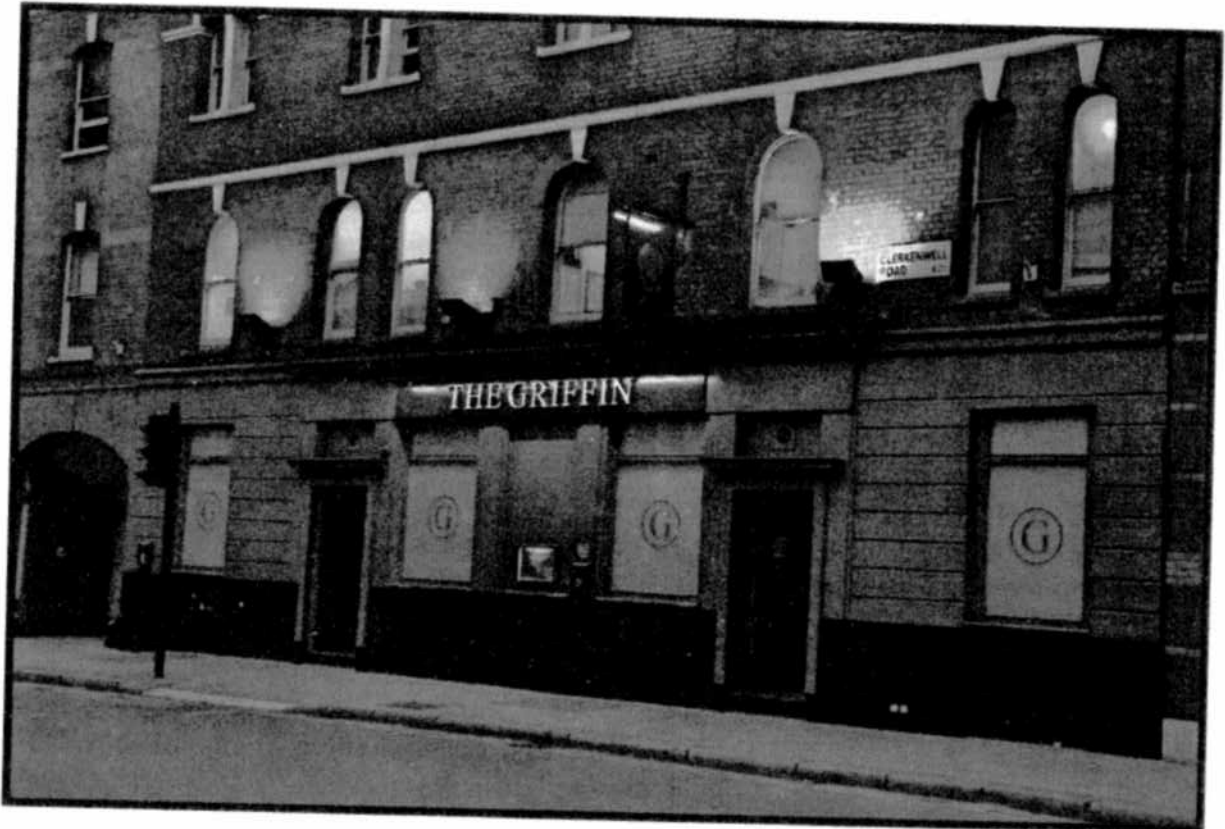


# Fire Risk Assessment



The Griffin,  
125 Clerkenwell Road,  
Farringdon,  
London,  
EC1R 5BD

TEL NO: 020 7405 3855

Date of Assessment: 19<sup>th</sup> January 2017

Version 1

## Document Control & Notes

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Company:	ComplianceUK
Date:	19 <sup>th</sup> January 2017
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### Risk Assessment Details

Responsible Person:	Adam Chandler – General Manager
Address of Property:	125 Clerkenwell Road, Farringdon, London, EC1R 5DB
Person(s) Consulted:	Wayne Chandler – Owner
Date of Fire Risk Assessment:	19 <sup>th</sup> January 2017
Date of Previous Fire Risk Assessment:	3/1/2017
Suggested Date for Review:	January 2018

### Document History

Issue	Date	Amendment Details	Checked
V1	19/01/17	Initial Issue for comment	AL

#### Notes:

This report is prepared for the exclusive use of The Griffin premises at 125 Clerkenwell Road, Farringdon, London, EC1R 5BD and a third party shall not rely upon the information that it contains. ComplianceUK (CUK) will not accept any responsibility for matters arising because of use by a third party. The recommendations at the end of the report should not be applied to any other building and may not be relevant if there are significant changes since the visit was carried out.

The submission of this assessment report constitutes neither a warranty of future results by CUK, nor an assurance against risk. The report represents only the best judgement of the consultant involved in its preparation, and is based, in part, on information provided by others. No liability whatsoever is accepted for the accuracy of such information.

The contents of this assessment report are confidential and privileged, and all parties are required to keep information received by them confidential and any "Report" (includes written or verbal, formal or informal) and its recommendations are without prejudice to all parties' obligations under the legal agreements existing between them.

## Executive Summary

Compliance UK (CUK) has been instructed by Wayne Chandler to carry out a fire risk assessment at their Griffin premises located at 125 Clerkenwell Road, Farringdon, London, EC1R 5BD in accordance with Article 9 of the Regulatory Reform (Fire Safety) Order 2005. The following report documents the process, observations and findings of the fire risk assessment

The assessment was based on conditions found at the time of inspection and using the risk rating methodology discussed in PAS 79 the overall risk ratings for this building have been considered by CUK to be characterised as:

Risk	Assessment
Life Safety ( <i>injury or death</i> )	Tolerable
Building Preservation ( <i>building damaged or destroyed</i> )	Moderate

As part of this assessment process CUK have identified a series recommendations (all medium and high priority items), which are summarised in the Priorities Action Plan (Table 1, Page 5). Section 6 of this report includes further discussion of the building observations (including Low risk items) and findings and also provides context and reasoning to the recommendations given in the Prioritised Action Plan.

In addition section 16.0 of this assessment provides a detailed occupancy assessment of the premises and looks to recommend safe capacities for the premises. Furthermore Section 17.0 details an assessment of the two proposed layout changes that will become relevant when construction work starts on the first floor and above of the premises. The first proposal is the intended permanent change of relocating the female dancers changing area currently at first floor level to the basement with the creation of a new protected exit route. The second proposal is the interim arrangement, which will be valid for approximately a 10 week period when the female dancers have been relocated to the basement but the protected route will not be viable for use due to construction work for the lift shaft taking place.

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**Prioritised Action Plan - Table 1**

No:	Recommended Remedial Action	Risk Level	Priority Classification	Client Use	Action By Whom	Date Completed
1	Management should ensure a regular monitoring procedure is in place for the external areas to ensure the risk of any ignition is minimised.	Medium	A			
2	<ul style="list-style-type: none"> <li>• Certificates for the electrical installation annual inspection should be stored in the premises fire safety logbook.</li> <li>• Any multi socket adaptors should generally only be used for temporary uses such as cleaning. Where there is a consistent need for additional sockets the appropriate number of hardwired sockets should be provided. This will be even more relevant when the interim escape arrangements are in place at basement level.</li> </ul>	Medium	A			
3	<ul style="list-style-type: none"> <li>• Recommend that a suitable system of portable appliance testing ("PAT") testing is carried out and any items missed inspected.</li> <li>• Where portable electrical equipment is used, including items brought into a workplace by staff, then a visual inspection should be under taken and then the item should undergo PAT testing at intervals suitable for the type of equipment and its frequency of use.</li> <li>• Records should be kept of all testing and maintenance</li> </ul>	Medium	A			
4	<ul style="list-style-type: none"> <li>• Candles where used should be fixed into a solid base and enclosed in a holder.</li> <li>• Recommend that a candle policy is established together with staff training i.e. recommend uses, locations and management procedures.</li> <li>• It is recommended that during the basement interim escape provision phase no candles should be used anywhere within the premises.</li> </ul>	Medium	A			
5	<ul style="list-style-type: none"> <li>• A hot works permit system should be put into place under the control of the manager. All</li> </ul>	Medium	A			

No.	Recommended Remedial Action	Risk Level	Priority Classification	Client Use		
				Current Status	Action By Whom	Date Completed
	<p>contractors should report to the manager and must have a risk assessment in place before works start.</p> <ul style="list-style-type: none"> <li>Any hot works within the premises should be carried out outside trading hours.</li> <li>During the basement interim escape arrangement period a management plan should be put in place to control any hot works taking place across the wider site to ensure the risks are suitably limited and controlled and appropriate risk assessments are in place.</li> </ul>					
6	<ul style="list-style-type: none"> <li>The bins located in the side courtyard area should be maintained clear of the rear exit door into this area to ensure this route is not impeded.</li> <li>Doors should not be wedged open and any doors that need to be held open operationally should be placed on magnetic door hold open devices linked to local detection.</li> </ul>	Medium	A			
7	<ul style="list-style-type: none"> <li>Recommend that all the relevant substances that fall under COSHH (Control of Substances Hazardous to Health) control are contained appropriately in one area, ensuring that the door can close effectively into the frame and that COSHH data sheets are kept.</li> <li>Recommend that the safety data sheets are reviewed and incorporated in to management procedures and training.</li> <li>Recommend that a separate COSHH cupboard is located in the basement to aid storage requirements.</li> </ul>	Medium	A			
8	<p>The actions of staff in the event of a fire are likely to be crucial to their safety and that of other people in the premises.</p> <ul style="list-style-type: none"> <li>All staff should receive basic fire safety induction training and attend refresher sessions at pre-determined intervals (suggest quarterly) and be tested by fire drills.</li> </ul>	High	A			

