

Fire Statement – FS 001.3

Project: Rochdale Road

Subject: Fire Statement

Date: 10 November 2021

Author: Stuart Crick

Checked: Matthew Eyre



Introduction

Design Fire Consultants (DFC) has been appointed by Portwood Developments Ltd to provide fire engineering services for the development at 87 Rochdale Road in Manchester.

The purpose of this fire statement is to provide details on fire safety issues relevant to land use planning matters i.e. where fire safety issues relate to site layout and access. This fire statement is intended to demonstrate that the fire safety measures allowed for in the design are sufficient.

The fire safety design must meet the minimum standard required by Part B of Schedule 1 to the Building Regulations 2010¹. The fire strategy will be refined as the design develops to demonstrate compliance with Part B and will be used for obtaining approval from the Approving Authorities.

1 Site address

87 Rochdale Road
Manchester
M4 4HY

2 Description of proposed development including any change of use

Demolition of existing buildings and structures; development of three new buildings comprising residential apartments and duplex homes (Use Class C3), commercial unit (Use Class E), basement car parking, new landscaping and public realm, and associated engineering and infrastructure works.

3 Name of person completing the fire statement, relevant qualifications and experience

Table 1: Author Competencies

	Author	Reviewer
Name	Stuart Crick	Matthew Eyre
Relevant Qualifications	BEng (Hons), MSc, AIFireE	MEng, CEng, MIFireE

¹ Statutory Instruments, '2010 No 2214 Building and Buildings, England and Wales, The Building Regulations 2010 (as amended)', December 2018

	Author	Reviewer
Experience	Stuart graduated with a BEng in Fire Engineering in 2014 and with a Masters in Fire Safety Engineering in 2016. He has over 7 years of experience working as a fire engineer in the UK, specifically working with building design and construction. This has included a large number of purpose built residential developments.	Matthew has worked in the fire safety industry for 11 years, starting in Australia with international experience in Hong Kong, Singapore and others, before moving to the UK. He gained Chartership Professional Engineered status when working in Australia, and has subsequently achieved Chartership Engineer status in the UK by the Engineering Council, via the Institution of Fire Engineers.

4 State what, if any, consultation has been undertaken on issues relating to the fire safety of the development; and what account has been taken of this

The consultation process with Building Control has not started at this early stage of design, however the fire strategy will be agreed with Building Control and Greater Manchester Fire and Rescue Service in due course. The design is primarily based on the prescriptive guidance of BS 9991, with other standards and guidance referenced where necessary, with proposed variations detailed in the following sections. The regulatory process with Building Control and Fire Service will be completed at the appropriate stage, post-planning.

5 Site layout plan with block numbering

Figure 1: Site Layout



6 Building schedule

Table 2: Building Schedule, Block 1

a) Block no	Block 1		
b) Block height	Approx. 30m		
Storeys above ground	Ground + 10		
Storeys below ground	1		
c) Proposed uses	Residential Flats	Residential Ancillary	Car Parking
d) Location of use	Level 0 to 10	Level -1 to 0	Level 0
e) Standards	BS 9991	BS 9991	BS 9991
f) Balconies	Class A2-s1, d0 or better	No balconies	No balconies
g) External walls	Class A2-s1, d0 or better	Class A2-s1, d0 or better	N/a (below ground)
h) Evacuation	Stay put	Simultaneous	
i) Suppression	Yes, residential sprinklers, full	Yes, residential sprinklers, full	Yes, residential sprinklers, full*
j) Accessibility	None	N/a non-resi	N/a non-resi

Table 3: Building Schedule, Block 2

a) Block no	Block 2		
b) Block height	Approx. 36m		
Storeys above ground	Ground + 12		
Storeys below ground	0		
c) Proposed uses	Residential Flats	Residential Ancillary	Café/Restaurant
d) Location of use	Level 0 to 12	Level 0	Level 0
e) Standards	BS 9991	BS 9991	ADB Vol 2
f) Balconies	Class A2-s1, d0 or better	No balconies	No balconies
g) External walls	Class A2-s1, d0 or better	Class A2-s1, d0 or better	Class A2-s1, d0 or better
h) Evacuation	Stay put	Simultaneous	Simultaneous
i) Suppression	Yes, residential sprinklers, full	Yes, residential sprinklers, full	Yes, residential sprinklers, full*
j) Accessibility	None	N/a non-resi	N/a non-resi

Table 4: Building Schedule, Block 3

a) Block no	Block 3
b) Block height	Approx. 11m
Storeys above ground	Ground + 4
Storeys below ground	0 (Site levels mean Level 0 is partially below ground)
c) Proposed uses	Residential Flats
d) Location of use	Levels 0 to 4
e) Standards	BS 9991
f) Balconies	Class A2-s1, d0 or better
g) External walls	Class A2-s1, d0 or better
h) Evacuation	Stay put
i) Suppression	Yes, residential sprinklers, full
j) Accessibility	None

Table 5: Building Schedule, Block 4

a) Block no	Block 4
b) Block height	Approx. 9m
Storeys above ground	Ground + 3
Storeys below ground	0
c) Proposed uses	Residential Flats
d) Location of use	Levels 0 to 3
e) Standards	BS 9991
f) Balconies	Class A2-s1, d0 or better
g) External walls	Class A2-s1, d0 or better
h) Evacuation	Stay put
i) Suppression	Yes, residential sprinklers, partial (Levels 02 and 03 only)
j) Accessibility	None

7 Explain any specific technical complexities in terms of fire safety and/or departures from information in building schedule above

BS 9991 has been considered as the primary guidance for the development. Other standards and guidance have been considered where necessary, typically where BS 9991 contains limited guidance (such as non-residential areas) or where more specialist guidance is required (such as system design). However, compliance with guidance is not mandatory for compliance with Part B of Schedule 1 to The Building Regulations 2010², and alternative solutions can be acceptable. Some elements of the fire safety design require alternative solutions due to the constraints of the building, and adequacy will be demonstrated in the detailed fire safety strategy, with a summary of key technical complexities below.

