



# FIRE RISK ASSESSMENT

Location: 1-6 Speedy Place, London, WC1H 8BU

<b>Local Authority:</b>	Camden Council
<b>Client:</b>	Newmake Properties Ltd, 245 Whitton Avenue East, Greenford, UB 0QQ
<b>Architectural Consultant:</b>	ASP Architects London Ltd, 3 Russell Road, Flat n.2, London W14 8JA
<b>Conducted on:</b>	10/01/2022



Existing Building "Front Elevation"



Existing Building "Side & Rear Elevation"

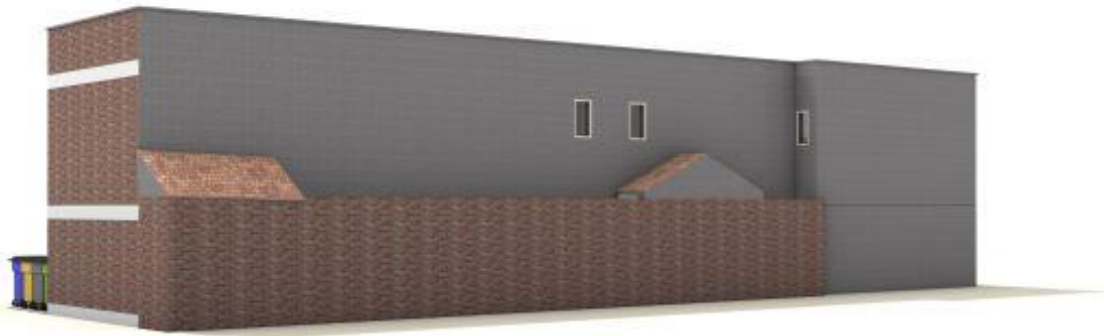
**ASP ARCHITECTS LONDON LTD**

Architect Sami Almaqableh  
 Registered as an architect under the Architect Act 1997  
 Company n. 11868709 & its registered office is in  
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Proposal "Front Elevation"



Proposal "Side & Rear Elevations"

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## 1. INTRODUCTION:

The site visit (1-6 Speedy Place, WC1H 8BU) was carried out on Monday 10/01/2022 to ascertain the current situation of the building and the proposed development change of use from the current Class Order E to a new Class Order C3 (creation of n. 4 residential Units).

ASP will recommend and suggest to follow & ensuring sufficient & suitable level of protection of the building 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 vacant since March 2021, as per declaration by email "cited on Design Statement" by the Landlord Mr. & Mrs Tardioli and the neighbour BOOT PUB, Mrs Sharon Winder

The Proposed development: **Change of use of the existing commercial unit (Class Order E) to residential units (C3) consisting of 4 flats on the ground and first floors and associated internal alteration and external treatment to the front and rear elevation. Opening a new window at Ground Floor, replacing an external door with door/window**

This Fire Risk Assessment is requested by Local Authority "Camden Council" as per response of the Prior-Application received on date **08/12/2021** with letter Ref. N.: **2021/4826/P**. Therefore, this report to support the presentation of a new Full Planning Application.

The main aim of the client for this development consisting as a private investment, and each flat will be rented to private tenants. It is presumed they will all be able to Self-Evacuate without assistance should it be required

The building is at present served by two staircases, both of timber construction. One located to the left side of the building and one centrally. It is planned in the new proposal development to remove the left side stair, resulting the Ground Floor Flats n. 1 & 2 Have independent entrance and flats at First Floor n. 3 & 4 being accessed via a central single common stair. The final exit door will discharge onto the access walkway of Speedy Place leading occupants to Cromer Street

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

The development will create a small single stair, small building (below 11 meters in height) with two general needs self-contained flats per floor on the Ground & First Floors, and be constructed in such a way that will be capable of supporting a "**Defend in Place, Stay-Put**" fire strategy in accordance with current Building Regulations



## 2. 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 Newmake properties Ltd after the refurbishment works completion