No:	Recommended Remedial Action	Risk Level	Priority Classification	Current Status	Client Use	Action By Whom	Date Completed
9	<ul style="list-style-type: none"> <li>The training should take account of the findings in this Fire Risk Assessment and be easy enough to understand by all those who attend. It should look to cover areas such as: dealing with disabled customers, checking of toilet areas, control of smoking areas, cloakroom procedures, and location of staff assembly areas.</li> <li>It should also include the disabled evacuation procedures and specific roles that members of staff will be expected to carry out in the event of a fire.</li> <li>Additional training should take place for staff to cover the construction period and the interim basement exit route procedure. This should cover the locations of the means of escape routes during this period and any evacuation procedures during this period.</li> <li>All staff and contractors, including cleaners and any other ancillary staff should be told about the emergency plan and should be shown the escape routes.</li> </ul>	Medium	A				
10	<p>Recommend that all contractors are given basic introduction on;</p> <ul style="list-style-type: none"> <li>The emergency plan, evacuation procedures and the exit routes.</li> <li>Relevant information and appropriate instructions about how to prevent fires and what they should do if there is a fire.</li> <li>This should cover any contractors working on the proposed construction project and the interim phases of the project.</li> </ul>	High	A				

No:	Recommended Remedial Action	Risk Level	Priority Classification	Current Status	Action By Whom	Date Completed
	<ul style="list-style-type: none"> <li>Adequate risk assessments should be carried out throughout the construction phase to cover any works that create a risk to the safe operation of the Griffin premises. This should cover:               <ul style="list-style-type: none"> <li>Fire separation between the building site and the premises.</li> <li>Maintenance of dedicated exit routes.</li> <li>Method for raising the alarm between the building site and the Griffin.</li> </ul> </li> </ul>	Medium	A			
11	<p>The emergency procedures for the premises should also include meeting and briefing the fire and rescue service when they arrive and providing them with a set of plans/pack for the building together with any relevant data safety sheets.</p> <ul style="list-style-type: none"> <li>If not already in place an automatic cut off of the live music/DJ equipment should be put in place linked to the operation of the fire alarm system.</li> <li>A testing and maintenance regime for the Fire Alarm system is understood to be in place but this should incorporate:               <ul style="list-style-type: none"> <li><b>Daily checks</b> are carried out as part of management checks to ensure the system is active and fully operational.</li> <li><b>Weekly tests</b> on the manually operated devices following the manufacturer or installer's instructions.</li> <li><b>Weekly</b> tests of the music cut out linked to the fire alarm system.</li> <li><b>6 monthly tests</b> and checks by a competent person.</li> <li><b>Annual</b> certification of system.</li> </ul> </li> </ul>	High	A			
13	<ul style="list-style-type: none"> <li>All fire doors protecting exit routes should be fitted with suitable intumescent strips and seals.</li> <li>All fire doors should be fitted with self closing door devices so they close effectively within their frame.</li> <li>Recommend a schedule of maintenance and</li> </ul>	Medium	A			

No:	Recommended Remedial Action	Risk Level	Priority Classification	Current Status	Action By Whom	Date Completed
14	<p>testing of fire doors is established to ensure smoke seals operate sufficiently and doors close effectively into their frames.</p> <ul style="list-style-type: none"> <li>• Illuminated exit signage should be suitably provided to highlight the escape route from the female changing room in the basement when in place. This should cover the long term route when in place and the interim route when active.</li> <li>• Position fire instruction notices on escape routes adjacent to fire break-glass call points in all areas, as well as notice boards and where staff frequently assemble.</li> <li>• Also provide plans indicating the escape routes at key staff locations.</li> <li>• The above points should be incorporated into the staff training.</li> </ul>	High	A			
15	<p>Suitable emergency lighting should be provided in the basement in line with BS5266.</p>	Medium	A			
16	<ul style="list-style-type: none"> <li>• Appropriate compartmentation (fire rated partitioning, doors etc) should be maintained between the premises and any construction activities as required.</li> <li>• Any fire stopping as required through penetrations should be put in place throughout the construction period.</li> </ul>	High	A			
17	<p>The fire safety policy should be updated prior to the construction works taking place.</p>	Medium	A			
18	<p>Evacuation/action plan should be developed to include:</p> <ul style="list-style-type: none"> <li>• Actions on discovering a fire.</li> <li>• Actions on hearing the fire alarm or other methods of raising the alarm.</li> <li>• Location of designated exit routes.</li> <li>• Importance of maintaining doors closed for compartmentation and smoke travel.</li> <li>• Details of who calls the fire brigade</li> <li>• Correct address of the premises</li> </ul>	High	A			

No:	Recommended Remedial Action	Risk Level	Priority Classification	Current Status	Action By Whom	Date Completed
	<ul style="list-style-type: none"> <li>RVP to meet the fire brigade</li> <li>Roll call procedures</li> <li>Who is responsible for meeting and liaising with the fire brigade (recommended this is the Duty Manager)</li> </ul>	Medium	A			
19	Fire Drills to be carried out at six monthly intervals and details recorded in the fire safety log book.	Medium	A			
20	<ul style="list-style-type: none"> <li>The emergency lighting system should be maintained as required by BS5266 and records kept.</li> <li>On-going monthly systems tests should also be undertaken and recorded in the premises fire safety logbook including an annual full discharge test.</li> </ul>	Medium	A			
21	The edge of the steps on the rear external exit route should be highlighted with suitable nosings.	Medium	A			

**Notes:**  
 The 'action by whom' column should be filled in by the client to name the person who will ensure the works are carried out  
 The 'current status' is for the client to record where they are with getting the work done – it is suggested this is updated monthly

Table 2 – Descriptors for Priority Classifications

Risk Level	Commence Action	A	B	C
<b>Extreme</b>	A due diligence memo will be issued outlining our specific concerns and recommended actions. These will also be outlined in our report			
<b>High</b>	Immediately	As soon as reasonably practicable and the risk is reduced to an acceptable level		Continuous
<b>Medium</b>	2 working days	4 weeks for a single item issue – e.g. repair a single door or addition of a detector head	6 months for a more major refit such as repair all doors or training all staff	Continuous
<b>Low</b>	1 week	6 months for minor issues such as change exit sign to	1 year for wider scope issues such as introduce a system for	Continuous

	current standard	updating secondary fire signage	
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'Reasonably practicable' – legal phrase used in UK health & safety law, to allow responsible

persons to balance cost against risk benefits when considering investment in risk mitigation.

Commence action – includes initiating the admin process to get the work done not necessarily commencing the actual work on site.

## Overview

CUK has been instructed by Wayne Chandler (hereafter referred to as the Client) to complete a fire risk assessment in accordance with Article 9 of the Regulatory Reform (Fire Safety) Order 2005 (FSO), at their Griffin premises located at 125 Clerkenwell Road, Farringdon, London, EC1R 5BD (hereafter referred to as the premises).

The fire risk assessment is an organised and methodical look at the premises, the activities within the premises, the potential for a fire to occur and the harm it could cause to the people in and around the premises. The purpose of this report is to provide an assessment of the risk to life from fire in these premises, and, where appropriate, to make recommendations to ensure compliance with fire safety legislation.

The existing fire safety measures are evaluated and reviewed to establish whether they are adequate or if more requires to be done. Its purpose is to inform those responsible for fire safety within the building or area under consideration, of the relative risks that need to be managed or addressed, according to the assessment.

In addition this report will look to assess the maximum achievable capacities within the premises and detail any remedial works where appropriate, that can be carried out to maximise the capacity. There are some building works proposed for the wider building mainly at first floor level and above but this will impact on the current location of the female dancers changing room, which is at first floor level and will need to be relocated to the basement. This report will also assess the proposed new layout and location of the female dancers changing room from a fire safety perspective and the interim proposal while building work is taking place detailing any remedial work required and any management strategies to be adopted during this period.

Elements discussed in this report (the proposed changes to location of female changing room and interim arrangement) will be subject to third part ratification and this report can be used by the operator and their design team to assist in gaining approval in principle from Approving Authorities such as building control under the Building Act and Environmental Health under the Licensing Act as it demonstrates that both fire safety and public safety considerations been fully considered and risk assessed.

The assessment was carried out with the assistance of Wayne Chandler, the premises owner and other staff members where helpful when necessary. Mark Blythen the architect for the building project the also provided relevant background information and plans of the proposed changes. The aim is to ensure the Griffin premises can continue to trade safely throughout the construction period.

## Scope of the Assessment

The scope of this assessment relates to the Griffin premises only, (ground, basement and first floors). There is understood to be a further second floor, which is currently unoccupied (TBC) but as part of the forthcoming building works will contain residential dwellings. It is understood these areas will be separate to the premises and have independent access/egress routes. When the building work is fully completed the premises will be reinspected and this report will be fully updated.

The assessment is based on the conditions found on site at the time of the inspection and the premises plans as provided. The assessment was non-invasive, and no building component, machinery or plant element was disassembled or uncovered.