It is not viable for alternative engineered solutions to be entirely agreed with all relevant stakeholders and approvals authorities at planning stage due to the level of detail in design. Further design progression and stakeholder engagement will take place as the project continues to develop and elements are refined. The regulatory process with Building Control and Fire Service will be completed at the appropriate stage, post-planning.

- The travel distance within the common corridors on the upper levels of Block 1 are extended above the recommended 15m distance. BS 9991 recognises the use of mechanical ventilations as an enhancement to justify extended corridor distances (BS 9991 Clause 0.2.3). The corridor will be provided with two mechanical shafts, strategically located at opposing ends of the corridor in order to provide smoke clearance to the corridor and to protect the common stair. Appropriate guidance will be used in the detailed design of the mechanical ventilation, such as Guidance on Smoke Control to Common Escape Routes in Apartment Buildings_SCA_Revision 3.1 Jul 20³, and the design will be validated by CFD analysis during the detailed design.
- The apartments within Blocks 1 and 2 are designed to be open-plan, whereby the bedrooms are accessed direct from the living area instead of via an internal hallway. These will follow the guidance of BS 9991 in their layout which places particular importance over the location and layout of cooking facilities to ensure that a fire in this location does not prevent escape from the bedrooms. Due to the limitations of the original research into open plan apartments, larger apartments are recommended to have their kitchens enclosed. Where open kitchens are proposed, these layouts will be justified using radiation analysis with the hob remote from the exit. It is noted that this conclusion has also been reached through assessment including additional probabilistic analysis⁴ undertaken by the BRE team responsible for the NHBC Report, NF 19⁵.
- Blocks 3 & 4 feature two level apartments where the ambition is to provide an open-plan living area which therefore does not include a fully enclosed stair. Bedrooms are provided on the lower access level with an open living/kitchen area on the floor above. For sleeping occupants on the lower level, occupants do not have to travel vertically and their escape conditions would be similar to a conventional open-plan apartment. Should the layout not be agreed upon later approvals discussion, then the stair will be fully enclosed.
- The Basement creates a higher risk of smoke and heat build-up during firefighting operations therefore is recommended to be provided with ventilation for smoke clearance. The majority of the basement is an enclosed car park which will be provided with a mechanical ventilation system for smoke clearance. The remaining rooms are each low risk either due to their limited size (<25m²) or

² Statutory Instruments, '2010 no 2214 Building and Buildings, England and Wales, The Building Regulations 2010 (as amended)', December 2018

³ Smoke Control Association, 'Guidance on Smoke Control to Common Escape Routes in Apartment Buildings (flats and maisonettes)', 2020

⁴ Dr C Davis, Mr S Murphy and Dr D Hopkin, Open plan apartments – revisiting risks in light of contemporary demands, International Fire Professional Issue No. 18, IFE, Nov 2016.

⁵ J Frazer-Mitchell, C Williams, 'NF19: Open plan flat layouts', September 2009, NHBC Foundation.

due to their use (primarily water storage tanks) therefore the risk of smoke and heat build-up is reduced and they will not be provided with dedicated ventilation. Instead, mechanical ventilation is provided to the common lobby adjacent to these rooms.

The following items are technical complexities which follow guidance of BS 9991 but require greater consideration as the design develops.

- The lifts in Blocks 1 and 2 are dual access on the Ground floor, with one side opening directly into the reception area. As an alternative to a protected lobby, these lifts openings will instead be provided with an automatic fire and smoke curtain across the opening to protect the lifts in the event of fire in the reception area. The lifts are dual access therefore access to the lifts remains available at Ground Floor from the opposite side. The use of fire curtains in place of non-loadbearing fire resisting walls is a recognised solution in BS 9991 (Section 23). Automatic fire and smoke curtains will be designed and installed in accordance with BS 8524-1⁶ and BS 8524-2⁷.
- The commercial unit is provided with a single exit therefore the occupancy should be limited to 60 persons. This appears feasible based on the size and expected use of the unit, however, must be enforced by the eventual operator of the space.

8 Explain how any issues which might affect the fire safety of the development have been addressed

The main variations to guidance are detailed in Section 7 above, these are to be developed and assessed at the next stage of the design.

9 Explain how any policies relating to fire safety in relevant local development documents have been taken into account

Not applicable, no local policies have been identified.

10 Explanation of fire service site plan provided in 14 (Figure 2)

Fire service access to the site is based on the guidance contained within BS 9991 and associated references to BS 9999.

Blocks 1 and 2 are over 18m in height and therefore will be provided with firefighting shafts serving all floors, each incorporating a firefighting stair with dry rising main, firefighting lift. The firefighting lift and firefighting stairs give access to the residential corridors which will be provided with mechanical ventilation to control smoke spread during fire service operations. The firefighting shaft in Block 1 will also continue to Basement level and be provided with the same standard of protection; namely 120 minutes fire resisting enclosure, sprinkler suppression to all rooms and mechanical ventilation to the firefighting lobby (in addition to a separate mechanical smoke clearance system to the car park).

The inlets for the dry risers and the building access will be within 18m of the fire appliance. In Block 1 the dry riser inlet is not directly into the stair in order to be closer to the appliance parking, therefore this will have a section of horizontal pipework to connect to the firefighting stair. This will be less than 18m as recommended by BS 9990⁸ and provided with 120 minute fire resistance where it is not contained within the stair. In Block 2 the inlet will be on the external wall of the stair and entirely contained within the staircase.

Dry riser outlets in Blocks 1 and 2 will be located such that all areas are accessible within 60m. Guidance would recommend that two firefighting shafts are provided where the floor area exceeds

⁶ BS 8524-1, 'Active fire curtain barrier assemblies. Specification', 2013

⁷ BS 8524-2, 'Active fire curtain barrier assemblies. Code of practice for the application, installation and maintenance', 2013.

⁸ BS 9990, 'Non automatic fire-fighting systems in buildings', 2015

900m². Block 1 measures 915m², however hose laying distances are not extended. The prescriptive guidance adopts the 900m² suggestions irrespective of the different hazards between purpose groups or the fire protection systems being provided. Given that the upper floors of Block 1 are sub-divided into apartments of no larger than 88m² (majority less than 70m²), provided with sprinkler suppression throughout and all areas are within 60m of the outlet (furthest distance is 45m), it is proposed that the slight increase above 900m² with a single firefighting shaft is reasonable.