<b>Premises Name</b>	1-6 Speedy Place	<b>Use of Premises:</b> Residential Units n. 4 Flats
<b>Address</b>	1-6 Speedy Place London, WC1H 8BU	<b>Owner/Employer/person in Control of the Residential Units:</b> Newmake Properties Ltd - Mr. Anwar Akbar
<b>Tel No.</b>	07555710050	
<b>Date of Risk Assessment</b>	10/01/2022	<b>Date of Review:</b> 10/01/2023
<p>Name &amp; relevant details of the person who carried out the Fire Risk Assessment          Mr Sami Almaqableh, Company: ASP Architects London Ltd</p> <p><i>"The Employer after refurbishment works completion, He will appoint a Health and Safety Adviser"</i></p>		

## 3. GENERAL STATEMENT OF POLICY:

**It is a policy of the company Newmake Properties Ltd 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 in the building.**

**The Company will provide & maintain a safe and healthy habitant environment, and security for all tenants, and to provide such information, training and supervision as they need for the purpose**

## 4. 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:

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- Deciding the fire safety protective and preventative measures
- Informing other responsible persons what they are
- Ensuring they are implemented and communicated to other employees
- Ensuring co-ordination between other responsible persons Fire Safety will be an agenda item for the 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.

## 5. GENERAL DESCRIPTION OF PREMISES:

### 5.1 DESCRIPTION OF THE EXISTING BUILDING:

The building was used for offices (E) old Class Order B1, since March 2021, and now is vacant, comprises of an old, long two storey; Ground Floor and First Floor with flat roof, brick built on front & side elevation, the rear elevation with rendered brick.

The general condition of the building is decent, except the rear elevation which is in precarious and degradant situation. The internal space is divided by Gypsum Board partition to create different offices spaces and meeting rooms.

However, in the event of fire, there is low risk because the entire two floors empty without any furniture. The building has two internal timber stairway, one central and one at side left of the building, which are protected by fire resisting walls, partition, and doors. It has two external escape staircases leading from the First Floor to Ground Floor. The final exit door will discharge onto the access walkway of Speedy Place leading occupants to Cromer Streets.

#### Occupancy:

Time the premises in use: VACANT

The Total number of persons Employed within the Premises at any one time 0

The Total Number or Persons who May Resort to the Premises at any one time 0

#### Size:

Building Footprint: ~ (23 x 4.75 m) =109 sq.

Number of Floor: 2

Number of Stairs: 2

### 5.2 DESCRIPTION OF THE PROPOSAL DEVELOPMENT:

The proposal development consisting of creating a new Four Flats, Two Flats at Ground Floor and Two Flats at First Floor. The flats typology would be classified as One Bedroom Flat. Each flat would have one bedroom, Living/Kitchen, bathroom & Store (as shown in attached below plans).

- Provide an inner protected entrance hall in each flat (minimum REI 30) serving all habitable rooms with a maximum travel distance from the furthest internal fire resisting door to the entrance door of 9 metres.
- Provided lobby protection between the flat entrance doors and common stair will be provided. In small single stair buildings with no more than two flats per floor, lobby protection between the flat entrance



door & the common stair can be provided as long as all flats have inner protected entrance halls. So the requirement for inner protected entrance halls will apply in this case

- The travel from the flat entrance door (First Floor) to any habitable room can be a distance of 9 meters. Cooking area (Kitchen) facilities must be remote from the flat entrance door and should not impede the escape route from anywhere in the flat.
- Provide and ensure that the common escape route is constructed to provide 60 minutes fire resistance. In addition, 60 minutes fire resistance but provided between all flats, including the floor plate between the Ground Floor and First Floor.
- The Building Technical Room would be located on the Ground Floor, accessed from the proposed common parts, the room must be constructed to provide 60 minutes of resistance.
- All flat entrance doors must conform to FD30s standard and be fully self-closing via a self closing device that conforms to BS EN 1154. The correct operation of self-closing devices on flat 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 located in Ground floor common area; the extinguisher will be as the followings:
  - Water
  - Dioxide Carbon CO2
  - Dry Powder
  - Foam Spray

And to provide a few Two Extinguisher at First Floor located on corridor and will be as the followings:

- Water
- Foam Spray
- it is probable that some smoke will get into the common parts from a fire in a flat. There should therefore be provisions provided to allow the Fire & Rescue Service to ventilate the common parts to control smoke and protect the common stair escape route. This means of ventilation offers additional protection to that provided by the fire doors to the stair. In a small, single stair building such as this, smoke ventilation can be achieved in one of the two following ways:
  - A high-level openable vent with a free area of at least 1m2 at each storey
  - A single openable vent with a free area of at least 1m2 at the head of the stair, operable remotely at Fire & Rescue service access level