## Building Description – including comments

Number of floors ground and above:	3 (2 within premises)
Number of floors below ground:	1
Approximate total floor area:	Ground: 165m2 Basement: 130m2 First Floor: 50m2 Second Floor: Not assessed Total: 345m2

<b>Brief details of construction:</b>	<p>The premises appear to be Victorian in age and are of traditional double leaf brick construction in keeping with a building of its age.</p> <p>Means of escape are currently provided via three exit routes at ground floor level. Two main entrance/exit routes to the front façade onto Clerkenwell Road and an additional alternative exit to the rear of the ground floor, leading via the external rear courtyard back onto Clerkenwell Road. The first floor changing rooms and management office have access to an alternative exit route at first floor level, which leads via the roof and external staircase back down to the rear courtyard and then out to Clerkenwell Road. The basement has access to the central staircase, which lead back up to ground floor from where escape is available back into the main bar area and out through the available ground floor exits.</p> <p>Full details of the exit provision can be found in the Means of Escape and Occupancy Assessment in section 16.0 of this report.</p>
<b>Use of premises:</b>	<p>The premises have previously been used as a public house and the current operators run the premises as an adult entertainment venue with the ground floor laid out with tables and chairs and banquette seating. There is a main bar/servery located centrally and a stage and DJ box located in the main bar. There is a smaller side bar area where private dances take place and this area contains banquette seating and a number of podiums for private dances. Toilet provision is also provided at this level.</p> <p>The first floor contains the female changing rooms and management office. The basement contains back of house cellerage and some storage.</p>
<b>Approximate maximum number of occupants:</b>	250
<b>Approximate number of employees at any one time:</b>	20-30
<b>Maximum number of members of public at any one time:</b>	Total: 220
<b>Sleeping occupants:</b>	0
<b>Disabled occupants:</b>	0 – Staff at this time / occasional members of the public
<b>Lone workers:</b>	1 – Staff member occasionally
<b>Young persons:</b>	0
<b>Others:</b>	0
<b>Fire detection and alarm system:</b>	Automatic mains powered linked smoke detectors with manual call points at exit points that appears to be a general L2 standard.
<b>Evacuation regime:</b>	Simultaneous on any alarm.
<b>Emergency lighting:</b>	Situated throughout the building.
<b>Sprinklers</b>	N/A at present
<b>Previous fire losses / incidents:</b>	None reported for this building.

**Additional Notes:**

The Griffin has been in operation for a number of years so has a proven history of this type of operation and appear to have a robust fire safety management plan in place.

The building and its current use is classified in the following Purpose Group as per Table 1 (Appendix D) of ADB:

Accommodation	Purpose Group
Assembly and Recreation	5
NB: Plant, store and switch rooms are considered ancillary to the main building use	

## Fire Risk Assessment Commentary and Methodology

The Fire Risk Assessment Methodology adopted for this assessment is based on the reference document; Publicly Available Specification 79 (PAS 79 2012) – Fire Risk Assessment Guidance and Methodology together with the generally available guides to the RRO applicable to the various areas of the building.

The detailed findings of the risk assessment are identified where appropriate in the following matrices and key issues are itemised together with a commentary on possible improvements to the fire safety provision at the premises.

Generally the physical observations were good in most areas. There were a few issues found on the day and a plan is in place to implement recommended changes.

### 1.1 Life Safety

Whilst attention is drawn to the items noted in the prioritised action plan the occupancy and proposed use is appropriate subject to the items in the action plan being remedied.

Escape routes are maintained available for immediate use, with fire compartmentation and separating doors functioning correctly. Waste materials and storage are located in designated areas and removed from site regularly.

The provision of automatic fire detection and a simultaneous evacuation procedure in the premises enhances the overall fire safety strategy thereby reducing the overall risk to occupants. Fire fighting equipment is present on the site and that is considered appropriate for the building use.

It was advised that staff receive suitable fire safety awareness training in accordance with their role at induction however some remedial works have been highlighted for on-going training.

It is for these reasons that a grading of **Tolerable** has been concluded for this building.

### 1.2 Building Preservation

There are some ignition hazards within the premises but given the good level of management and housekeeping the risk of a fire occurrence is not excessively high.

The automatic fire detection system fitted within this building will provide an early indication of fires starting. The fire doors and compartmentation should prevent the spread of fire beyond the compartment of origin until the start of any necessary fire fighting operations.

Given the level of fire loading present, particularly in back of house areas, any fire that is allowed to get established will cause damage to some parts of the building and impair sales and service activity.

It is for these reasons that a grading of **Moderate** has been concluded for this building.

## Fire Risk Audit/Significant Findings

Table 3 – Sources of Ignition

Audit Item	Observation	Risk level	Recommended Remedial Action
<b>Deliberate</b>	The premises are secured by the walls on all sides and the access/egress doors. For periods of trading staff monitor activity within the premises and act accordingly in line with management procedures. CCTV and a building alarm are in place as an added measure.	None	
<b>Smoking</b>	Following the smoking in buildings legislation no smoking is allowed in the building. No evidence of smoking in the building was seen during the visit and there are no smoking signs as required and external smoking points. A regular monitoring of the external areas should be carried out regarding smoking points.	Medium	Management should ensure a regular monitoring procedure is in place for the external areas to ensure the risk of any ignition is minimised.
<b>Electrical</b>	The electrical installation appeared in good working order and it was advised it is covered by certification however this was not seen at the time of inspection. An annual inspection of the electrical installation should be carried out and the certificates stored in the premises fire safety logbook.	Medium	<ul style="list-style-type: none"> <li>• Certificates for the electrical installation annual inspection should be stored in the premises fire safety logbook. (If this is the case Wayne we can just remove this point)</li> <li>• Any multi socket adaptors should generally only be used for temporary uses such as cleaning. Where there is a consistent need for additional sockets the appropriate number of hardwired sockets should be provided. This will be even more relevant when the interim escape arrangements are in place at basement level.</li> </ul>
<b>Electrical</b>	Portable electrical appliances did not have any record of PAT testing being carried out and a procedure should be put in place.	Medium	<ul style="list-style-type: none"> <li>• Recommend that a suitable system of portable appliance testing ('PAT') testing is carried out and any items missed inspected.</li> <li>• Where portable electrical equipment is used, including items brought into a workplace by staff, then a visual inspection should be under taken and then the item should undergo PAT testing at intervals suitable for the type of equipment and its frequency of use.</li> </ul>

**Recommended Remedial Action**

**Audit Item Observation**

**Risk level**

Audit Item	Observation	Risk level	Recommended Remedial Action
<b>Gas</b>	A gas supply is provided to the boilers and it is understood a maintenance contract is in place under the control of the management.		<ul style="list-style-type: none"> <li>Records should be kept of all testing and maintenance.</li> </ul>
<b>Machinery</b>	There are no known processes or equipment proposed, which would produce a naked flame inside or outside the premises.		None
<b>Heating fixed</b>	Heating is provided via a number of low pressure radiators and can also be provided via the AC units. It is understood a maintenance contract is in place under the control of the management.		None
<b>Heating portable</b>	No portable heaters were in use at the time of inspection.		None
<b>Candles</b>	It was not advised if candles are used and none were in use at the time of inspection. If candles are used the advisory points in remedial work section should be put into place. Particular attention is drawn to the use of candles during the basement interim escape arrangement phase as detailed in section 17 and it is recommended that no candles are in use during this period.	<b>Medium</b>	<ul style="list-style-type: none"> <li>Candles where used should be fixed into a solid base and enclosed in a holder.</li> <li>Recommend that a candle policy is established together with staff training i.e. recommend uses, locations and management procedures.</li> <li>It is recommended that during the basement interim escape provision phase no candles should be used anywhere within the premises.</li> </ul>

Audit Item	Observation	Risk level	Recommended Remedial Action
Cooking	There is no cooking within the premises.	None	
Hot works	Details of the hot work permit system were not available. A suitable hot works system should be established.	Medium	<ul style="list-style-type: none"> <li>• A hot works permit system should be put into place under the control of the manager. All contractors should report to the manager and must have a risk assessment in place before works start.</li> <li>• Any hot works within the premises should be carried out outside trading hours.</li> <li>• During the basement interim escape arrangement period a management plan should be put in place to control any hot works taking place across the wider site to ensure the risks are suitably limited and controlled and appropriate risk assessments are in place.</li> </ul>
Lightning	No earthing points were observed around the premises.		None
Other - Performers	No Special effects or pyrotechnics are used by performers in the venue.		None
Other			None

Table 4 – Fire Loading

Audit item	Observation	Risk Level	Recommended Remedial Action
<p><b>Furniture - Upholstered furniture, curtains, drapes</b>  <b>Fabrics materials and other soft furnishings.</b>  <b>Including Wall &amp; Ceiling Linings</b></p>	<p>The upholstered furniture appeared to be relatively new and was well maintained. There were no drapes or curtains within the premises.</p>	<p>None</p>	<p>None</p>
<p><b>Housekeeping</b></p>	<p>Management systems are in place and housekeeping was generally very good. The bins in the side courtyard area need to be maintained clear of the rear exit door and some fire doors were not being maintained closed at first floor level at the time of inspection, these should be maintained effectively self-closing within their frames.</p>	<p>Medium</p>	<ul style="list-style-type: none"> <li>The bins located in the side courtyard area should be maintained clear of the rear exit door into this area to ensure this route is not impeded.</li> <li>Doors should not be wedged open and any doors that need to be held open operationally should be placed on magnetic door hold open devices linked to local detection.</li> </ul>
<p><b>Waste Management</b></p>	<p>In general staff clear rubbish regularly and on-going waste collections occur during operating hours. Waste is taken to a secure area and removed on a regular basis.</p>	<p></p>	<p>None</p>
<p><b>Kitchen extract system</b></p>	<p>N/A</p>	<p></p>	<p>None</p>
<p><b>Stores</b></p>	<p>Storage in general is adequate with only materials required for the running of the business being stored.</p>	<p></p>	<p>None</p>