Blocks 3 and 4 are under 18m in height therefore do not require firefighting shafts. The duplex apartments on the upper floor are accessed via an external deck. Access will be provided direct from the pump appliance with all areas accessible within 45m of hose laying from the fire appliance. Should this be exceeded in the final layout, then either apartments will be provided with sprinklers to increase the allowance to 75m, or a dry rising main will be provided with outlet to serve the upper floor of apartments.

11 Emergency road vehicle access

Can emergency road vehicles access the site entrances indicated on the site plan?

Vehicle access to Block 1 is via Clive St (leading to Back St George's Rd). This provides access to the inlet for the dry rising main and the door giving access to the firefighting shaft.

Vehicle access to Block 2 is via Back Ashley St, off Rochdale Rd. This provides access to the inlet for the dry rising main and the door giving access to the firefighting shaft.

Vehicle access to Block 3 is Gould St. This gives direct access to the three duplex apartments accessed from Ground Level, and also gives access to the common stair leading to three apartments accessed from Second Floor balcony approach.

Vehicle access to Block 4 is via Back St George's Rd. This gives direct access to the four duplex apartments accessed from Ground Level, and also gives access to the common stair leading to four apartments accessed from Second Floor balcony approach.

Is the emergency vehicle tracking route to the siting points for appliances clear and unobstructed?

Yes

12 Siting of fire appliances

Vehicle access around the site is provided via Rochdale Rd (A664) to the South, Gould St to the West and Clive St (leading to Back St George's Rd) to the South-East. Each of these roads are public highways which appear suitable for a fire service vehicle to access.

It is noted that Back St George's Rd has historically had parking at the roadside and pavement. The proposal includes amendments to the local Traffic Regulation Order (TRO) which will restrict parking on Back St George's Rd and Clive St, as well as widening the corner connecting these two roads (see Appendix A). Back St George's Rd can also be accessed via Hinton Street, Tebbutt St or Peary St in order to access Block 4.

13 Suitability of water supply for the scale of development proposed

The buildings are under 50m in height therefore a wet rising main with dedicated stored water is not requirement. Water for firefighting will instead be provided via pump appliances, supplemented by local hydrants.

There are at least three existing hydrants are located approximately as indicated on Figure 2. These are within 90m of the relevant blocks and their proximity provides a level of redundancy in the event that any single hydrant is unusable, or if multiple hydrants are required.

The development will be provided with sprinkler protection throughout the apartments and non-residential areas. These will be supplied with water via storage tanks and pumps in the basement.

Nature of water supply:

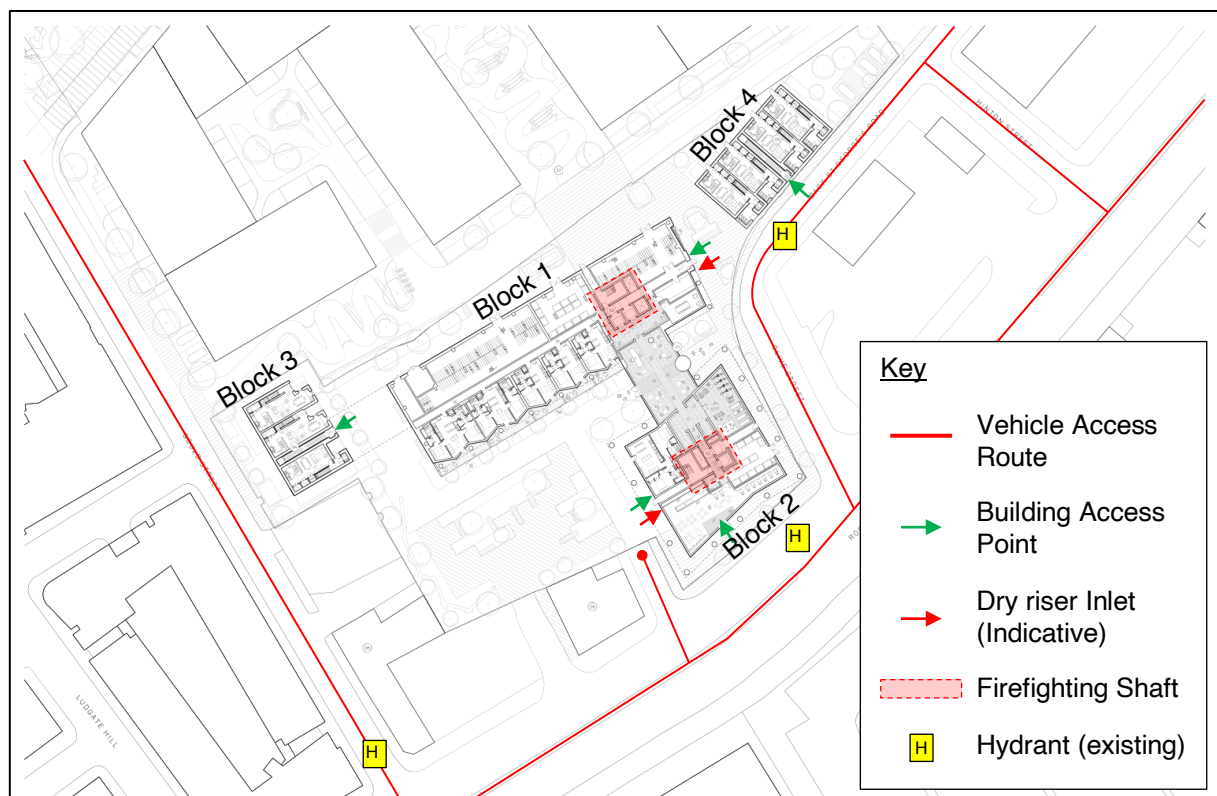
Hydrant- Public

Does the proposed development rely on existing hydrants and if so are they currently usable / operable?

