



## Hospitality Kiwa Fire Safety Compliance

Fire safety is of utmost importance in the hospitality sector; hotels, restaurants and leisure spaces all need to be safe environments for people to enjoy. We understand the unique challenges arising with high volumes of occupants, potential risks associated with commercial kitchens and multiple language requirements.

**For enjoyable, safe and relaxing environments the Kiwa Fire Safety Compliance have over 30 years' expertise and experience delivering clear, unbiased and actionable fire safety solutions to the hospitality and hotel sector, spanning all 0-7 RIBA stages of planning and development.**

Our skilled team draw on our specialist experience working on mixed use developments in order to advise clients on fire engineering designs and fire risk management, ensuring we create safe spaces whilst retaining the design experience of the venue.

Fire safety is a critical component in the successful design of any new construction project. Our team of highly respected and knowledgeable Fire Engineers have helped to create many innovative and effective designs for a vast array of hospitality venues; from repurposed heritage buildings such as Hawkstone House and refits of Grand Hotels, to new purpose built conference facilities, high rise buildings and multi-site hotel groups.

We are relied upon by many prestigious construction firms, architects, developers, hotel chains and estate managers to advise on any fire safety and fire protection issues including active and passive systems, clear evacuation plans, fire stopping systems and compartmentation.



Our independent and holistic approach to Fire Engineering and Fire Risk Management (whilst allowing your chosen developers to supply, install and maintain the fire protection systems) ensures clients receive confidential advice, based upon realistic and long-term value; ultimately helping you to create enduring venues for your staff and the guests they cater for.

Kiwa's best-in-class services range from consultations, fire risk assessments and fire strategies, to smoke and evacuation modelling, construction specification and detail designs for active systems (detection, alarms and suppression).

Our capabilities include state-of-the-art CAD and industry leading knowledge of the latest standards.

## Key insight and advice available from Kiwa Fire Safety Compliance includes:

- ✓ Fire Safety Strategies
- ✓ Smoke & Evacuation Modelling
- ✓ Structural Fire Engineering
- ✓ Expert Witness Testimony
- ✓ Peer Reviews
- ✓ Fire Safety Audits
- ✓ Fire Risk Assessments
- ✓ Emergency Planning
- ✓ On-Site Safety
- ✓ Engineering Assessments
- ✓ Detection & Alarm Systems
- ✓ Suppression Systems
- ✓ Fire Testing
- ✓ Fire Protection Training
- ✓ External Walls & Attachments



The Langham  
Grosvenor House  
The Savoy  
Bluestone Resort  
Bulgari Hotels  
Hawkstone Hall  
Staybridge Intercontinental  
Mandarin Oriental Hotel  
Regent Palace Hotel  
Café Royal  
Melton House  
Hotel Elaine Lancaster Gate  
Aspire Torch Hotel  
Holiday Inns  
Randolph Hotel Oxford  
Hilton Cape Sierra Hotel

**HOSPITALITY PROJECTS**  
Luxury Hotels | Restaurant Chains  
Resorts | Mixed Use | Conference Centres

*“Fire protection is one of the most important investments and critical considerations that can be made on a construction project”*

### RANDOLPH HOTEL, OXFORD GRADE I LISTED

The client required RIBA stage 2/3 advice and support from Fire Safety Engineers with specialist heritage experience. A majority of the building was comprised of a timber structure, incorporating a main central staircase (a heritage timber feature) that wouldn't provide an adequate escape route.

Initial investigations determined many materials used in the makeup of the hotel were not suitable for modern safety recommendations and highlighted that any fire safety strategy could not rely on the premise of fire resisting compartmentation.

An evacuation model was generated and it was determined that a water mist system should be used to ensure adequate escape routes remained viable and that the lower volume of water discharged would be less damaging to the historic timbers and hotel contents.

### THE LANGHAM, LONDON

One of the largest and best known traditional style grand hotels in London. Kiwa Fire Safety Compliance were commissioned to advise on bespoke fire compartmentation works to the protected means of escape, as well as to review the fire performance of the existing and proposed measures and to provide design advice and bespoke specifications for upgrading methods that were sensitive to the historic nature of the building.

### BILBURY COURT HOTEL

This historic 1633 Elizabethan Manor House has been extensively refurbished. The strategy for upgrading included the elimination of exterior stairs added in the 1930s. Due to the existing conditions, including voids and continuous attic space, Kiwa Fire Safety Compliance designed a sympathetic sprinkler system that enabled historic features to be retained and the maximum flexibility in terms of interior design.

### HOLIDAY INN, WINNERSH

Following rejection of the building regulation submission, Kiwa were appointed and provided a successful fire strategy allowing the architectural design to progress without alteration, by justification and approval of the means of escape and fire service access & facilities, which were not code compliant. Kiwa Fire Safety Compliance also provided the Pre-Occupation Risk Assessments.