<p><b>Dangerous substances</b></p>	<p>Some hazardous materials are stored (generally limited to cleaners materials) at basement level and recommend that a suitable COSHH (Control of Substances Hazardous to Health) system is in place and recorded.</p>	<p>Medium</p>	<ul style="list-style-type: none"> <li>Recommend that all the relevant substances that fall under COSHH (Control of Substances Hazardous to Health) control are contained appropriately in one area, ensuring that the door can close effectively into the frame and that COSHH data sheets are kept.</li> <li>Recommend that the safety data sheets are reviewed and incorporated in to management procedures and training.</li> <li>Recommend that a separate COSHH cupboard is located in the basement to aid storage requirements.</li> </ul>
<p><b>Vehicles</b></p>	<p>No vehicular access to site.</p>		<p>None</p>
<p><b>Other significant hazards</b></p>	<p>None</p>		<p>None</p>

Table 5 – Persons at Risk (relevant persons)

Audit item	Risk level	Recommended Remedial Action
<p><b>Staff</b></p> <p>It was advised that staff training does take place, however recorded details of this were not seen at the time of inspection. For information purposes staff training should occur at induction and quarterly after this. It should include as a minimum, evacuation of disabled customers, checking of toilet areas, smoking area, cloakroom procedures, external areas and staff Assembly areas. The staff training should also be updated to consider any changes during the construction period and interim basement escape period.</p>	<p>High</p>	<p>The actions of staff in the event of a fire are likely to be crucial to their safety and that of other people in the premises.</p> <ul style="list-style-type: none"> <li>• All staff should receive basic fire safety induction training and attend refresher sessions at pre-determined intervals (suggest quarterly) and be tested by fire drills.</li> <li>• The training should take account of the findings in this Fire Risk Assessment and be easy enough to understand by all those who attend. It should look to cover areas such as: dealing with disabled customers, checking of toilet areas, control of smoking areas, cloakroom procedures, and location of staff assembly areas.</li> <li>• It should also include the disabled evacuation procedures and specific roles that members of staff will be expected to carry out in the event of a fire.</li> <li>• Additional training should take place for staff to cover the construction period and the interim basement exit route procedure. This should cover the locations of the means of escape routes during this period and any evacuation procedures during this period.</li> <li>• All staff and contractors, including cleaners and any other ancillary staff should be told about the emergency plan and should be shown the escape routes.</li> </ul>

<b>Residents</b>	The residential uses proposed for the first and second floor levels will fall outside the remit of this assessment. However see comments in the "Fire Alarm" section regarding fire detection to this areas.		None
<b>Public</b>	The premises have automatic fire detection and directional signage leading to a number of fire exits. The premises are well managed with a high level of staff who will monitor customers behaviour and react accordingly.		None
<b>Young persons</b>	Given the adult nature of the premises no children are allowed on the premises. As a Guide:  "child" means a person who is not over compulsory school age, construed in accordance with section 8 of the Education Act 1996; <b>Interpretation:</b> 'Child' – a person who is not older than the compulsory school leaving age (up to and including the last Friday in June in the academic year when the child attains the age of 16 years).  "young person" means any person who has not attained the age of 18. <b>Interpretation</b> 'Young Person' – although a young person has not yet reached the age of 18, it should be noted that this definition also incorporates persons who are defined as 'child'. Therefore article 9(4) applies to any person under the age of 18 whereas article 19(2) applies to persons under the age of 16		None
<b>Lone workers</b>	Generally all staff members work as a team during the day. However occasionally staff may be on duty alone for short periods of time out of peak operating hours. Their priorities during an evacuation during this period are clearly defined. They have the facility at all times to contact the manager and emergency services. Some contractors may be working alone from time to time but with robust staff training, management procedures and the automatic fire detection coverage in the premises in place this should be adequate.		None
<b>People with Disabilities</b>	In general as customers are drawn from the general public a wide range of physical and cognitive abilities may be expected. Staff are aware of their responsibility for evacuating all occupants from the building without the assistance of the fire service. As an existing premises that is likely Victorian in age there is no internal lift but disabled access is available to the ground floor via a small step to both of the entrance/exits to the front façade. The rear exit has a larger step so it is unlikely the use of this route would be appropriate without the use of an evacuation chair. A simple method statement/strategy for the ingress and evacuation of disabled people will need to be developed along with staff training.	Medium	<ul style="list-style-type: none"> <li>• A method statement detailing the disabled access and egress arrangements should be drafted and it should form part of the staff training process.</li> <li>• Consideration should be given to the use of an evacuation chair to cover disabled escape to the alternative rear exit.</li> </ul>

<p><b>Contractors</b></p>	<p>All contractors are controlled by the Manager and given basic introduction to the procedures in the event of a fire. It is advised that some additional management measures for contractors should be put in place.</p>	<p>High</p>	<p>Recommend that all contractors are given basic introduction on;</p> <ul style="list-style-type: none"> <li>The emergency plan, evacuation procedures and the exit routes.</li> <li>Relevant information and appropriate instructions about how to prevent fires and what they should do if there is a fire.</li> <li>This should cover any contractors working on the proposed construction project and the interim phases of the project.</li> <li>Adequate risk assessments should be carried out throughout the construction phase to cover any works that create a risk to the safe operation of the Griffin premises. This should cover:             <ul style="list-style-type: none"> <li>Fire separation between the building site and the premises.</li> <li>Maintenance of dedicated exit routes.</li> <li>Method for raising the alarm between the building site and the Griffin.</li> </ul> </li> </ul>
<p><b>Visitors</b></p>	<p>Visitors to the premises are escorted and given basic instruction about what to do in the event of an emergency and the location of the means of escape.</p>		<p>None</p>
<p><b>Fire service</b></p>	<p>The building will receive an initial attendance from a London based full time operational crew who should attend within 6-8 minutes and be familiar with this type of premises.</p>	<p>Medium</p>	<p>The emergency procedures for the premises should also include meeting and briefing the fire and rescue service when they arrive and providing them with a set of plans/pack for the building together with any relevant data safety sheets.</p>

Table 6 – Fire Protection Measures  
Observation

Audit item	Observation	Risk level	Remedial action required
<b>Means of escape</b>	A simultaneous evacuation regime is adopted for the premises on operation of the fire alarm. Automatic fire detection is installed in the building, which would give an early warning of any fire situation. The building has adequate exit routes for the prescribed capacities and staff should be adequately trained in assisting an evacuation from the premises. Section 16 details the Occupancy assessment for the premises and section 17 details the suitability of the relocation of the female changing rooms from the first floor to the basement and the interim arrangement while this change is taking place.	None	None
<b>Fire Alarm/Automatic Fire Detection (AFD) System</b>	An Automatic Fire Detection and alarm system is installed (BS: 5839 Part 1 2013, and appears to be to a category L2 standard. It is recommend that testing and recording of the DJ/Live music cut-out device that should be linked to the fire alarm system is put into place. It is understood the system is tested regularly and annual certification is in place but details of this were not seen at the time of inspection. Details of both should be stored in the premises fire safety logbook.	High	<ul style="list-style-type: none"> <li>• If not already in place an automatic cut off of the live music/DJ equipment should be put in place linked to the operation of the fire alarm system.</li> <li>• A testing and maintenance regime for the Fire Alarm system is understood to be in place but this should incorporate:                             <ul style="list-style-type: none"> <li>▪ <b>Daily checks</b> are carried out as part of management checks to ensure the system is active and fully operational.</li> <li>▪ <b>Weekly tests</b> on the manually operated devices following the manufacturer or installer's instructions.</li> <li>▪ <b>Weekly tests</b> of the music cut out linked to the fire alarm system.</li> <li>▪ <b>6 monthly tests</b> and checks by a competent person.</li> <li>▪ <b>Annual certification</b> of system.</li> </ul> </li> </ul>
<b>Fire Fighting Equipment</b>	Suitable fire extinguishers appeared to be in place at the time of the inspection.	None	None
<b>Fire/smoke doors</b>	The fire doors all appeared to generally operate correctly and were in reasonable condition. The information in the remedial works section is given for information purposes.	Medium	<ul style="list-style-type: none"> <li>• All fire doors protecting exit routes should be fitted with suitable intumescent strips and seals.</li> </ul>