Yes, hydrants are existing and are accessible from a public highway. These are public hydrants therefore supply, testing and maintenance are within the duties, powers and obligations of the Water Companies and Fire Service. However, in the event that any of these hydrants have been abandoned, it will be ensured that hydrants suitable for fire service needs are operational prior to occupation of the building, with liaison between the Water Company, Fire Service and the developer.

14 Fire service site plan

Figure 2: Fire Service Site Plan



Appendix A – TRO Amendments

THIS DRAWING MAY BE USED ONLY FOR THE
PURPOSE INTENDED AND ONLY WRITTEN
DIMENSIONS SHALL BE USED

NOTES

Layout subject to detailed design
and confirmation of statutory
undertakers' equipment.



Revision Details	By	Date	Suffix

Drawing Number
SK22128-005

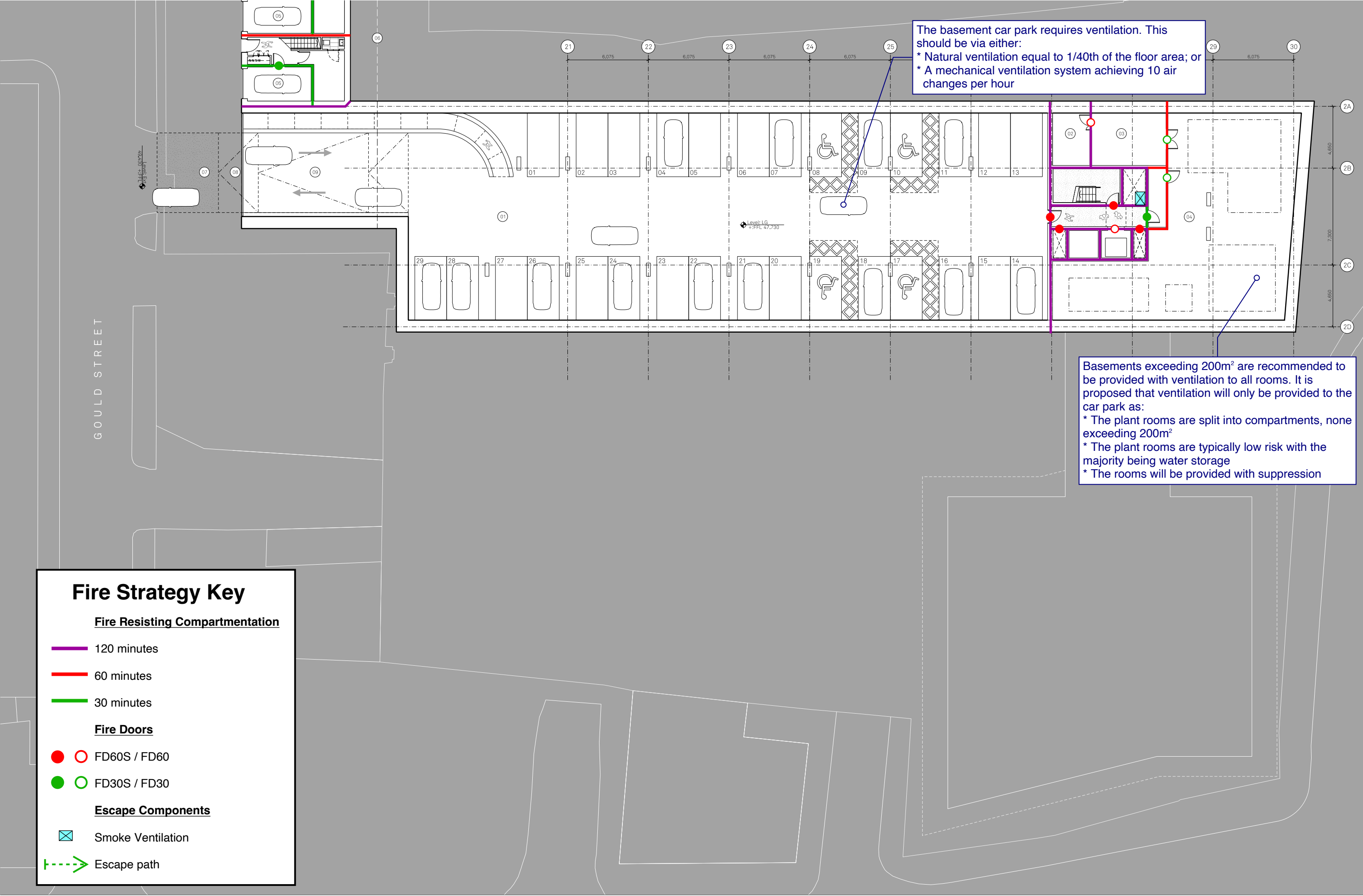
87 Rochdale Road

Drawing Title
Access Arrangements & TRO
Amendments
General Arrangement

Scale at A1
1:500

Drawn	JAT	Approved	LGS
Check	LGS	Date	03.08.21

Appendix B - Fire Strategy Drawings



Fire Strategy Key

Fire Resisting Compartmentation

- 120 minutes
- 60 minutes
- 30 minutes

Fire Doors

- FD60S / FD60
- FD30S / FD30

Escape Components

- Smoke Ventilation
- Escape path

Notes:

PLAN KEY:

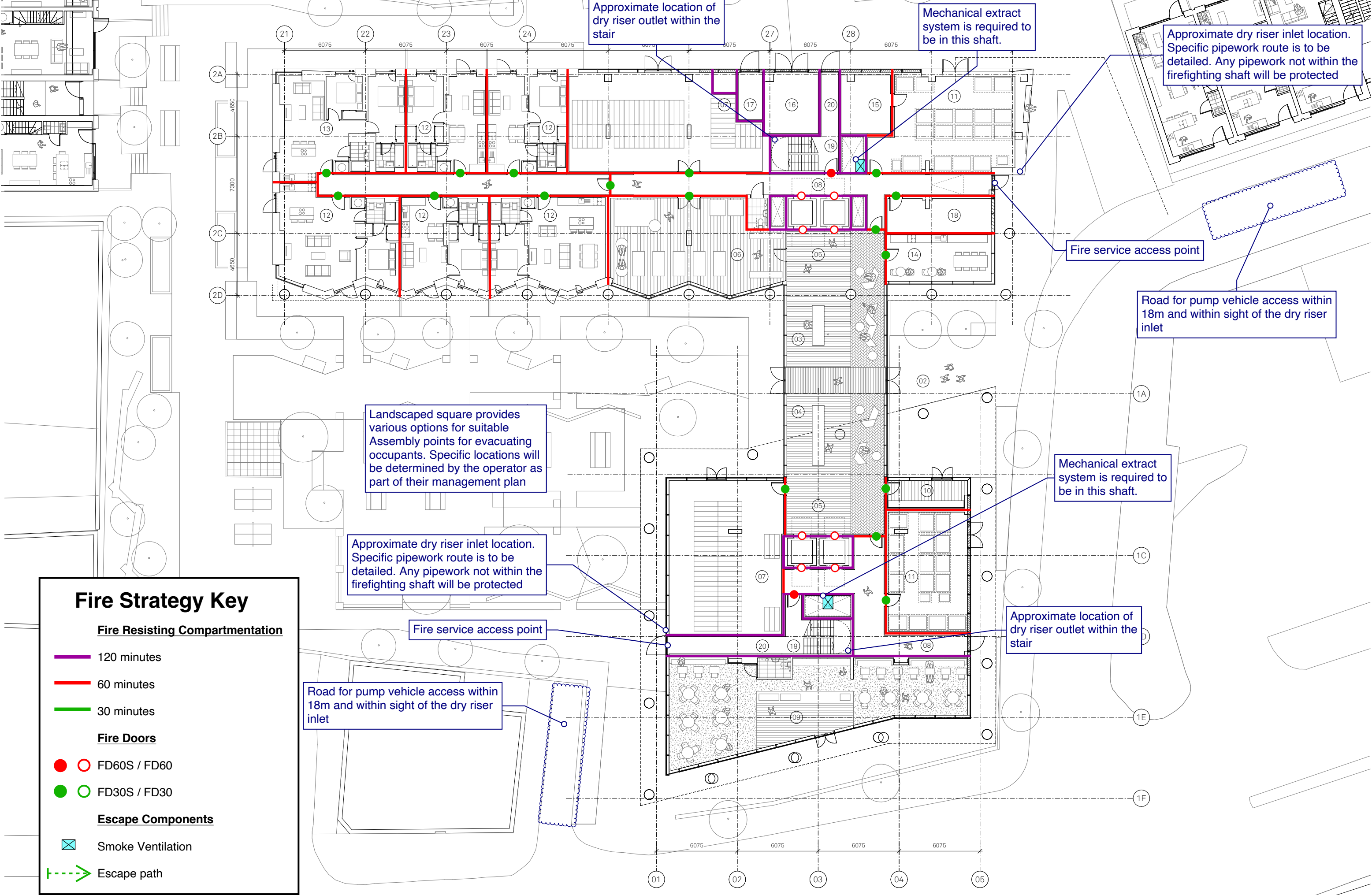
- 01 Car park (29 parking spaces)
- 02 Life safety room
- 03 Switch room
- 04 Tank room
- 05 Duplex coach house garage
- 06 Duplex coach houses (ground floor footprint above)
- 07 Vehicular entrance to basement
- 08 Automated roller shutter
- 09 Ramp down to basement

Project Name: 87 Rochdale Road		Title: Basement Level General Arrangement Plan		Scale: 1:125 @ A1	
Drawn: JBe	Checked: MH	Status: Planning	Project: 136-JMA-MP-LG-P-A-022199	Drawing No: -	Rev: -
Detail: 13/08/21		Issued for Planning			

Jon Matthews Architects

4th Floor Centurion House, 129 Deansgate, Manchester, M3 3WR 0161 974 3690

Copyright of this drawing is vested in Jon Matthews Architects and must not be copied or reproduced without written consent. Figured dimensions only are to be taken from this drawing. Do not scale from this drawing. For full company disclosure please visit www.jonmatthewsarchitects.com



