

Project: KOKO + Hope & Anchor  
Project no: 1012.003.001  
Document: Fire Strategy Commentary  
Date: 19<sup>th</sup> October 2016

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## Fire Strategy Principles

Based on Archer Humphries Architects Finalised Planning : 28.09.2016

The principle use for the building will be Hotel use with a Food and Beverage outlet at ground floor and a lobby bar/restaurant fourth floor.

The purpose group of the building will be based on hotel use as the principle use. From Approved Document , Appendix D, the purpose group is given as:

- Residential (other) – Purpose Group 2 (b)

Neither the ground floor Food and Beverage, nor fourth floor Lobby Bar/Restaurant areas are greater than one fifth of the overall floor area. As booth areas are spatially remote from each other they can be considered as ancillary use to the hotel and do not require separate designation. Means of escape provisions in these areas will be reviewed according to the individual occupancy characteristics, travel distances, and exit capacities.

The following principle areas have been identified with commentary on the fire strategy principles to be employed and developed in future design stages.

## Fire Strategy Principles

Location	Description	Strategy principles
Basement	Back of House staff rooms – Escape via protected dead end corridor.	Dead end corridor to be a protected corridor with furthest travel distance within corridor to exit in to stair ~13.5m.
	Bin store – Escape as inner room via Bike Store.	Overall travel distance from Bin Store to exit into protected corridor <10m and Bike Store as access room to have automatic detection.
Ground	Stair discharging via Food and Beverage, and reception.	Stair does not discharge direct to atmosphere via protected corridor. Introduction of a decision lobby at ground floor will provide final escape via either Hotel reception, or Food and Beverage. Note: opening screens on either side of Merchandise are not to be opened simultaneously as would compromise the the decision lobby approach.
	Food and Beverage - occupancy	Based on 80% of floor area and applying 1m <sup>2</sup> /person occupancy = 135. Room should therefore have two exits of 1050mm clear width and both doors should open in direction of escape in evacuation mode.

## Fire Strategy Principles

First	Room 102	Travel distance in room = 10m where maximum permitted travel distance in room = 9m. Small increase in travel distance is permitted as room protected with Automatic detection, and travel distance in protected corridor is ~6m against a permitted 9m. The overall distance to storey exit is 16m and less than the permitted maximum of 18m (9m in room and 9m in corridor).
	Rooms 103-104	Dead end part of corridor with travel distance up to 6m. Permitted as a maximum travel distance in dead end corridor = 9m.
	Rooms 104-111	Rooms open in to a protected corridor with alternative escape in to exist KOKO stair (exit adjacent to room 111).
Second	Room 202	Travel distance in room = 10m where maximum permitted travel distance in room = 9m. Small increase in travel distance is permitted as room protected with Automatic detection, and travel distance in protected corridor is ~6m against a permitted 9m. The overall distance to storey exit is 16m and less than the permitted maximum of 18m (9m in room and 9m in corridor).
	Rooms 203-204	Dead end part of corridor with travel distance up to 6m. Permitted as a maximum travel distance in dead end corridor = 9m.
	Rooms 204-211	Rooms open in to a protected corridor with alternative escape in to exist KOKO stair (exit adjacent to room 211).
	Pantry Kitchen	Single escape from kitchen in to protected lobby. Alternative escape from lobby available via Suite 212 into existing KOKO stair at 3 <sup>rd</sup> floor level.
Third	Room 302	Travel distance in room = 10m where maximum permitted travel distance in room = 9m. Small increase in travel distance is permitted as room protected with Automatic detection, and travel distance in protected corridor is ~6m against a permitted 9m. The overall distance to storey exit is 16m and less than the permitted maximum of 18m (9m in room and 9m in corridor).
	Room 305 and 306	Travel distance in room < 9m. Dead end part of corridor with travel distance < 9m. Although served directly by a single stair, occupants could pass through stair to an alternative escape route at this level via Suite 212.
	Room 309	Travel distance in room < 9m. Travel distance in dead end corridor > 9m, so alternative escape from room to existing KOKO stair provided.
	Room 305 and 306	Travel distance in room < 9m. Dead end part of corridor with travel distance < 9m. Occupants have an alternative escape route from protected corridor via Suite 212.
Fourth	Hotel Roof Terrace	Main stair extends to Hotel Roof Terrace providing principle access and escape route. Alternative Terrace escape available via toilets to existing KOKO stair.
	Suite Terrace	Main access and escape from Suite 212 area at 3 <sup>rd</sup> floor. Alternative escape available up to F and B Terrace and through Rooftop Lobby.