Audit item	Observation	Risk level	Remedial action required
<b>Suppression</b>	N/A		<ul style="list-style-type: none"> <li>All fire doors should be fitted with self closing door devices so they close effectively within their frame.</li> <li>Recommend, a schedule of maintenance and testing of fire doors is established to ensure smoke seals operate sufficiently and doors close effectively into their frames.</li> </ul>
<b>Smoke ventilation</b>	N/A		None
<b>Lifts</b>	N/A		None
<b>Emergency Signs and Notices</b>	<p>Means of escape Fire Exit signage was in place throughout the premises. Signage should be provided as required for the new proposed layout of the female changing rooms and for the interim construction period.</p> <p>Some Fire Action Notices were not in place adjacent to the manual call points and should be provided.</p>	High	<ul style="list-style-type: none"> <li>Illuminated exit signage should be suitably provided to highlight the escape route from the female changing room in the basement when in place. This should cover the long term route when in place and the interim route when active.</li> <li>Position fire instruction notices on escape routes adjacent to fire break-glass call points in all areas, as well as notice boards and where staff frequently assemble.</li> <li>Also provide plans indicating the escape routes.</li> <li>The above points should be incorporated into the staff training.</li> </ul>
<b>Emergency Lighting</b>	<p>An emergency lighting system is installed in all areas of the premises and is integrated into the emergency signs layout. Additional emergency fittings will be required to the basement area and staircases as detailed in the remedial works section.</p>	Medium	<ul style="list-style-type: none"> <li>Suitable emergency lighting should be provided in the basement in line with BS5266.</li> </ul>
<b>Disabled facilities</b>	<p>See comments in People with Disabilities section.</p>		<p>See comments in People with Disabilities section.</p>

Audit item	Observation	Risk level	Remedial action required
<b>Compartmentation and fire resistance</b>	The compartmentation within the premises is provided by brick walls, stud wall partitions and fire doors. The compartmentation was generally reasonable at the time of inspection and the fire resistance to the ceiling/wall finishes appeared to be Class0/1 as appropriate for the premises use. Compartmentation should be maintained between the premises and any building activities throughout the construction phase.	High	<ul style="list-style-type: none"> <li>• Appropriate compartmentation (fire rated partitioning, doors etc) should be maintained between the premises and any construction activities as required.</li> <li>• Any fire stopping as required through penetrations should be put in place throughout the construction period.</li> </ul>
<b>Fire and Rescue Service</b>	The vehicular access has remained unchanged and there is vehicular access to the front of the premises from Clerkenwell Road at ground floor if required. Hose distances present appear to be within the 45m recommended distances in Approved Document B. Public fire hydrants also appear available within 90m of the premises ground floor entrance routes.		None
<b>Other</b>	None		None

Table 7 - Fire Safety Management within the Premises

Audit item	Observation	Risk Level	Recommended Remedial Action
<b>Fire policy and responsibilities</b>	There is a simple fire safety policy in place. Recommend Policy is updated to cover the proposed construction works.	Medium	The fire safety policy should be updated prior to the construction works taking place.
<b>Competent advice</b>	Is sought when necessary as in the production of this fire risk assessment.		None
<b>Fire safety plan</b>	A simple evacuation plan will be implemented as discussed in the evacuation strategy below.		None
<b>Action in event of fire/ Evacuation strategy</b>	As detailed previously staff training does take place however the scope of it is unclear. A full procedure outlining the duties and roles of staff including calling the Fire Brigade needs to be updated and in place to cover general operation and the construction phase periods. The building has a reasonable means of escape in case of fire and a simultaneous evacuation regime is adopted.	High	Evacuation/action plan should be developed to include: <ul style="list-style-type: none"> <li>• Actions on discovering a fire.</li> <li>• Actions on hearing the fire alarm or other methods of raising the alarm.</li> <li>• Location of designated exit routes.</li> <li>• Importance of maintaining doors closed for compartmentation and smoke travel.</li> <li>• Details of who calls the fire brigade</li> <li>• Correct address of the premises</li> <li>• RVP to meet the fire brigade</li> <li>• Roll call procedures</li> <li>• Who is responsible for meeting and liaising with the fire brigade (recommended this is the Duty Manager)</li> </ul>
<b>Means for calling brigade</b>	The manager or designated deputy is responsible for calling the Fire Brigade via the internal telephone system or mobile phone as required but as detailed in the Action in the Event of Fire section this needs to be clearly reclarified the construction phases via the staff training sessions.		None
<b>Contractor policy</b>	See comments in "Contractor" section.		None
<b>Staff training and log</b>	See comments in the section above on "Action in the Event of a Fire" and the "Staff Training" section.		See comments in the section above on Action in the Event of a Fire.
<b>Fire drills and log</b>	It is understood fire drills are carried out but recorded details were not available. Fire drills will be carried out at six monthly intervals moving forward and details recorded in the fire safety log book.	Medium	Fire Drills to be carried out at six monthly intervals and details recorded in the fire safety log book.
<b>Passive Fire protection maintenance</b>	Full maintenance contracts are in place and are controlled by the manager.		None

Audit item	Observation	Risk Level	Recommended Remedial Action
Fire system activations and fire investigation	The manager or designated deputy will initially manage and investigate any activations. All significant fire related events and investigations would be recorded. Copies of the logs and any remedial actions taken will be available on request.		None
Fault reporting system and defects log	The manager will record any defects and this will be dealt with internally via the premises escalation process.		None
Fire manual	The building fire manual forms part of the building health and safety file. The manager will manage all contracted maintenance and testing as appropriate and testing regimes undertaken by suitably competent individuals. Records will be kept in the fire safety logbook and be available when required.		None
Risk assessment	Competent advice and this Risk Assessment document address the requirement of the RRO.		None
Emergency lighting maintenance and log	Emergency lighting maintenance is controlled by the manager and will be carried out under maintenance contract. Testing is understood to take place but records were not seen at the time of inspection. Records should be kept in the fire safety logbook and be available when required.	Medium	<ul style="list-style-type: none"> <li>The emergency lighting system should be maintained as required by BS5266 and records kept.</li> <li>On-going monthly systems tests should also be undertaken and recorded in the premises fire safety logbook including an annual full discharge test.</li> </ul>
Fire alarm tests and log	Fire alarm maintenance is controlled by the manager and will be carried out under maintenance contract. See comments in "Fire Alarm" section for testing regime requirements.		None
Sprinkler tests and log	N/A (To be updated following completion of construction project).		None
Extinguisher tests and log	Fire extinguisher maintenance is controlled by the manager and carried out under maintenance contract.		None
Check of external stair	The external exit stair was being adequately maintained at the time of inspection, however some highlighted nosings were required.	Medium	The edge of the steps on the rear external exit route should be highlighted with suitable nosings.
Other	N/A		None

## Assessed Consequences of Fire

Using the consequence/harm terms detailed in PAS 79 2012, the consequence assessment for fires within the building would be:

### Life Safety – **Slight harm**

<i>Slight harm</i>	<i>Outbreak of fire unlikely to result in serious injury or death of any occupant (other than an occupant sleeping in a bedroom in which the fire occurs).</i>
<i>Moderate harm</i>	<i>Outbreak of fire could result in injury of one or more occupants, but it is unlikely to involve multiple fatalities.</i>

### Building Preservation – **Moderate harm**

<i>Slight harm</i>	<i>Fire damage will be limited to a small area within the compartment/room of origin.</i>
<i>Moderate harm</i>	<i>Fire damage will extend across all areas of the compartment/room of origin.</i>

## Likelihood of Fire

Following the process detailed in PAS 79 2012, a judgement on likelihood of fire needs to be established. Three descriptors for likelihood are recommended:

<i>Low</i>	<i>Minimal likelihood of fire (no ignition sources present, low fire load).</i>
<i>Medium</i>	<i>Normal likelihood of fire (controlled ignition sources present, no highly flammable fire load).</i>

Likelihood for this fire risk assessment – **Medium**

## Fire Risk Assessment

Using the fire estimator table below, and assessment factors from sections 8 & 7 (likelihood and consequence), the fire risk assessment for life safety is:

### Tolerable

Table 8 – Risk level estimator table (from PAS 79 2012) Life Safety

Consequence → Fire Hazard ↓	Slight Harm	Moderate Harm	Extreme Harm
Low	Trivial risk	Tolerable risk	Moderate risk
Medium	Tolerable risk	Moderate risk	Substantial risk
High	Moderate risk	Substantial risk	Intolerable risk

Using the fire estimator table below, and assessment factors from sections 8 & 7 (likelihood and consequence), the fire risk assessment for building preservation is:

### Moderate risk

Table 9 – Risk level estimator table (from PAS 79 2012) Building Preservation

Consequence → Fire Hazard ↓	Slight Harm	Moderate Harm	Extreme Harm
Low	Trivial risk	Tolerable risk	Moderate risk
Medium	Tolerable risk	Moderate risk	Substantial risk
High	Moderate risk	Substantial risk	Intolerable risk

Table 10 – Risk based control plan (from PAS 79 2012)

The following table is intended to provide an enhanced definition of the assessment designation used. CUK have no power of enforcement and findings of 'substantial' and 'intolerable' whilst clearing inferring that urgent action is required are an expression of the opinion of CUK and should be regarded as such by the client.

Risk Level	Action and Timescale
<b>Trivial</b>	No action is required and no detailed records need to be kept.
<b>Tolerable</b>	No major additional controls required. However, there may be a need for consideration of improvements that involve minor or limited cost.
<b>Moderate</b>	It is essential that efforts are made to reduce risk. Risk reduction measures should be implemented within a defined time period. Where moderate risk is associated with consequences that constitute extreme harm, further assessment may be required to establish more precisely the likelihood of harm as a basis for determining the priority for improved control measures.
<b>Substantial</b>	Considerable resources may have to be allocated to reduce the risk. If the building is unoccupied, it should not be occupied until the risk has been reduced, If the building is occupied, urgent action should be taken.
<b>Intolerable</b>	Building (or relevant area) should not be occupied until the risk is reduced. If the building is occupied evacuate the building immediately.