Fire Strategy Key

Fire Resisting Compartmentation

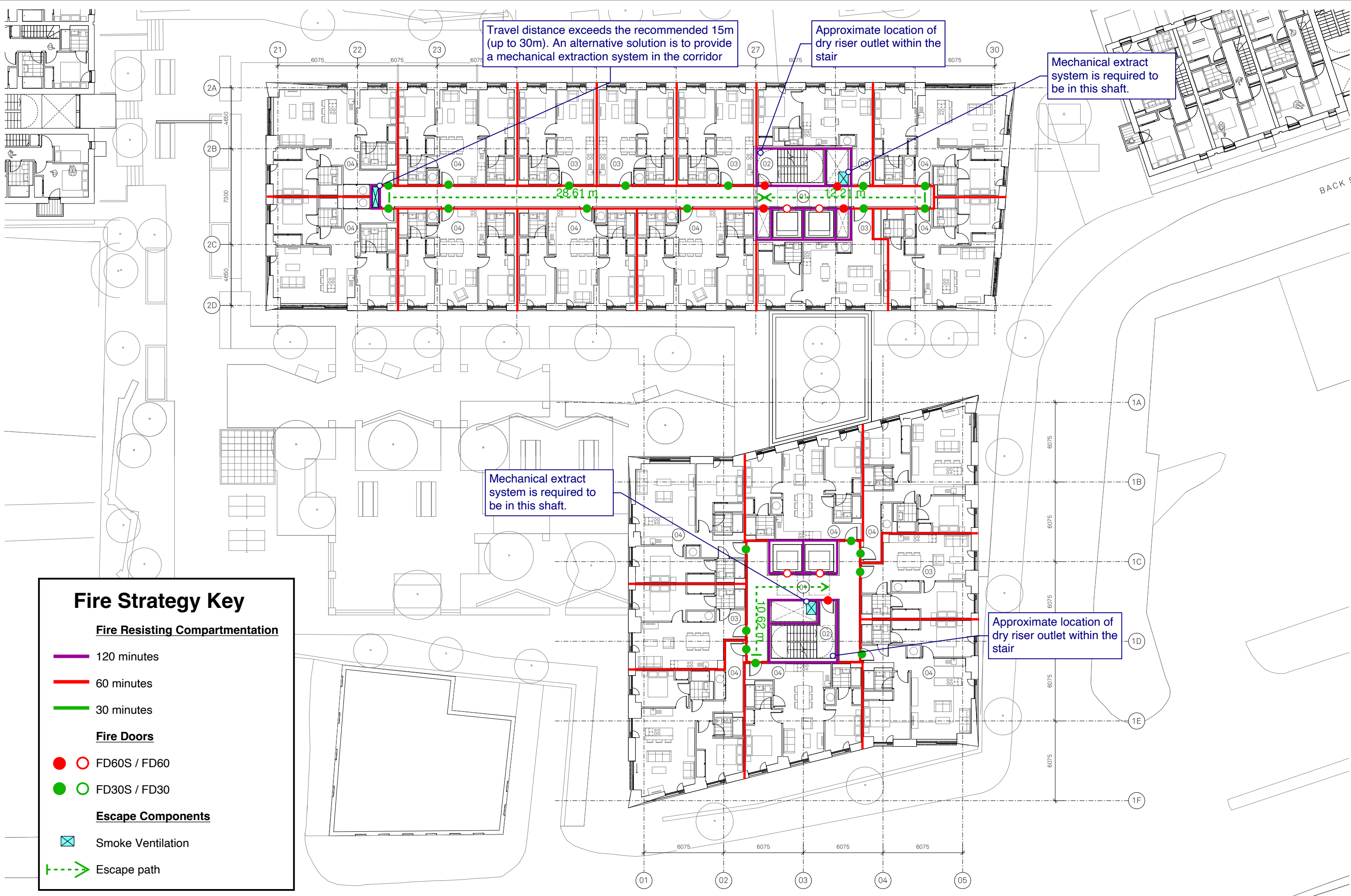
- 120 minutes
- 60 minutes
- 30 minutes

Fire Doors

- FD60S / FD60
- FD30S / FD30

Escape Components

- Smoke Ventilation
- Escape path



Fire Strategy Key

Fire Resisting Compartmentation

120 minutes

60 minutes

30 minutes

Fire Doors

FD60S / FD60

FD30S / FD30

Escape Components

Smoke Ventilation

Escape path

Notes

PLAN KEY

01

Lift lobby

02

Escape stair

03

1 bed apartment

04

2 bed apartment

Project

87 Rochdale Road

Drawn

HB

Checked

JB

Status

Planning

Details

06.09.21 Issued for Planning

Title

1st-6th Floor General Arrangement Plan Block 1 & Block 2

Drawing No.

136-JMA-MP-01-P-A-022201

Scale

1:125@A1

Rev.

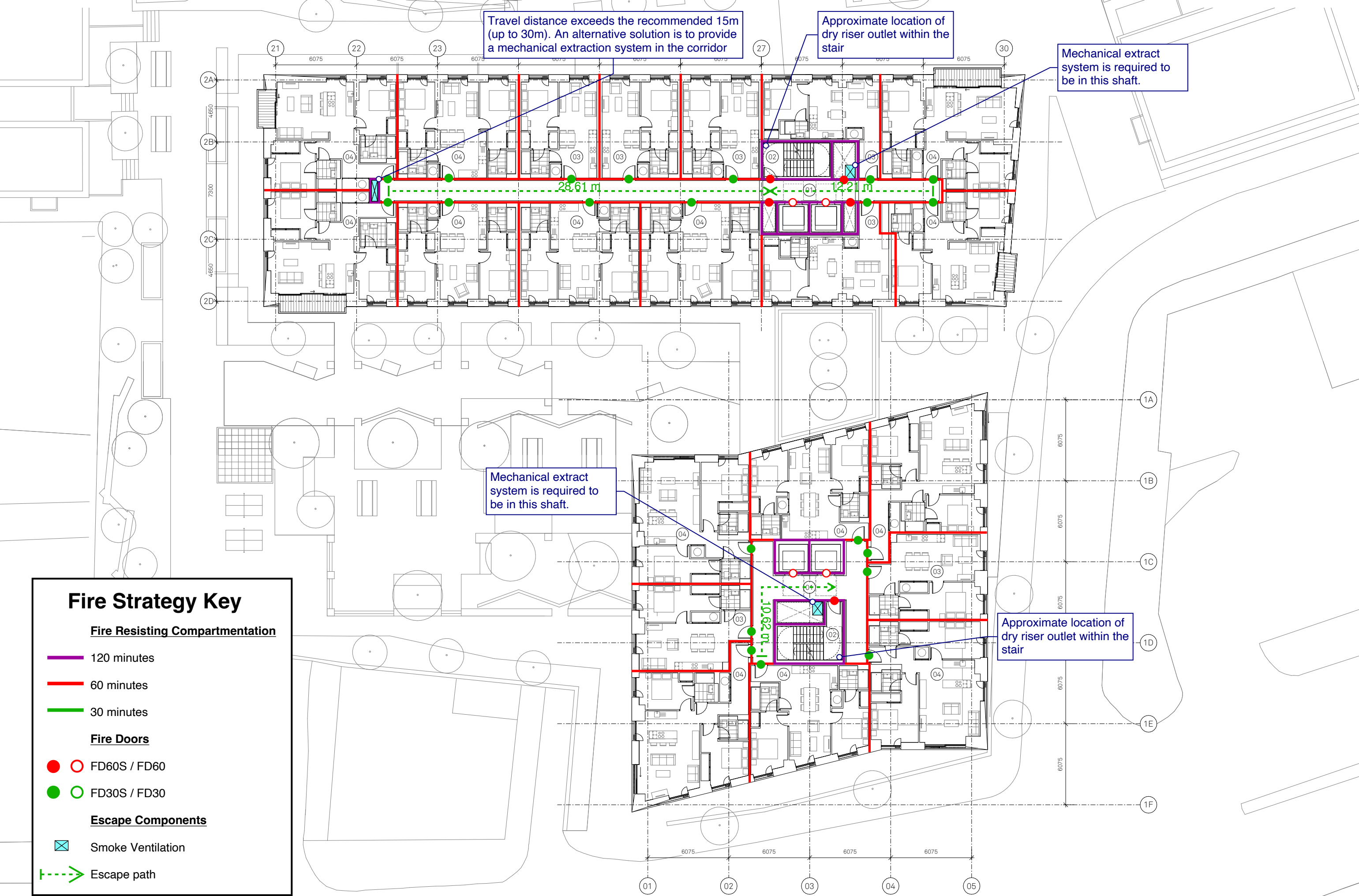
-

Jon Matthews Architects

22 City Tower, Picadilly Plaza, New York St, Manchester, M1 4BT

0161 974 3690

Copyright of this drawing is vested in Jon Matthews Architects and it must not be copied or reproduced without written consent. Figured dimensions only are to be taken from this drawing. Do not scale from this drawing. For full company disclosure please visit www.jonmatthewsarchitects.com



