAINTENANCE PLAN:

<p>Will be a maintenance program for the fire safety provisions for the premises?</p> <p>Commentary: File records will be maintained with the fire safety logbook</p>	<p>YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></p> 
<p>Will be a regular check of fire resisting doors, walls and partitions carried out?</p> <p>Commentary: Carried out by the services manager and recorded</p>	<p>YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></p> 
<p>Will be a regular checks of fire safety signs carried out?</p> <p>Commentary: Carried out by the services manager and recorded</p>	<p>YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></p> 
<p>Will be a regular maintenance regime for the fire warning system?</p> <p>Commentary: Bi-Weekly carried out by the services manager and recorded & a complete annual check of the system will be carried out by external Contractors appointed by the Employer and recorded</p>	<p>YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></p> 
<p>Will be a regular maintenance regime for the emergency lighting system?</p> <p>Commentary: Bi-Weekly carried out by the services manager and recorded, & a complete annual check of the system will be carried out by external contractors appointed by the Employer and recorded</p>	<p>YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></p> 
<p>Will be a regular maintenance regime for firefighting system? (By competent Person)</p> <p>Commentary: Bi-Weekly carried out by Competent Person and recorded, & a complete annual check of the system will be carried out by external contractors (Competent Contractor) appointed by the Employer and recorded</p>	<p>YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></p> 
<p>Are records & their location identified?</p> <p>Commentary: The records for all aspects relating to maintenance issues will be kept in the service managers office</p>	<p>YES <input checked="" type="checkbox"/> NO <input type="checkbox"/></p> 

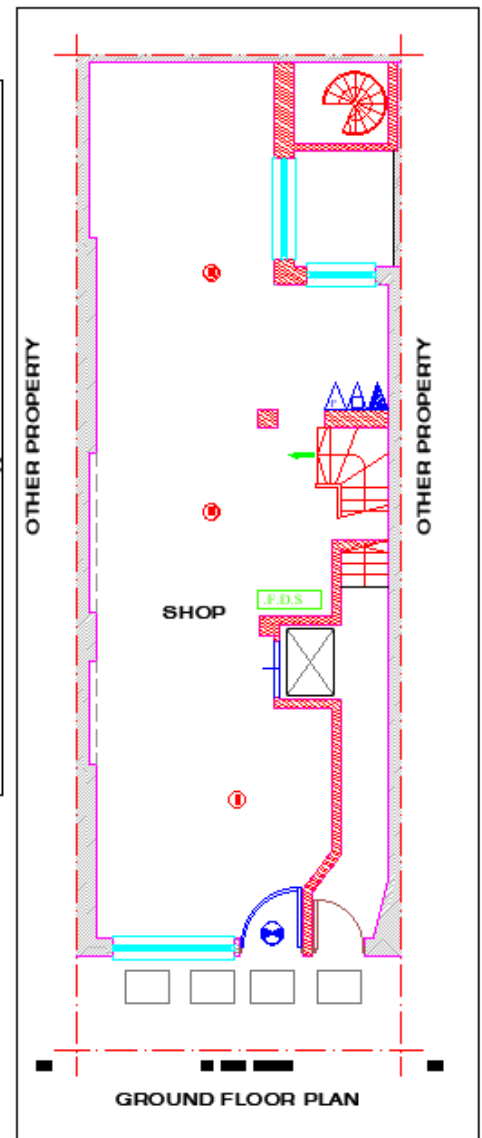
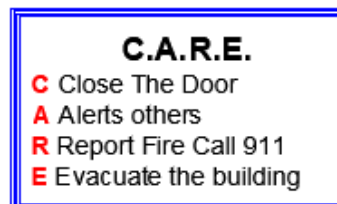
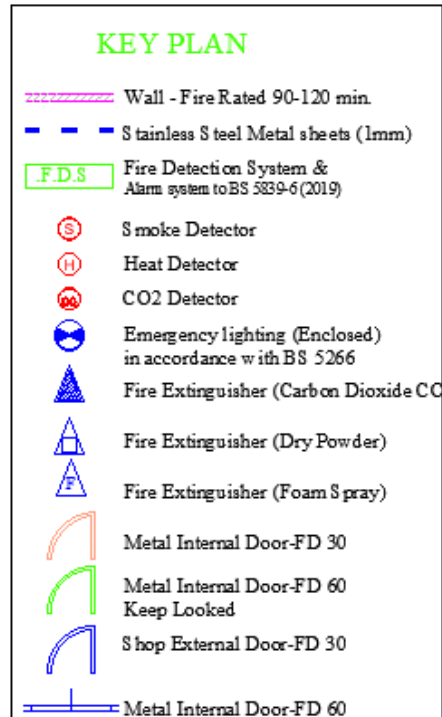
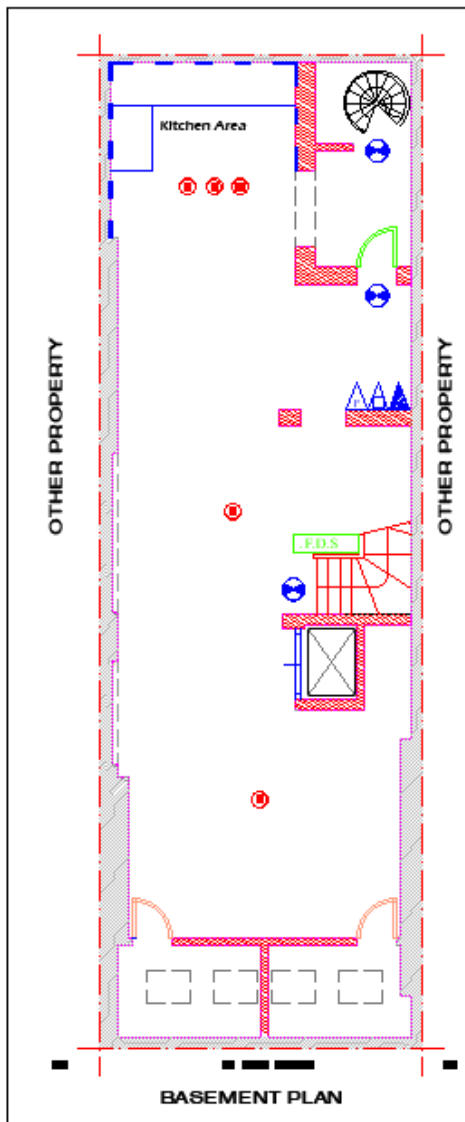