## Regulatory Reform (Fire Safety) Order 2005 Articles 9-22

Table 11 - Cross Reference of Tables within this document and Articles 9-22 of the Fire Safety Order

Article	Location
9 - Risk Assessment.	All Tables
10 - Principles of Prevention.	All Tables
11 - Fire safety arrangements.	All Tables
12 - Elimination or reduction of risks from dangerous substances.	Table 4
13 - Fire Fighting and Detection.	Table 6
14 - Emergency routes and exits.	Table 6
15 - Procedures for serious and imminent danger and for danger areas.	Table 4,6
16 - Additional emergency measures in respect of dangerous substances and any incident that may arise from their presence.	Table 4,6
17 - Maintenance	Table 7
18 - Safety assistance	Table 7
19 - Provision of information to employees.	Table 7
20 - Provision of information to employers and the self employed from outside undertakings.	Table 7
21 - Training	Table 7
22 - Co-operation and co-ordination.	Table 7

### PAS 79 2012 – Cross reference of ‘nine steps’

The guidance in PAS 79 2012 has generally been followed in the production of this risk assessment. That guidance indicates a 9 steps approach. The following table indicates how this report addresses each of the steps.

Table 12 - Cross reference of ‘nine steps’

Step	Location
1. Obtain relevant information about the premises, the processes carried out on the premises, and the occupants of the premises.	Interviews of management, site survey recorded in all Tables and initial commentary
2. Fire hazard identification and the determination of existing measures for the elimination or control of the identified fire hazards	Tables 3, 4 and Section 8
3. Make a (subjective) assessment of the likelihood of fire.	Section 8
4. Determine the physical fire protection measures relevant to protection of people in the event of fire.	Table 6
5. Determine relevant information about fire safety management	Interviews of management and Table 7
6. Make a (subjective) assessment of the likely consequences to occupants in the event of fire	Section 7, 8, 9
7. Make an assessment of the fire risk and to decide if the fire risk is tolerable	Section 7, 8, 9
8. Formulate an action plan	Section 1, Table 1
9. Periodic review of the fire risk assessment	Initial comments and Section 13

## 12. Photographs – N/A

### 13. Review Date for Assessment and Records to be kept

- Annually
- Following any significant change to the structure or internal layout of the building
- Following any significant changes to the operation or working practices
- Any changes to management identified as having a significant role in the risk process
- For due diligence purposes, any review of the fire risk assessment must include notes on any review findings and actions taken, and these notes should be added to the original assessment as an amendment

#### *Record Keeping*

- Details of any significant findings from the fire risk assessment and any action taken
- Testing and checking of escape routes, including final exit locking mechanisms, such as panic devices, emergency exit devices and any electromagnetic devices
- Testing of fire-warning systems, including weekly alarm tests and periodic maintenance by a competent person
- Recording of false alarms
- Testing and maintenance of emergency lighting systems
- Testing and maintenance of fire extinguishers, hose reels and fire blankets etc.
- If appropriate, testing and maintenance of other fire safety equipment such as fire-suppression systems and smoke control systems
- Recording and training of relevant people and fire evacuation drills; planning, organising, policy and implementation, monitoring, audit and review
- Maintenance and audit of any systems that are provided to help the fire and rescue service; the arrangements in a large multi-occupied building for a co-ordinated emergency plan or overall control of the actions you or your staff should take if there is a fire
- All alterations, tests, repairs and maintenance of fire safety systems, including passive systems such as fire doors

#### *Other issues that you may wish to record include:*

- The competence, qualifications and status of the persons responsible for carrying out inspections and tests
- The results of periodic safety audits, reviews, inspections and tests, and any remedial action taken
- All incidents and circumstances which have the potential to cause accidents and monitor subsequent remedial actions
- A record of the building use, the fire prevention and protection measures in place and high-risk areas
- Investigations into any small fire occurrences

## 14. Competency of Assessor

Alan Lynagh BSc (Hons)

### Memberships & Qualifications:

- BSc (First Class Hons) in Building Control Surveying – University of Westminster
- NEBOSH Certificate – Imperial College
- Introductory Diploma in Management

### Career Profile:

- Current: Owner, Compliance UK
- 1998 - Present: Senior District Surveyor for Licensing – Westminster City Council

## Relevant Legislation and Enforcing Authority

The enforcing authority for fire safety is the local fire brigade. The following guidance and legislation is relevant to this Fire Risk Assessment:

- The Regulatory Reform (Fire Safety) Order 2005 together with associated guides
- Approved Document B, Volume 2, 2007
- BS 9999:2008 Code of practice for fire safety in the design, management and use of buildings
- Management of Health and Safety at Work Regulations 1999
- Workplace (Health, Safety and Welfare) Regulations 1992
- Health and Safety (Safety Signs and Signals) Regulations 1996
- Disability and Equality Act 2012
- The Electricity at Work Regulations 1989
- Dangerous Substances and Explosive Atmospheres Regulations 2002
- The Furniture and Furnishings (Fire Safety) Regulations 1988

## 16. Occupancy Assessment.

### Floor Space Factors

The premises operate primarily as an adult entertainment venue/bar. Table 16.0 details the relevant maximum floor space factors applicable for this type of use at ground floor level in line with the guidance in Approved Document B and the Technical Standards for Places of Entertainment and gives an overall safe maximum capacity for the ground and first floors based upon this.

**Table 16.0: Allowable occupancy based on floor space**

Area	Overall Public area M <sup>2</sup> (approx)	Capacity at 0.3 (live music/ within 2m of bar)	Capacity at 0.5 M <sup>2</sup> per person (cocktail/ dancing)	Banquette style seating at 0.45m per person	Max operational capacity
Ground Floor	90	15 ÷ 0.3 = 50	75 ÷ 0.5 = 150	9 ÷ 0.45 = 20	220

These numbers calculate available floor space as per the plans provided and comply with the relevant provisions of both ADB and the Technical Standards for Places of Entertainment. The premises operators will need to ensure that the layout that these maximum floor space factor capacities are based on are adhered to and suitable management controls to monitor this are put into place. If any additional fixed fixtures are introduced the operator will need to reassess these calculations to ensure an appropriate revised maximum capacity based on available floor space is in place.

These figures are however based purely on floor space and consideration needs to be given to the available means of escape widths also.

### Means of Escape

The premises have three dedicated exit routes at ground floor level from the main bar and a single protected exit from the first floor as detailed below:

#### Ground Floor

- Exit A – Main front entrance/exit directly off Clerkenwell Road into main bar area.
- Exit B – Alternative front entrance/exit directly off Clerkenwell Road into the private dance area.
- Exit C – Alternative rear exit via external courtyard back to Clerkenwell Road.

#### First Floor

- Exit A – Alternative exit leading via rear external courtyard back onto Clerkenwell Road
- Exit B – Accommodation staircase exit that leads back to ground floor level where access into the ground floor bar is available from where the ground floor bar exit routes can be utilised.

#### Basement

- Exit B – Accommodation staircase exit that leads back to ground floor level where access into the ground floor bar is available from where the ground floor bar exit routes can be utilised.

### Exit Widths - Application of BS 9999

The approach to means of escape within BS 9999 is being adopted for the exit width calculations to assess the maximum achievable occupant load. Given the levels of management that will be in place, which can be based on the operators current procedures and those detailed as requirements within this risk assessment where the risks will be managed proactively and the reasonable levels of fire risk proposed it is deemed acceptable to apply a BS 9999 approach in this case.

**Risk Profile**

The use of the premises is as an adult entertainment venue/bar. Ancillary uses include toilets, cloakroom, and back of house storage areas.

Therefore, the predominant Occupant Characteristic (Table 2 of BS 9999) is considered to be 'B', i.e. occupants who are awake and unfamiliar with the building. Table 5 of BS 9999 highlights the following example fire growth rates:

1. Fire Growth Rate of 2; bar, lounge, office, theatre/concert hall auditoria.
2. Fire Growth Rate of 2 to 3; theatre stages.
3. Fire Growth Rate of 3; shop sales area.

The predominant Fire Growth Rate could be considered as '2' based upon the above. The combination of the Occupant Characteristics and Fire Growth Rate therefore result in the Risk Profile for the space and the Risk Profile appropriate to the premises is 'B2'. The minimum fire protection package required for a B2 risk profile (tables 6,8 and 9 BS 9999) is currently in place so additional variations can apply.

**Variations to Escape Route Components**

Within BS 9999 it is possible to vary travel distances, exit widths and stair widths where automatic smoke detection and alarm is installed and where the rooms/spaces have ceiling heights > 3m.

A 15% variation associated with automatic smoke detection and alarm is allowable where such detection and alarm exceeds the minimum recommended for the adopted Risk Profile. The minimum standard recommended for a B2 Risk Profile is a manual fire detection and alarm system (detailed in Clause 16 BS 9999). Therefore the automatic smoke detection and alarm system installed by the operator exceeds this, as is the requirement, so the allowable 15% variation can be applied to escape route components within the premises.