## Fire Strategy Principles

Fourth	F and B Terrace	Main access and escape through Rooftop Lobby and to stair on north side. Alternative escape available via Suite 212 Terrace.
	Rooftop Lobby	Main access and escape to stair on north side. Alternative escape available via Suite 212 Terrace.
	Dome	Main access and escape via stair to Rooftop Lobby with alternative escape via stair to 3 <sup>rd</sup> floor and then escape via existing KOKO stair on south side.

## Fire and Life Safety Systems

Development will require fire safety systems as:

Firefighting Shaft	None required as no floor >18m above ground/access level.
Fire detection and alarm	Fire alarm detection system in accordance with BS5839: part 1 category L2 with Main Fire Alarm panel in reception (main entrance).
Staircase / lobby smoke vent	None required as part of current Fire Strategy proposal.
Automatic suppression (sprinklers)	None required as part of current Fire Strategy proposal. Operator/insurer to confirm any requirements.

**Copyright:** All rights reserved. This drawing must not be reproduced without the written permission of the architect.

**Contractors:** The original drawings should be used, any corrections and amendments should be made on the drawings. All shop drawings to be submitted to the architect for comment prior to fabrication.

**Architect:** This drawing is to be used in conjunction with the architect's specifications and all discrepancies are to be reported to the architect.

**Revisions:** (date) (comment)



## KOKO + Hope & Anchor

Sub-basement

**MTT FIDE**

## Fire Strategy Commentary

08/12/2016

**For Information**

Archer Humphries Architects

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project title	drawing title		scale	date
	Proposed Sub Basement Floor Plan		1:100 (A1)	29.11.16
KOKO + Hope & Anchor + Bayham Place Camden, London	drawing number		01/0000	01/0000
	revision		01/0000	01/0000
	drawing name		01/0000	01/0000

revision / date / amendments

bin store as inner room with bike store as access room leading to a protected corridor with travel distance to protected corridor <10m.

	Hotel F&H		Demolition of Hoisting		Proposed Escalation
	Hotel B&H		Remove and retain in alternate location		Remove and retain in alternate location
	Guest Rooms		Artist Route		Guest Route to Rooftop Restaurant
	Music related Space		Means of escape route		Proposed Riser
	Proposed Works		Proposed Riser		Proposed Riser Above Room Number
	Existing Building Fabric KOKO nile		Room Number		Room Number
	Candien Indence Theatre (1900)		D4.402 Door Number		W4.405 Window Number
	Existing Building Fabric		W4.405 Window Number		W4.405 Window Number
	Hops & Anchor (approx. 1850)		Hops & Anchor Demise		Koko Demise
	Hops & Anchor (approx. 1850)		Koko Demise		Bayham Street & 4.6 Bayham
	Bayham Place (from 1815)		Bayham Street & 4.6 Bayham		Bayham Street & 4.6 Bayham
	Existing Modern Building Fabric		Bayham Place (from 2006)		Bayham Place (from 2006)
	Bayham Place (from 2006)		Bayham Place (from 2006)		Bayham Place (from 2006)
	Building Fabric to be demolished		Building Fabric to be demolished		Building Fabric to be demolished

dead end corridor to be protected corridor.

Travel distances within function room are limited to 18m as travel is only available in a single direction. Travel distances within room would not exceed 11m to the exit into the protected corridor so acceptable. It is of noted that travel in the protected corridor is 7m so overall travel to entrance into the stair (storey exit) would be ~18m and in line with permitted maximum distance of 18m.

The function room with an occupancy of 40 would be permitted with a single exit.

Archer Humphries Architects

MITT FIRE  
Fire Strategy Commentary

project info	KOKO + HOPE & ANCHOR + BAYHAM PLACE CAMDEN, LONDON				
drawing title	Proposed Basement Floor Plan				
drawing number	AHA/KC/C4.000				
scale	1:200	date	12/12/2017	drawn by	DA
checked by	CH	checked by	CH	revision	5



PROPOSED ACCESS TO —

existing KOKO exit to stair. defined by pinch point @ 1500mm = 300 occupants

fire protected escape corridor with escape in alternative directions

arrange as protected stair enclosure.

maximum travel distance within bedroom should be  $\leq 9\text{m}$ . travel distance  $\leq 10.5\text{m}$  in this instance permitted as maximum travel distance in bedroom corridor is significantly shorter than max distance of  $9\text{m}$  so travel from furthest point in bedroom to storey exit  $\sim 16\text{m}$ , against max permitted distance of  $18\text{m}$



MTT FIRE  
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project title	KOKO + Hope & Anchor + Bayham Place Camden, London			
drawing title	scale	date		
Proposed First Floor Plan	1:100 (A1)	10.12.16		
	drawn	checked	by	date
	EH	EH		DA
drawing number	revision			
AHA/KC/GA/101	Q			

Archer Humphries Architects