3. EMERGENCY ACTION PLAN – Evacuation and Fire Strategy Plan

The Emergency plan should be activated when there is a fire and immediately to follow the evacuation plan which identify the process and the route to assembly area for safety of Customers.



EVACUATION SAFETY STRATEGY PLANS



FIRE SAFETY STRATEGY PLANS

ASP ARCHITECTS LONDON LTD

Architect Sami Almaqableh
 Registered as an architect under the Architect Act 1997
 Company n. 11868709 & its registered office is in
 England & Wales





4. TRAINING & CALLING FOR FIRE SERVICES:

TRAINING

Training will be provided by the training manager that will be appointed by the Employer. A six-month meeting is held to remind employees what to do in the event of fire. Also included how to call the Fire Service, and how to operate the fire alarm system. All person/employees including the director manager to undertake this training.

CALLING FOR FIRE SERVICES:

In case of fire, follow the instruction in evacuation plan and call immediately 911

5. FIRE SAFETY MANAGEMENT PLAN:

FIRE SAFETY PLAN: Person with overall responsibility for Fire Safety To be assigned by the Employer	RESPONSIBLE PERSON Mr..... Position Managing Director
FIRE RISK ASSESSMENT: Person responsible for: Carrying out & Review After completion of the refurbishment works, the Employer will appoint a Health & Safety Advisor	RESPONSIBLE PERSON Position Principl Designer
MAINTENANCE PROGRAM: Person Responsible For: <ul style="list-style-type: none"> Maintenance of Fire Safety Provisions, Fire Alarm, Emergency Lighting, Fire Fighting Equipment, Escape Routes & Fire Safety Signs & Notices To be assigned by the Employer	RESPONSIBLE PERSON Mr. Position Service Manager
EMERGENCY ACTION PLAN: Person Responsible For: Production & Review After completion of the refurbishment works, the Employer will appoint a Health & Safety Advisor	RESPONSIBLE PERSON Mr. Morad Arfehin
STAFF TRAINING: Person Responsible staff training: To be assigned by the Employer	RESPONSIBLE PERSON Mr. Position Training Manager



6. EMERGENCY ACTION PLAN PROCESS:

ASSEMBLY POINT:

NEAL STREET

ACTION ON DISCOVERY OF FIRE:

- SOUND THE ALARM USING THE NEAREST FIRE ALARM CALL POINT
- LEAVE THE SHOP BY THE NEAREST FIRE EXIT
- DO NOT RE-ENTER THE SHOP
- REPORT TO THE ASSEMBLY POINT
- CALL THE FIRE BRIGADE BY MOBILE PHONE (AFTER LEAVING THE SHOP)
- LIAISE WITH THE FIRE BRIGADE ON THEIR ARRIVAL
- ONLY ATTEMPT TO TACKLE SMALL FIRES IF CONFIDENT TO DO SO
- DO NOT PUT YOURSELF AT RISK

ACTION ON HEARING ALARM

- LEAVE THE SHOP BY THE NEAREST FIRE EXIT
- DO NOT RE-ENTER THE SHOP
- REPORT TO THE ASSEMBLY POINT
- CALL THE FIRE BRIGADE BY MOBILE PHONE (AFTER LEAVING THE SHOP)
- LIAISE WITH THE FIRE BRIGADE ON THEIR ARRIVAL

OCCUPANTS/CUSTOMERS

- ENSURE ALL OCCUPANTS/CUSTOMERS ARE TAKEN TO THE ASSEMBLY POINT
- ASSIST ANY DISABLED PERSONS WITH THEIR EVACUATION AS NECESSARY

7. CONCLUSION:

This Fire Risk Assessment is elaborated to support client Planning Permission Application and will be submitted to the LPA of Camden Council.

Submittal of planning application to LPA-Camden Council provided by ASP Architects London Ltd. In addition, The Employer will implement this fire Risk Assessment after Granted Planning Permission and in construction progress on site prior presentation of F10 to the HSE (if it's required for the internal works in the shop)

The Employer after completion of the construction works, will appoint a qualified persons to integrate and complete the process for the occupancy of the shop by employees, customers and It is become on his responsibility the subsequent procedures to implement.

ASP Architects London Ltd
Architect Sami Almagableh

London; August 2023

ASP ARCHITECTS LONDON LTD

Architect Sami Almagableh
 Registered as an architect under the Architect Act 1997
 Company n. 11868709 & its registered office is in
 England & Wales

