



Please ask for: Louise Kellam
Direct Dial: (01892) 554 144
E-mail: Louise.kellam@tunbridgewells.gov.uk
Reference:
Date: 10 December 2021

Dear All

LICENSING SUB-COMMITTEE - FRIDAY 17 DECEMBER 2021

I am now able to enclose the following reports for consideration at next Friday 17 December 2021 meeting of the Licensing Sub-Committee, which were unavailable when the agenda was printed.

Agenda No Item

- | | |
|---|---|
| 3 | 21/02058/LAPRE - Determination of an application for a premises licence for Kypseli, 15 Stone Street, Cranbrook, TN17 3HF (Pages 3 - 10) |
|---|---|

Kind regards,

Louise Kellam
Democratic Services Officer

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Licensing Sub-Committee 17 December 2021

Addendum to the report of Head of Housing, Health & Environment concerning an application for a premises licence at Kypseli, 15 Stone Street, Cranbrook, Kent, TN17 3HF

Members are advised that on 9th December 2021 the agent, acting on behalf of the applicant, submitted two further documents as below:

- 1. Appendix F - Kypseli - fire safety assessment and status**
- 2. Appendix G - Fire Notation and Alcohol License**

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15 Stone Street, Cranbrook, Kent TN17 3HF

FIRE SAFETY ASSESSMENT & STATUS

NB: This document is a summary assessment, not the full assessment that we have been working on during the project.

A separate document has been supplied to more clearly explain what Kypseli is and will offer

Low risk occupancy volume assessment

Based on Government guidelines occupancy volumes of under 60 members of the public are classed as low-risk.

Kypseli is small, only 14 metres long from the front to the back door, with a straight well-lit unobstructed corridor through the building.

The depth of the terraced area from the inner frame of the back door to the rear boundary fence is 6.7 metres.

The total length of the demise from entry to the property to the rear boundary is 20.7 metres.

It will have 30 covers indoors and no more than 6 staff on duty at any one time.

The rear terrace can accommodate up to 20 people, totalling 56 people at the most.

Based on our latest drill the entire demise, both indoors and outside to the rear took less than 4 minutes to evacuate.

Escape route assessment

Due to the nature of old properties and their layout within historic town centres such as Cranbrook, to achieve ideal escape options more often than not relies on rights of way being maintained and / or bilateral agreements being reached to ensure and / or enhance fire safety for all.

In this instance, past rights of way have been compromised and despite commercial and residential neighbours having unsafe, inadequate or no means of secondary escape themselves, their perceived conflicts of interest have stood in the way of their decision to protect human life.

Kypseli is offering fire escape routes to neighbours that have unsafe, inadequate or no means of secondary escape, but this is not being reciprocated.

This means that Kypseli is defined as a single means of escape operation.

Based on Government guidelines if there is only one escape route the travel distance should not exceed more than 18 metres (unless the building has a protected means of escape in which this can be extended to 25 metres). This reduces to 12 metres where there is a high risk of a fire starting or spreading, but can be increased to 25 metres in low-risk areas.

Taking into account the low-risk occupancy numbers and the optimum level of fire safety measures implemented through the building which are listed below, our assessment is that the operation represents one of low-risk.

Measures that have been taken to suppress risk to the lowest level practically possible are as follows:

1. The kitchen is electric, not gas. There are no naked flames.
2. Almost all Corfiot Greek food is cooked in ovens anyway (moussaka, pastitsio, sea bass, souvlaki, giant butterbeans, filo pastries to name but a few) and from

Appendix G

the outset we decided to invest in state-of-the-art technology to minimise fire risk, odours, noise and to produce the very best cooking results for our guests. Please see links.

Our main oven is Rational i-Combi 6-Grid

<https://www.rational-online.com/media/downloads/en-ae/brochures/icombi-pro-brochure-en-nme.pdf>

Our main extraction solution is ultra-vent

<https://www.youtube.com/watch?v=M1so9LRn4bE>

Kypseli will have a secondary oven range with fire-safe ventilation (also part of our original project plan) which has been approved by the Conservation Department under minor works, as it is invisible externally and cannot be detected by neighbours or guests.