Fire Strategy Key

Fire Resisting Compartmentation

120 minutes

60 minutes

30 minutes

Fire Doors

FD60S / FD60

FD30S / FD30

Escape Components

Smoke Ventilation

Escape path

Notes

PLAN KEY

01

Lift lobby

02

Escape stair

03

1 bed apartment

04

2 bed apartment

Project

87 Rochdale Road

Drawn

HB

Checked

JB

Status

Planning

Details

06.09.21 Issued for Planning

Title

7th-8th Floor General Arrangement Plan Block 1 & Block 2

Drawing No.

136-JMA-MP-07-P-A-022207

Scale

1:125@A1

Rev.

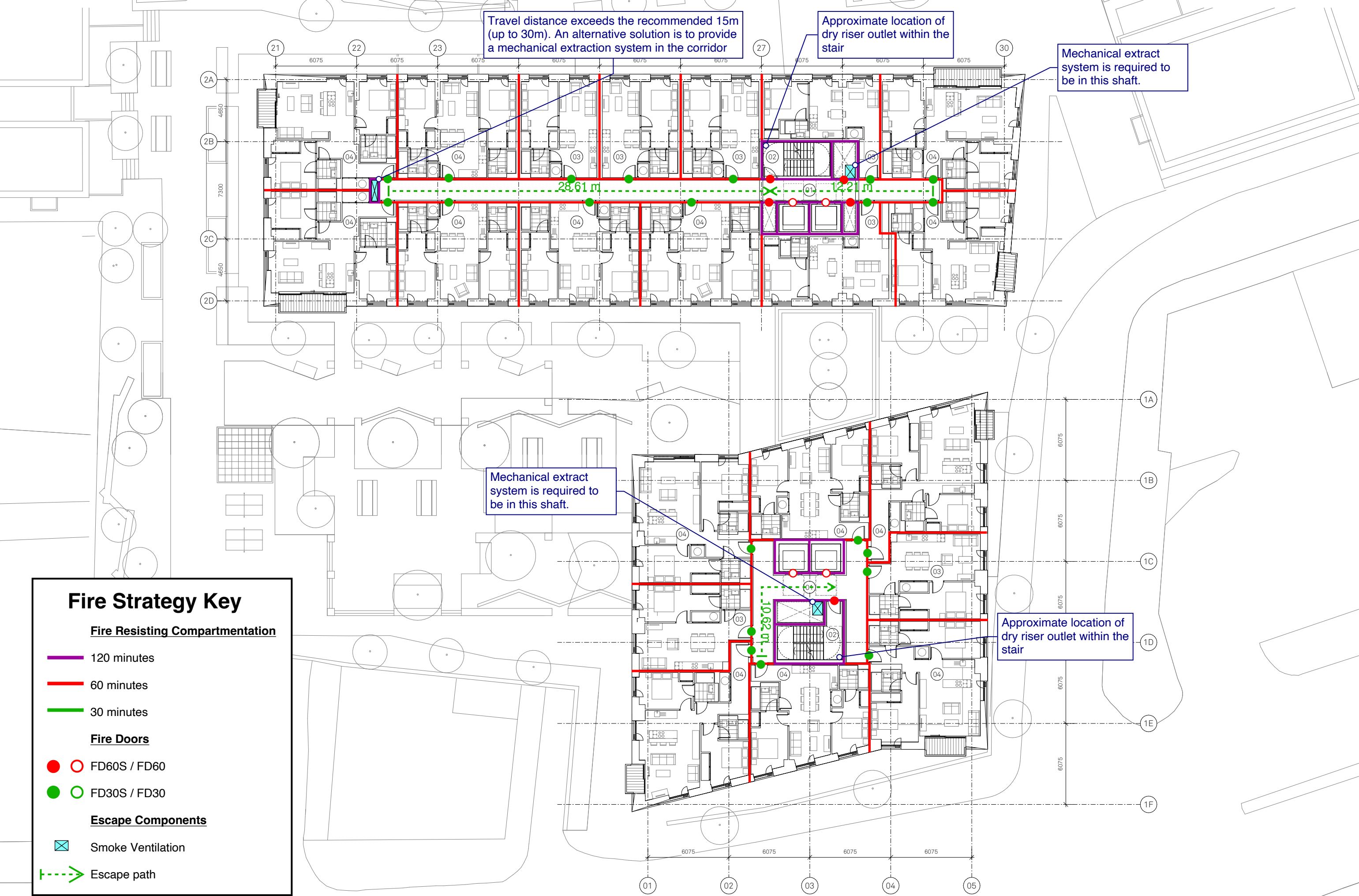
-

Jon Matthews Architects

22 City Tower, Picadilly Plaza, New York St, Manchester, M1 4BT

0161 974 3690

Copyright of this drawing is vested in Jon Matthews Architects and it must not be copied or reproduced without written consent. Figured dimensions only are to be taken from this drawing. Do not scale from this drawing. For full company disclosure please visit www.jonmatthewsarchitects.com