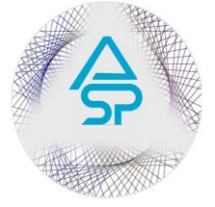
However, in small single stair buildings where lobby protection between the common stair & dwellings is omitted, an automatic opening vent (AOV) with a free area of 1m2 is required the head of the common stair, operated by non-sounding detection of smoke at any storey in the stair

- Each individual flat 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 rooms or areas that present a high fire risk to occupants, including any kitchen and the principle habitable room. For example:

- Hallway
- Living room
- Kitchen (Heat detector)



- A suitable level of emergency escape lighting should be installed throughout the common stair in accordance with BS 5266.
- As the common escape route will neither be long nor complex, it is not considered necessary for fire exit signage to be installed
- On completion of the refurbishment of the building, the fire safety policy for the building should be communicated to all occupants. In addition, they should be displayed within the common parts.

### Occupancy:

Time the premises in use:	RESIDENTIAL UNITS
The Total number of persons/Tenants within the Premises at any one time	4-8
The Total Number or Persons who May Resort to the Premises at any one time	8

### Size:

Building Footprint:	~ (23 x 4.75 m) =109 sq.
Number of Floor:	2
Number of Stairs:	1

## 6. 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 has been provided in a number of areas

### Emergency Lighting System:

- Non-Maintained to 3 Hours complying with BS 5266

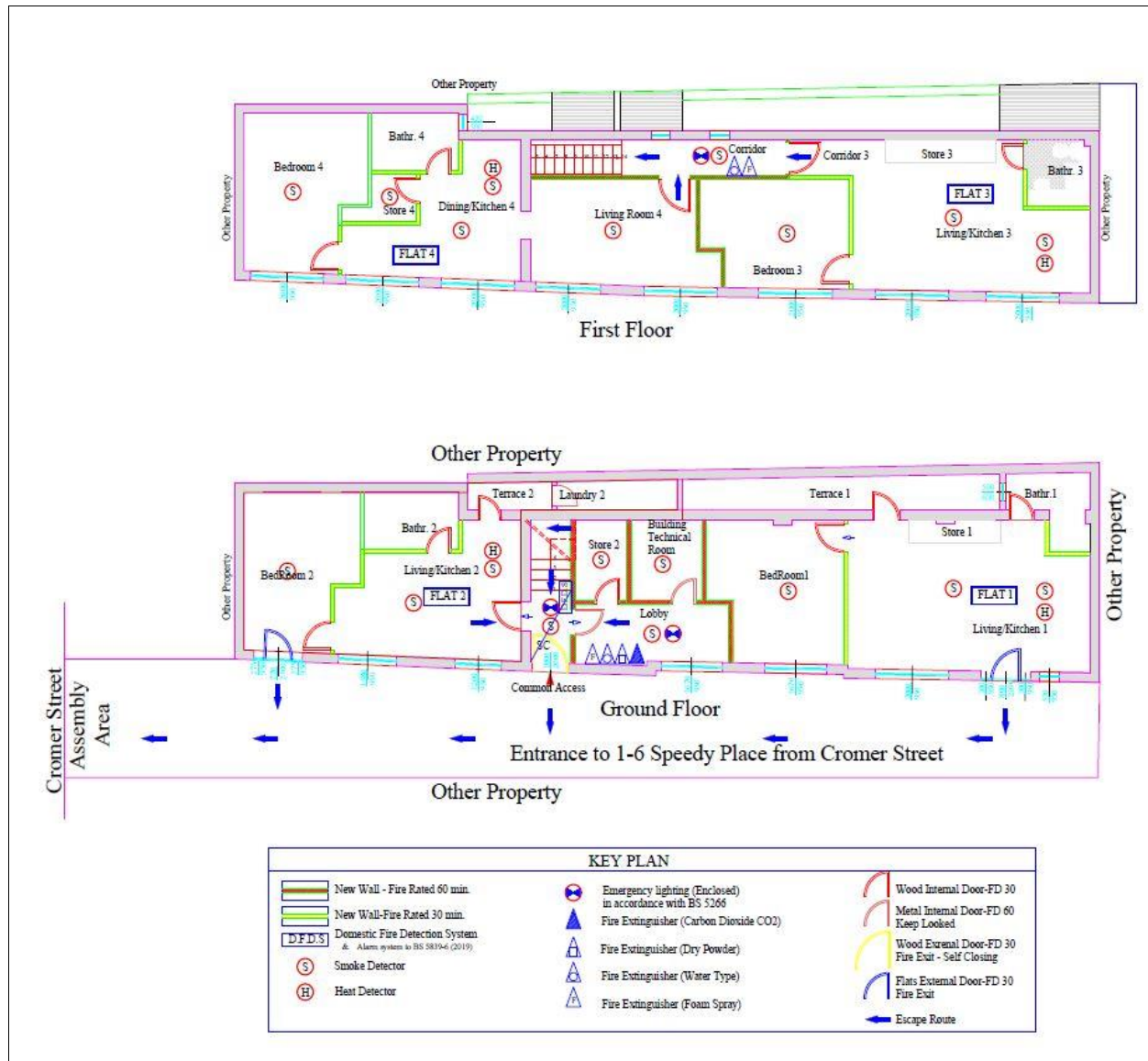
### Fire Fighting Equipment & Fire Safety Signs

