

From: Jimmy Hajiantoni
Sent: Thursday, February 22, 2024 6:52 PM
To: Licensing
Subject: Basement

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Hi
Please find the report from the fire assessor
We are now looking for capacity of 110
Kind regards
D.Hajiantoni

Sent from my iPhone



Fire Safety Technical Report

35/36 Oxford Street

Southampton

SO14 3DS

Reference: Oxford_Street/AL/001

Date: 19/02/2024

Version: 1

Plan Reference: Basement Layout Licensing Drawing

Prepared by:

A handwritten signature in black ink, appearing to read 'A Lock', written over a light grey grid background.

Mr A Lock

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Reviewed By:

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Mr N Perry

BEng (Hons), MIFireE

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1 Executive Summary

This report has been commissioned to evaluate the occupancy for the premises at 35/36 Oxford Street, Southampton SO14 3DS.

The current project involves a licensed premises at the basement level, separated from the rest of the premises by compartmentation.

The contents of this report are based on the plans and information provided by the client.

The following fire safety provisions and arrangements should be provided within the building;

- A fire risk assessment should be conducted prior to occupation;
- All fire safety systems should be serviced and maintained in accordance with the manufacturer's specification and the relevant British Standards. This includes the following systems:
 - Fire detection and alarm system
 - Emergency lighting
 - Firefighting equipment;
- All material changes are subject to planning applications to relevant building control bodies or approved inspectors

As the requirements of the Building Regulations are set out in functional terms and can be interpreted in different ways, it is essential that the recommendations of this report are agreed with the relevant approval bodies prior to implementation where changes are required.

Any works that are carried out prior to Building Control approval being attained, will be at the client's risk.

2 Scope

This report is designed to evaluate the proposed occupancy for 35/36 Oxford Street Southampton SO14 3DS. The report will analyse and make recommendations to meet the functional requirements of the Regulatory Reform (Fire Safety) Order 2005, means of escape, only. Other elements of the legislative requirements, and property protection, will not form part of this report.

2.1 Limitations

Our advice is strictly limited to the scope of the project for 35/36 Oxford Street Southampton SO14 3DS. 3SFire have not reviewed any other issues within the project other than those identified in this technical report. We offer no comment on any other aspects of the development and any absence of comment on such issues should not be regarded as any form of approval.

In no way should this report be viewed as a Fire Risk Assessment.

The advice within this report should not be used for any other building. Until this report is agreed with the Building Control and Licensing Authorities, the contents should only be used for preliminary information to obtain quotes etc.

3 Statutory Requirements & Guidance

3.1 Statutory Requirements

The Regulatory Reform (Fire Safety) Order 2005, Article 14, states that:

- (1) Where necessary in order to safeguard the safety of relevant persons, the responsible person must ensure that routes to emergency exits from premises and the exits themselves are kept clear at all times.*
- (2) The following requirements must be complied with in respect of premises where necessary (whether due to the features of the premises, the activity carried on there, any hazard present or any other relevant circumstances) in order to safeguard the safety of relevant persons—*
 - a. emergency routes and exits must lead as directly as possible to a place of safety;*
 - b. (b)in the event of danger, it must be possible for persons to evacuate the premises as quickly and as safely as possible;*
 - c. (c)the number, distribution and dimensions of emergency routes and exits must be adequate having regard to the use, equipment and dimensions of the premises and the maximum number of persons who may be present there at any one time;*
 - d. (d)emergency doors must open in the direction of escape;*
 - e. (e)sliding or revolving doors must not be used for exits specifically intended as emergency exits;*
 - f. (f)emergency doors must not be so locked or fastened that they cannot be easily and immediately opened by any person who may require to use them in an emergency;*
 - g. (g)emergency routes and exits must be indicated by signs; and*
 - h. (h)emergency routes and exits requiring illumination must be provided with emergency lighting of adequate intensity in the case of failure of their normal lighting*

The project will be subject to these regulations and a consultation with a Building Control Body for any subsequent building works. Regulation 38 of the Building Regulations requires that fire safety information be given to the person responsible for the occupied building.