**Maximum Allowable Travel Distances**

The distance travelled along escape routes within the venue will not exceed the limits identified in Table 1 for a BS 9999 Risk Profile B2 with a 15% variation, detailed in Table 16.1 below:

**Table 16.1: Maximum Allowable Travel Distances**

	BS 9999 Recommended (Risk Profile B2 + 15% variation)	Normal Recommended (based on ADB & TS)
Single Direction	20.7m	18m
Two or More Directions	51.75m	45m

The actual travel distances comply with both the requirements of BS 9999 and ADB and the Technical Standards and this is allowing for the 25% reduction required for premises where alcohol is consumed (38.8125m in two or more directions).

**Minimum Allowable Horizontal Escape Widths**

For reference purposes see above for ground floor exits denotation. The width of all horizontal escape routes serving the premises will not be less than the larger of 800 mm or the minimum identified in Table 2 for a BS 9999 Risk Profile B2 with a 15% variation, detailed below in table 16.2:

**Table 16.2: Minimum allowable escape widths**

Location	Recommended (ADB) mm per person	Recommended (BS 9999) with minimum provisions mm per person	Recommended (BS 9999 B2 profile + 15% variation) mm per person
Basement	5mm	4.1mm	3.485mm
Calculation = $4.1 \times 0.15 = 0.615$ , $4.1 - 0.615 = 3.485$ . Therefore 3.485mm per person could be applied to all ground floor exit route widths.			

The calculations for the capacity based on means of escape widths are therefore detailed in table 16.3 below upon that basis with the narrowest width on the route being used to determine the capacity. This is for the ground floor only as this is the only one currently used by the public. The first floor and basement are detailed separately.

**Table 16.3: Maximum allowable premises occupancy based on exit widths**

Exit Location	Available Exit Width	Recommended Maximum Capacity (BS 9999) at 3.485mm per person
<b>Ground Floor</b>		
Exit A	850mm	243 ( $850 \div 3.485\text{mm}$ )
Exit B	850mm	243
Exit C	900mm	Discounted as largest exit
Ground Floor Total		<b>486</b>

### First Floor and Basement

The current use of the first floor is for the female changing rooms and a management office. There is an alternative exit route via a 750mm door and an external stair measuring 900mm. This is adequate for 60 people and there is ever only likely to be 10-15 people maximum at this level at any time so this is deemed adequate.

At basement level there is currently just basement cellage and storage areas and this is accessed via the existing accommodation staircase. The staircase comes delivers to the ground floor from where escape is available via the ground floor exits. The basement is never occupied apart from transient use when staff need access to the area for operational purposes. There is likely only ever to be 1-3 people down there at any one time so the current arrangements are deemed adequate given the fire and alarm detection in place.

The proposed layout changes to the basement and first floor are detailed and assessed fully in section 17.0

### Overall Maximum Premises Capacity

Cross referencing all of the above calculations the final maximum occupancy for the premises (ground floor) is detailed in table 16.4 below:

**Table 16.4: Maximum Overall Premises Capacity**

Area	Recommended Maximum Capacity
Ground Floor	<b>220 (limited on floor space)</b>

In line with the relevant provisions of the Technical Standards for Places of Entertainment this figure can be considered exclusive of staff, as staff will be assisting in the evacuation process.

# 17. Assessment of Proposal to Relocate Female Changing Room to Basement and Interim Exit Arrangements.

## Existing Arrangement

The existing basement is used as a typical bar cellar/store area with access provided via the existing staircase from ground floor. The current means of escape for the basement is via this same stair and then out via the ground floor bar exits. The female changing rooms are located on the first floor and are also currently accessed via this staircase. The female changing rooms have a separate alternative exit at first floor level leading down into the rear courtyard.

## Proposed Arrangement

The proposal is to relocate the female changing room to within a portion of the existing basement while retaining some of the basement for existing cellar/storage use. Another portion of the basement will become a plant area. The proposed means of escape will be via the staircase, (which will be rebuilt to an increased clear width of 900mm) back to ground floor and then directly out into the rear external exit route via a newly constructed door at ground floor level creating a new fully protected route. Due to structural limitations this new can only be 700mm wide (generally Approved Document B would require a 750mm door for up to 60 people. However the following mitigating measure apply:

- An automatic fire detection and alarm system is in place throughout the premises in line with BS5839 Part 1 to a category L2 standard.
- The maximum number of staff likely to be in the basement area at any one time is 10-15 and generally this will be even lower so the 700mm width is deemed more than adequate for the occupant load.
- The existing arrangements have been greatly enhanced with the addition of a new protected route from the basement as currently the means of escape are back through the ground floor bar area.

Based on these mitigating factors the door width is deemed acceptable. Fig 17.0 and 17.1 details the proposed female changing room location and exit route.

**Fig 17.0: Proposed Female Changing Room Location and Exit Route (Basement)**

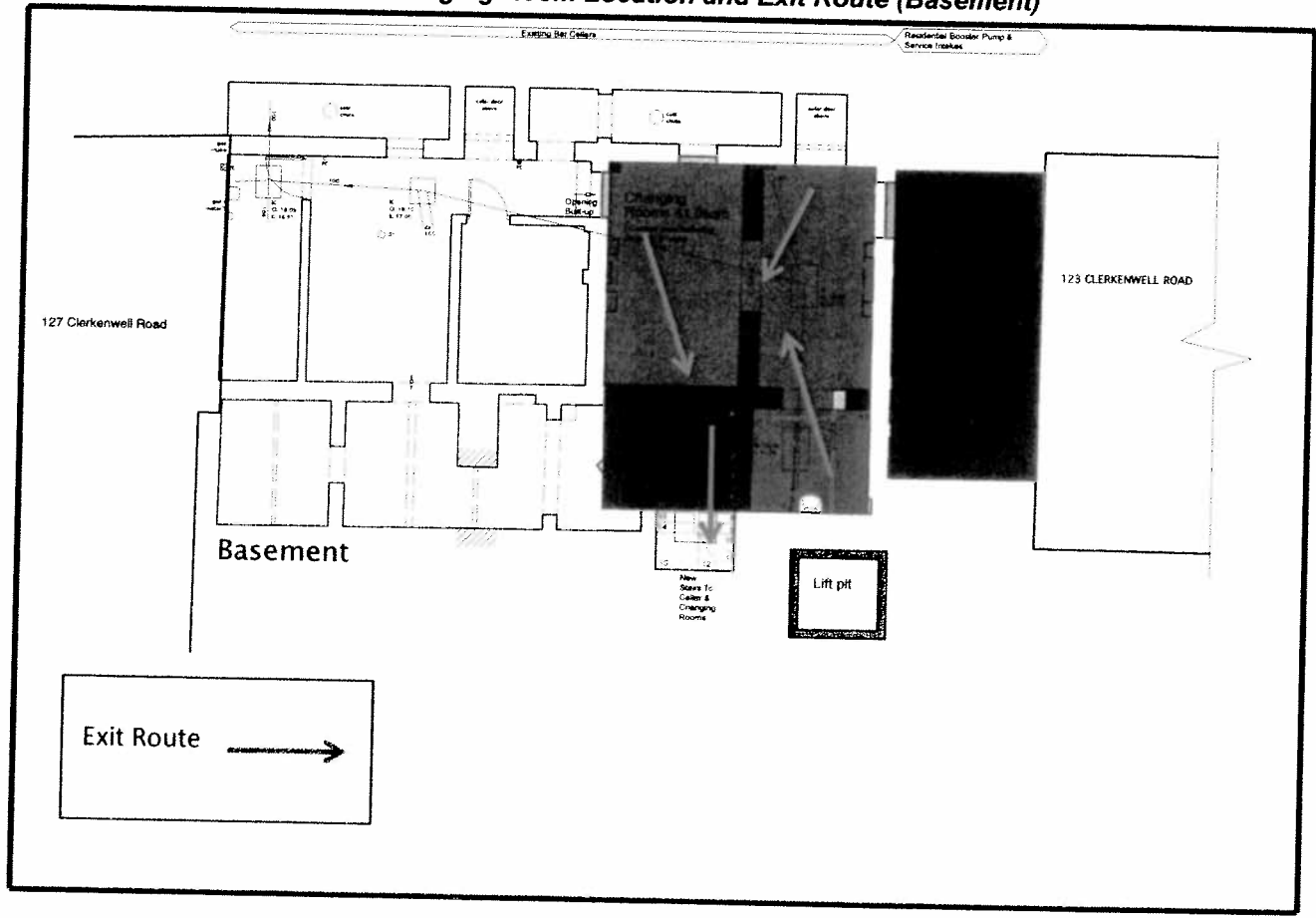
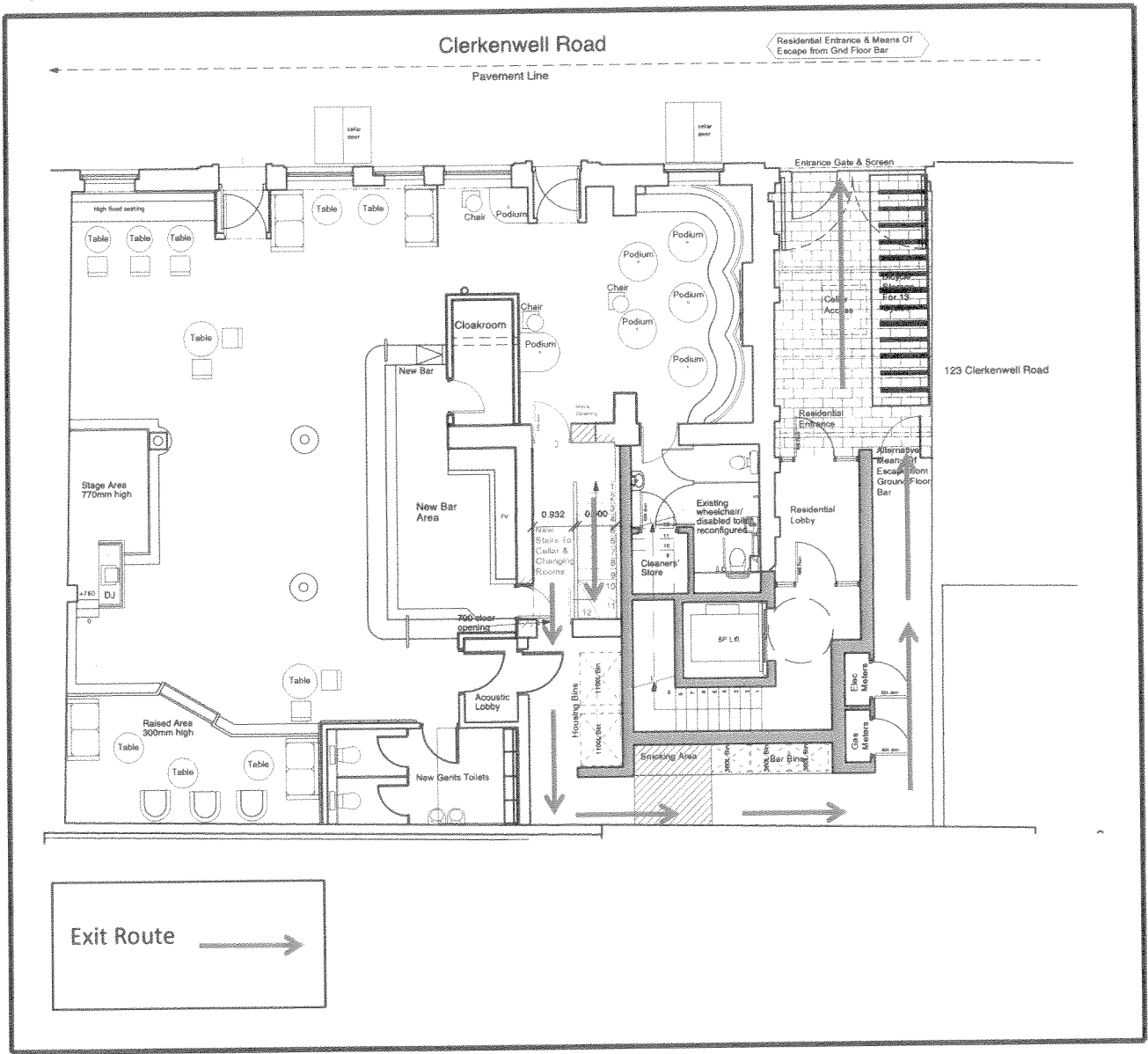