- Fire Extinguishers: Type of Extinguishers to be allocated on each floor
- **Ground Floor** - Common Area: Dioxide Carbon CO<sub>2</sub>, Dry Powder, Water, Foam Spray
- **First Floor** – Stair Corridor Area: Dry Powder, Water
- 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



## 7. PLANS-DRAWINGS OF THE PREMISES:

The below plans refer to the proposed development at Ground Floor and First Floor, therefore, if there is any request to improve the proposed system, then the client would be happy to meet that request





## 8. IDENTIFY FIRE HAZARDS:

### Sources of Ignition:

The ignition sources are commensurate with residential unit's premises, there are no significant ignition sources within the building.

Smoking will not be allowed inside the building

### Sources of Fuel:

The sources of fuel are those commensurate with daily flats activity. Majority of the activity is completed in two spaces; Kitchen and Living 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 (waste area) from the building in recycle bins for each flat.

### Work process:

The work process is commensurate with flats premises, therefore, there are no process that pose a significant fire hazard, except some use of kitchen appliances such as; Electric Oven, Microwave and other tools for daily kitchen uses

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

The Electrical/Gas & Water meters and other tools will be in Technical Room and Common Area. The area is closed by security code, which will be provided to the sub-contractors and tenants in case of any emergency intervention

The company policy will provide a regular visit to the building to ensure the state of building and ascertain about fire safety and wellbeing of the tenants

### Structure Features that Could Spread the Fire:








The building is an old construction, but still solid, 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 windows and doors will comply with the endorsed legislations, in particular the building regulations 2010 Approve Documents.