Referring to the fire plan for details key points to note are as follows:

3. An L1 fire detection system installed in all rooms and across all floors of the building, to BS 5839 -1
4. The building has been rewired. Each main piece of equipment and circuit is on a separate isolator, to BS 7671.
5. All equipment in the building is new and we have an appointed electrical engineer for annual PAT testing.
6. The kitchen is a 1-hour fire compartment, this includes secondary glazing pyro-glass installations (agreed by the Conservation department) at the two windows within the protected route from the rear terrace and the window in the kitchen overlooking the rear seating area. The ceiling of the kitchen and rear fire lobby have been treated with Thermoguard providing enhanced fire safety between the ground and first floor, in addition to the 1-hour fire rating of the insulation and fire plasterboard layers.
7. The rear corridor is a protected fire escape route (60min rating) from the rear terrace.
8. All emergency lighting, fire equipment and signage required is in place, to BS 5266.
9. All staff are trained and we have a fire marshal procedure in place to alert and guide members of the public out of the building from the rear terrace.

All measures that have been implemented as part of this project have been undertaken as part of a comprehensive risk assessment process.

Please note we have planning permission for the rear terrace area, including consent for members of the public to use the rear area until 10 pm.

The measures that have been taken make Kypseli a low-risk place for members of the public.

7th December 2021



Ground Floor Plan
0 1 2 3 Metres (1:50)

Property is considered a 'low risk premises', i.e. maximum capacity of 60no. people at any one time - inside 30no. seated and 6no. staff - to the rear garden 20no. seated.

- Fire Alarm System Legend**
- FP** Fire Alarm Panel
 - FB** Fire Blanket
 - ⊙** Manual Call Point
 - SD** Smoke Detector with Sounder Beacon
 - ⊕** Heat Detector with Sounder Beacon
 - ⚡** Water Fire Extinguisher
 - ⚡** Carbon Dioxide Fire Extinguisher
 - Fire Notice
 - FD30** Fire Resistant Door - 30 minutes
 - EM** Emergency Light
 - Fire Exit** Fire Exit Sign
 - Licensed Area
 - 60 min fire compartmentalisation area (Kitchen)
 - Primary Escape Route

L1 Fire Alarm System		Installed 2021
Zone 1	No.15 Ground Floor Restaurant	
Zone 2	Flat 15A Ground Floor Corridor	
Zone 3	Flat 15A First Floor	
Zone 4	Flat 15A Second Floor	


60 minute fire compartmentalisation achieved through 2no. layers 12.5mm British Gypsum Gyproc Firstline Plasterboard affixed to walls and ceilings with staggered joints. Perimeters sealed using Everbuild Fire Mate Intumescent Sealant. Walls lined with 4mm ceramic tiles. All penetrations fixed with 60 minute intumescent collars and sleeves. Ceiling finished in 60 minute Thermogard Class 0 intumescent paint.

NOTE: Fully Electric Kitchen

- The kitchen equipment is electric (not gas)
- Incoming mains electric head and consumer unit within 1 hour fire rated enclosure.
- LI fire alarm system.
- Each piece of equipment and circuit on separate isolator.

900mm wide serving hatch with fire proof shutters to seal in the event of a fire. Stud wall and hatch fire rated 60 min.

- Revisions:**
- Rev1 08/22: Fire blankets (FB) added to plan. Addition of fire notice in corridor, and amended location of fire notice by primary entrance.
 - Rev10 08/22: Remove fire exit sign on rear gate.
 - Rev11 08/22: Additional emergency lighting shown. SD in left. LI control panel identified. Fire blanket in washing up room.
 - Rev8 02/22: Secondary escape routes removed. Green arrows extended to rear deck.
 - Rev7 30/12: 60 min fire compartmentalisation notes added. Alcohol license line modified to yellow.
 - Rev6 24/12: Measurements of escape routes added.
 - Rev5 24/12: Directional arrows updated. LI Fire System grid added. Sink/washing area layout amended.
 - Rev4 11/02: Proposed gate annotation modified.
 - Rev3 11/02: Fire escape routes added. Kitchen sprinkler removed. Pedestrian gate shown.
 - Rev2 04/02: Alcohol license area added.
 - Rev1 26/02: additional notation added.



Price Whitehead
Fossil Farm
Tenterden
Kent
TN30 7DF
info@pricewhitehead.co.uk
Tel: 01590 785111

Client: Ms E. Smith

Address: Hive Eat I Limited,
15 Stone Street, Cranbrook,
Kent TN17 3HF

Job: 15 Stone Street Internal Layout

Title: Proposed Floor Layout with Fire Notation

Scale: 1:50

Date: June 2021

Issue:

Drawing Number: 1769 D02 Rev1
(Original size: A1)

These drawings and all structural sizes and design are produced for planning/building regulation purposes only. Do not use site layout drawings for conveyancing. Contractors must verify all dimensions on site prior to setting out any work or drawings. Any discrepancies to be reported immediately. All rights are retained.

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