Fig 17.1: Proposed Female Changing Room Exit Route (Ground Floor)



All doors onto the exit route at both basement level and ground floor level will be 30 minute rated fire doors fitted with intumescent strips and smoke seals and the existing fire alarm and detection will be extended as required. It is understood the staircase will be sealed at first floor level to 60 minute fire rated construction. The scheme and the proposed new means of escape are therefore deemed adequate.

**Proposed Interim Arrangement**

To facilitate the construction of the lift shaft for the wider building project there will be an approximate 10 week period when the rear alternative exit route will be unavailable. During this period the ground floor bar will be served by the two exits on the front façade only and the basement female changing room will revert to the existing basement escape arrangement whereby escape is only available back into the main ground floor bar and then out through the two front exits.

The following considerations can be considered for the basement exit arrangements throughout this period:

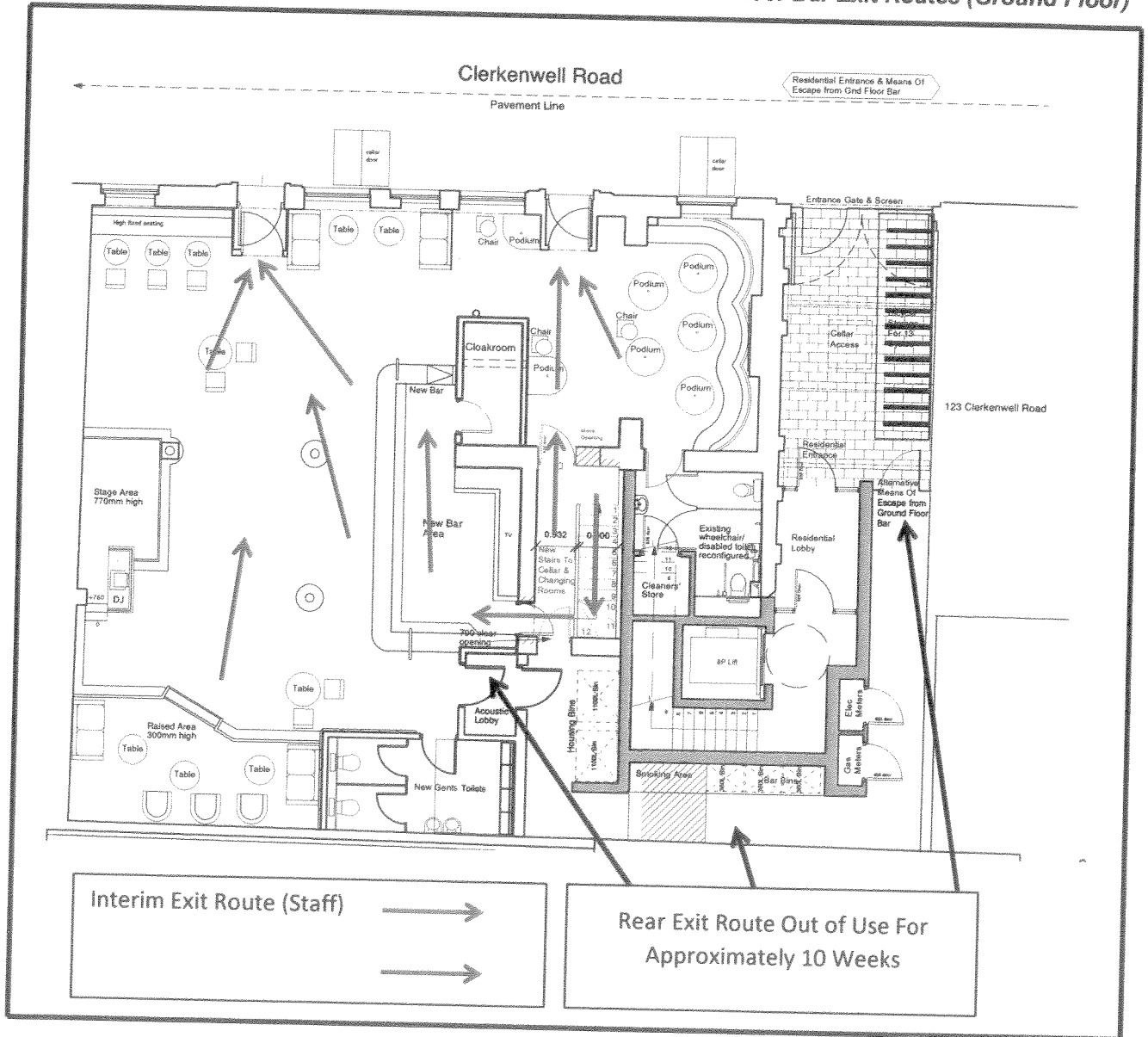
- The premises has a full automatic fire alarm and detection system in place to provide good early warning from this area.
- The proposed interim arrangement will mirror the existing escape arrangements so Building Regulation 4 (2) could be applied, (**Building Regulation 4 (2)**, "Work to existing buildings will be no worse with respect to a relevant requirement of the regulations than before work commenced").

- The female changing area in the basement will only be used when the premises are in operation and this will mean the ground floor area will be in use and highly managed so any incidents will be rapidly acknowledged and evacuation commenced as required.
- The ground floor layout is relatively open plan so again any incident will be rapidly acknowledged by management and evacuation commenced as required.
- Full staff training will be carried out fully detailing the interim arrangements and the evacuation procedures to be adopted.

Given these mitigating factors the proposed interim exit route arrangements for the female changing room at basement level is deemed adequate.

Fig 17.2 details the proposed interim means of escape arrangements at ground floor level. Fig 17.0 details the basement exit arrangements as these will remain unchanged.

**Fig 17.2: Proposed Interim Female Changing Room and Ground Floor Bar Exit Routes (Ground Floor)**



The impact of the interim arrangements at ground floor level is the reduction of three exit routes to two and this may have an impact on the maximum capacity. Table 17.0 details this and the revised capacity.

**Table 17.0: Maximum allowable premises occupancy based on ground floor exit widths (interim arrangement)**

Exit Location	Available Exit Width	Recommended Maximum Capacity (BS 9999) at 3.485mm per person
<b>Ground Floor</b>		
Exit A	850mm	243 (850 ÷ 3.485mm)
Exit B	850mm	Discounted as largest exit route
Exit C	900mm	Unavailable
<b>Ground Floor Total</b>		<b>243</b>

The revised capacity available via the single 850mm exit door at ground floor level is 243. This is still in excess of the floor space capacity limitation of 220 so therefore there would be no change to the maximum capacity for the interim period, which would remain limited to 220.