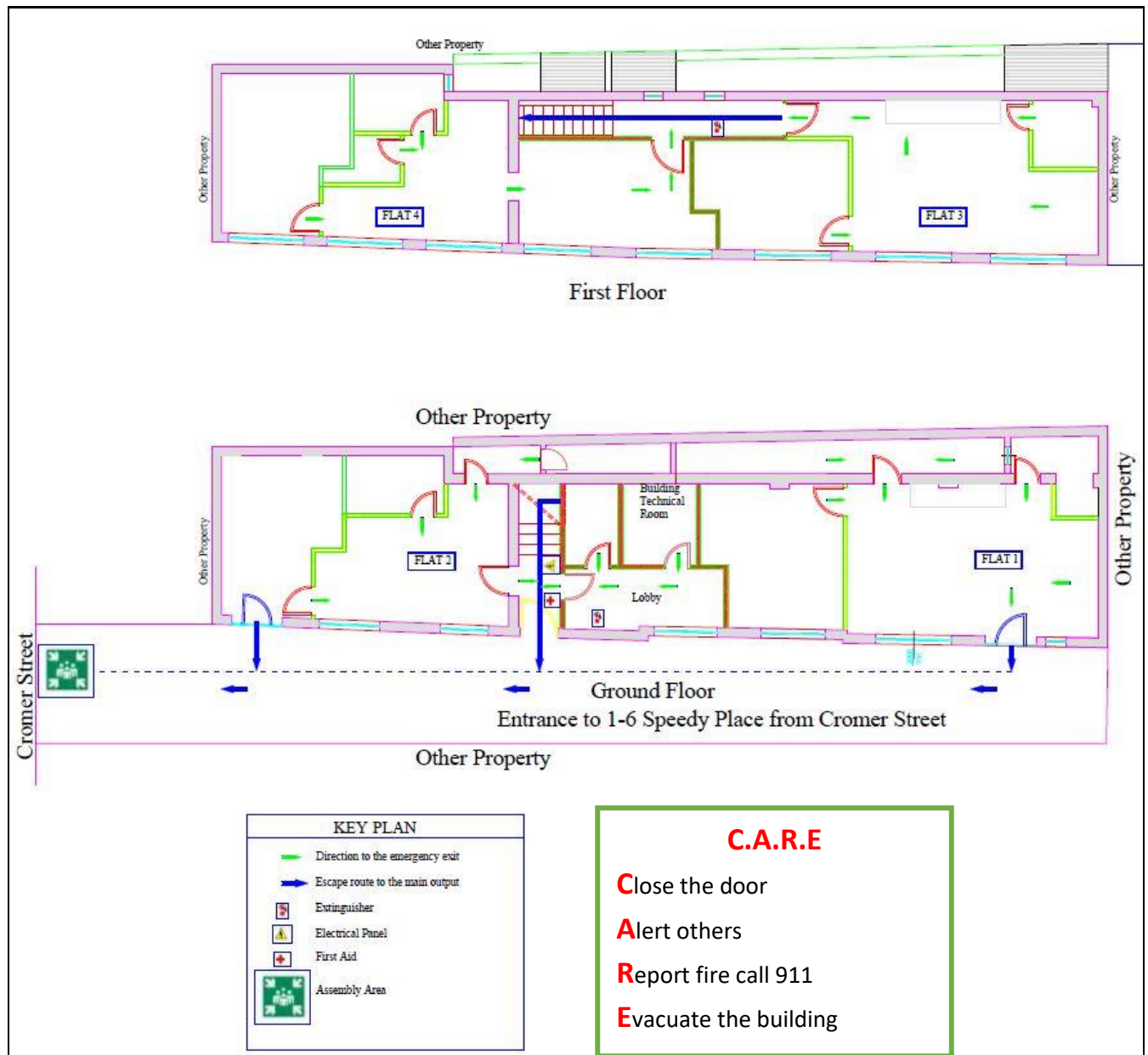
## 9. MANAGEMENT – MANENANCE PLAN:

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



## 10. EMERGENCY ACTION 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 occupants





## 11. TRAINING & CALLING FOR FIRE SERVICES:

### TRAINING

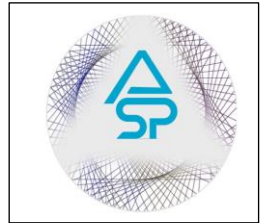
Training is provided by the training manager that will be appointed by the Employer  
 A six-month meeting is held to remind tenants what to do in the event of fire. Also included how to call the Fire Service, and how to operate the fire alarm system  
 All person including the director manager to undertake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

### CALLING FOR FIRE SERVICES:

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

## 12. FIRE SAFETY MANAGEMENT PLAN:

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



### 13. EMERGENCY ACTION PLAN:

#### ASSEMBLY POINT:

CROMER STREET

#### ACTION ON DISCOVERY OF FIRE:

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

#### VISITORS

- ENSURE ALL VISITORS AND CONTRACTORS ARE TAKEN TO THE ASSEMBLY POINT
- ASSIST ANY DISABLED PERSONS WITH THEIR EVACUATION AS NECESSARY

### 14. CONCLUSION:

This Fire Risk Assessment is elaborated to be attached at Full Planning Application submittal by ASP Architects London. In addition, that this Fire Risk Assessment will be implemented in construction progress on site prior presentation of F10 to the HSE.

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

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