3.2 Guidance – Small and Medium Places of Assembly

This guide is intended for premises where the main use of the building or part of the building is as a small (i.e. premises accommodating up to 60 people) or a medium (i.e. premises accommodating up to 300 people) place of assembly. These include: public houses; clubs; dance halls/schools; village halls; community centres; churches; other places of religious worship or study and associated premises; temporary structures and marquees/tents.

4 Introduction

4.1 Building Description

The project involves renovation of a basement area of a commercial building with flats above. There is currently one entrance for the basement via the front of the building, and a proposed exit to the rear. Previously the basement and the ground floor were linked internally but works are currently being undertaken to completely separate the levels.

4.2 Purpose Group

The purpose group of this part of the building is Assembly and Recreation (5).

4.3 Occupant Characteristics

This part of the premises will be licensed and therefore people will be unfamiliar and awake.

5 Assumptions

The following assumptions have been made:

- The property is going to be occupied as a licensed premises.
- That the ground floor and basement are separated by compartmentation
- That the fire safety systems will be designed, installed, and commissioned by suitably competent engineers;
- That the fire safety systems will be maintained and tested in accordance with British Standards and manufacturer's specifications;
- That the owner of the building, will have control over the entire building and can ensure that fire safety standards and systems will be maintained; and
- Any building works that require material changes complies with all parts of the Building Regulations.

6 Escape Routes

This section provides further advice on the general principles that apply to escape routes and provides alternative solutions for a range of building layouts. The advice is based on premises of a normal risk. As the escape routes need to be adequate for the people likely to use them

the report will need to consider how many people, including employees and the public, may be present at any one time. Where premises have been subject to building regulations approval, the number and width of escape routes and exits will normally be adequate for the anticipated number of people using the premises.

6.1 Evacuation Strategy

The evacuation strategy will be simultaneous, and the fire alarm system should be designed to facilitate this at an early stage.

6.2 Exit Widths

The use or layout of the building (exit capacity), should be designed to facilitate the capacity by referring to guidance given in BS 5588 (superseded by BS 9999) and the Building Regulations Approved Document B.

| Maximum number of people | Minimum width (mm) ⁽¹⁾⁽²⁾⁽³⁾ |
|--------------------------|---|
| 60 | 750 ⁽⁴⁾ |
| 110 | 850 |
| 220 | 1050 |
| More than 220 | 5 per person ⁽⁵⁾ |

NOTES:

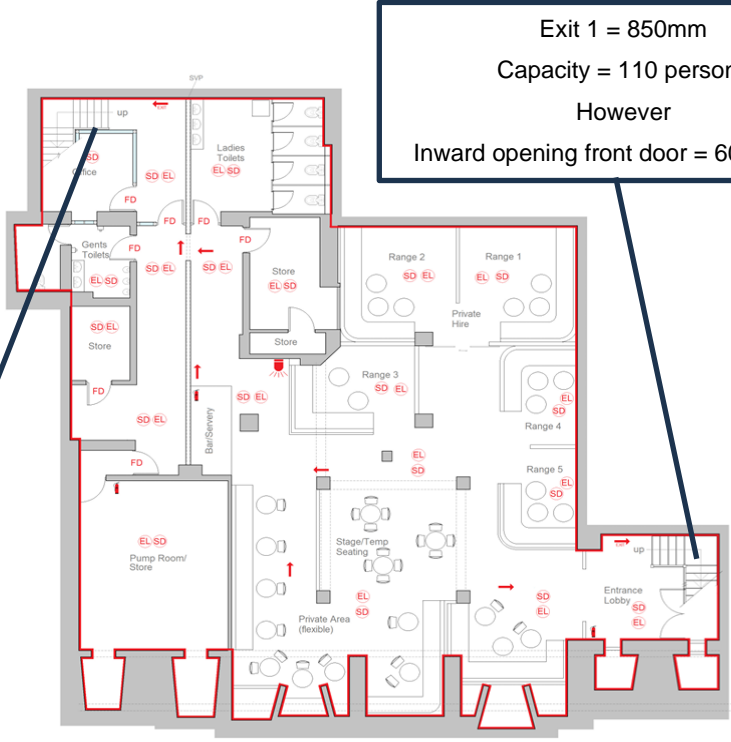
1. See Appendix D for methods of measurement.
2. Widths may need to be increased to meet guidance in Approved Document M.
3. Widths less than 1050mm should not be interpolated.
4. May be reduced to 530mm for gangways between fixed storage racking, other than in public areas of 'shop and commercial' (purpose group 4) buildings.
5. 5mm/person does not apply to an opening serving fewer than 220 people.

If a storey or room has two or more exits it has to be assumed that a fire might prevent the occupants from using one of them. The remaining exit(s) need to be wide enough to allow all the occupants to leave quickly. Therefore, when deciding on the total width of exits needed, the largest exit should be discounted. The remaining exit(s) need to be wide enough to allow all the occupants to leave quickly. Therefore, when deciding on the total width of exits needed according to the table above, i.e. largest exit should be discounted.

| LEGEND | |
|--------|--------------------|
| SD | Smoke Detectors |
| EL | Emergency Lighting |
| → | Emergency Exit |
| FD | Fire Doors |
| ⬮ | Fire Extinguisher |
| → | Exit Route |
| 🔊 | Fire Sounder |

Exit 2 = 850mm
Therefore = 110 persons

Exit 1 = 850mm
Capacity = 110 persons
However
Inward opening front door = 60 persons



| | |
|--|----------------|
| JOB TITLE Drawings to show Proposed Layout of Basement of 35/36 Oxford Street | |
| DRAWING TITLE Basement Layout Licensing Drawing | |
| CLIENT Messrs D Hajiantoni & I Waight | SCALE 1:100 |
| SITE ADDRESS 35/36 Oxford Street, Southampton, SO14 3DS | DRAWN BY |
| DATE 03/01/2024 | REV A |

Basement Plan 1:100

| Exit width (minimum width on route) | Capacity |
|--|-------------------|
| Exit route 1 – width 850 mm (inward opening) | 60 persons |
| Exit route 2 – width 850mm | 110 persons |
| Final Exit capacity (discount largest) | 60 persons |

6.2.1 Options

To increase exit capacity the following can be undertaken, subject to approval from Building control bodies (or approved inspectors).

6.2.1.1 Rehang Front Door (Option 1)

All exit doors (except where there are less than 60 persons) should open in the direction of escape so that people can escape safety in an emergency without obstruction. Inward opening doors are acceptable, but numbers should be limited (60 persons). Should the client wish to rehang the existing door to open in the direction of escape then the occupancy can be adjusted. As an alternative to rehanging the door, a lobby can be provided. The external door should be held in the open position when the premises is occupied, and the door to the new lobby should open in the direction of escape.

| Exit width (minimum width on route) | Capacity |
|---|--------------------|
| Exit route 1 – width 850 mm (rehung to open in the direction of escape or lobby provided) | 110 persons |
| Exit route 2 – width 850mm | 110 persons |
| Final Exit capacity (discount largest) | 110 persons |

6.2.1.2 Alter exit widths (Option 2)

Should the widths of escape routes be altered, to provide 1050mm width through their length to a place of ultimate safety, then each escape can in turn be assessed as follows:

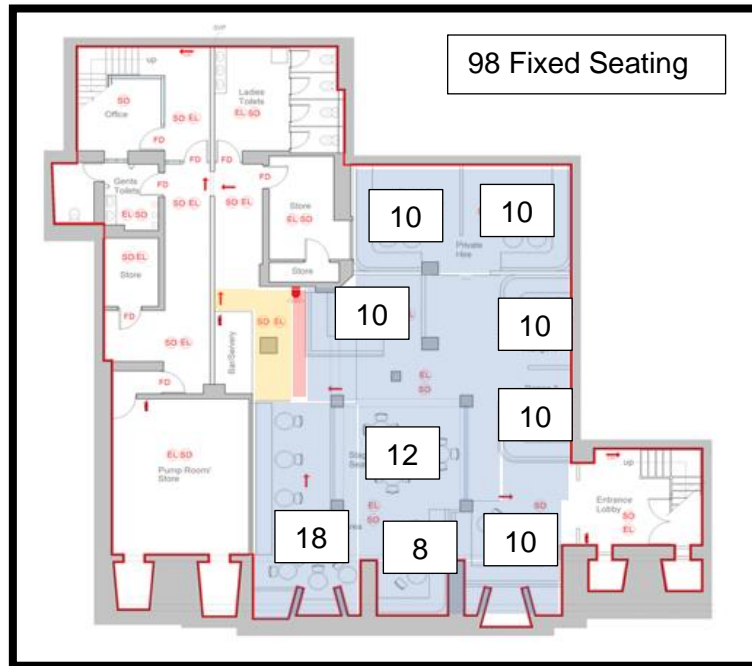
| Exit width (1050mm minimum width, widened throughout its length) | Capacity |
|--|--------------------|
| Exit route 1 – width 1050 mm (rehung to open in the direction of escape or lobby provided) | 220 persons |
| Exit route 2 – width 1050mm | 220 persons |
| Final Exit capacity (discount largest) | 220 persons |

6.3 Occupancy

When calculating the final occupancy, alongside the exit capacity, the number of people safely allowed within a premises is calculated. The lowest figure then becomes the safe occupancy for that use and layout. Where you have fixed seating then the maximum numbers of people in the licensed area will be known from the number of seats provided. In un-seated areas (bars) you may estimate the maximum numbers based on a value of 0.3 to 0.5m² per person.

6.3.1 Fixed seating only

| | | |
|---|------|------------|
| Number of fixed seating – 98 fixed seats | | 98 people |
| Area of standing @ 0.5 – m ² | /0.5 | N/A |
| Area of Bar Crush @ 0.3 (within 2m of serving point) - m ² | /0.3 | N/A |
| Visitor occupancy | | 98 People |
| Staff | | 12 staff |
| Total Occupancy | | 110 people |



6.3.2 Blend of Fixed seating and standing

| | | |
|--|-------|------------|
| Number of fixed seating – 86 fixed seats | | 86 people |
| Area of standing @ 0.5 – m^2 | 9/0.5 | 18 |
| Area of Bar Crush @ 0.3 (within 2m of serving point) - m^2 | 6/0.3 | 20 |
| Visitor occupancy | | 124 People |
| Staff | | 12 staff |
| Total Occupancy | | 136 people |

Option 2 - Alter exit widths

| | |
|-------------------------------------|--|
| Exit Capacity | 220 persons |
| Fixed Seating | 110 persons |
| Blend of Fixed seating and standing | 136 persons |
| Final Occupancy | 110 persons – fixed seating 136 persons fixed seating and standing (totals including staff and visitors) |

8 Fire Safety Handover

It is imperative that this Fire Safety Technical Note is handed over to the occupiers so that they are aware of the importance of the fire safety provisions within this report and can adhere to them throughout the life cycle of the building.

All fire safety systems must be serviced and maintained in accordance with the manufacturer’s specification and the relevant British Standards. This includes the following systems:

- Fire detection and alarm system
- Emergency lighting
- Firefighting equipment;

9 Limitations

Our advice is strictly limited to the scope of the current project provided in the plans for 35/36 Oxford Street Southampton. Several options have been proposed, where these options are adopted, building control approvals should be sought from relevant bodies.

3sFire have not reviewed any other issues within the project other than those identified in our report. We offer no comment on any other aspects of the development and any absence of comment on such issues should not be regarded as any form of approval. The advice should not be used for any other building.