Fire Strategy Key

Fire Resisting Compartmentation

120 minutes

60 minutes

30 minutes

Fire Doors

FD60S / FD60

FD30S / FD30

Escape Components

Smoke Ventilation

Escape path

Project

87 Rochdale Road

Drawn

HB

Checked

JB

Status

Planning

Details

06.09.21 Issued for Planning

Title

9th Floor General Arrangement Plan
Block 1 & Block 2

Drawing No

136-JMA-MP-09-P-A-022209

Scale

1:125@A1

Rev

Jon Matthews Architects

22 City Tower, Picadilly Plaza, New York St, Manchester, M1 4BT

0161 974 3690

Copyright of this drawing is vested in Jon Matthews Architects and it must not be copied or reproduced without written consent. Figured dimensions only are to be taken from this drawing. Do not scale from this drawing. For full company disclosure please visit www.jonmatthewsarchitects.com

Fire Strategy Key

Fire Resisting Compartmentation

120 minutes

60 minutes

30 minutes

Fire Doors

FD60S / FD60

FD30S / FD30

Escape Components

Smoke Ventilation

Escape path

Notes

PLAN KEY

01 Lift lobby

02 Escape stair

03 1 bed apartment

04 2 bed apartment

06 Dashed line indicates indicative zone designated for photovoltaic panels

Project

87 Rochdale Road

Drawn

HB

Checked

JB

Status

Planning

Details

06.09.21 Issued for Planning

Title

11th Floor General Arrangement Plan Block 1 & Block 2

Status

136~JMA-MP-11-P-A-022211

Scale

1:125@A1

Rev

-

Jon Matthews Architects

22 City Tower, Picadilly Plaza, New York St, Manchester, M1 4BT

0161 974 3690

Copyright of this drawing is vested in Jon Matthews Architects and it must not be copied or reproduced without written consent. Figured dimensions only are to be taken from this drawing. Do not scale from this drawing. For full company disclosure please visit www.jonmatthewsarchitects.com

Fire Strategy Key

Fire Resisting Compartmentation

- 120 minutes
- 60 minutes
- 30 minutes

Fire Doors

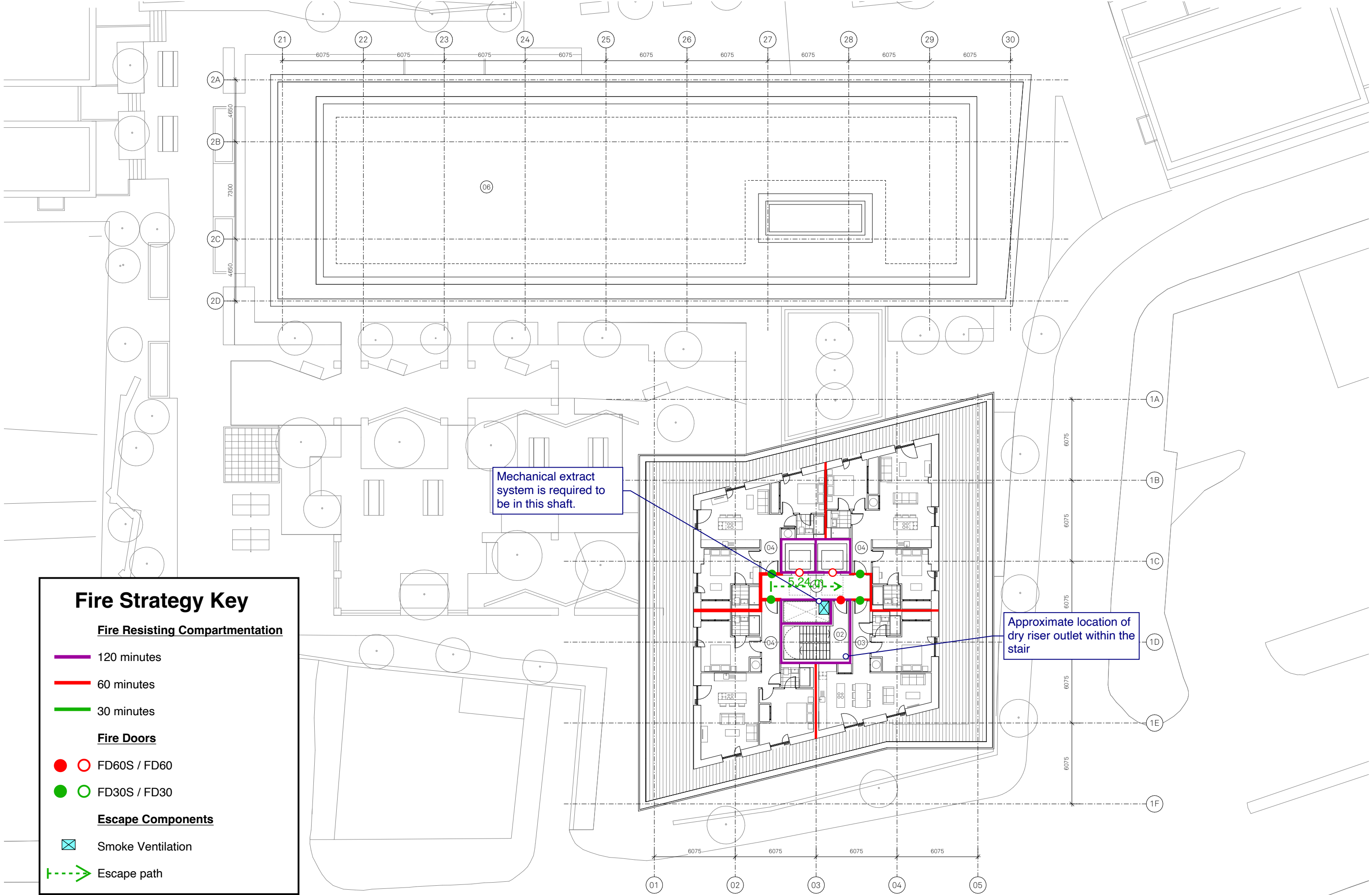
- FD60S / FD60
- FD30S / FD30

Escape Components

- Smoke Ventilation
- Escape path

PLAN KEY

- 01 Lift lobby
- 02 Escape stair
- 03 1 bed apartment
- 04 2 bed apartment
- 06 Dashed line indicates indicative zone designated for photovoltaic panels



Fire Strategy Key

Fire Resisting Construction

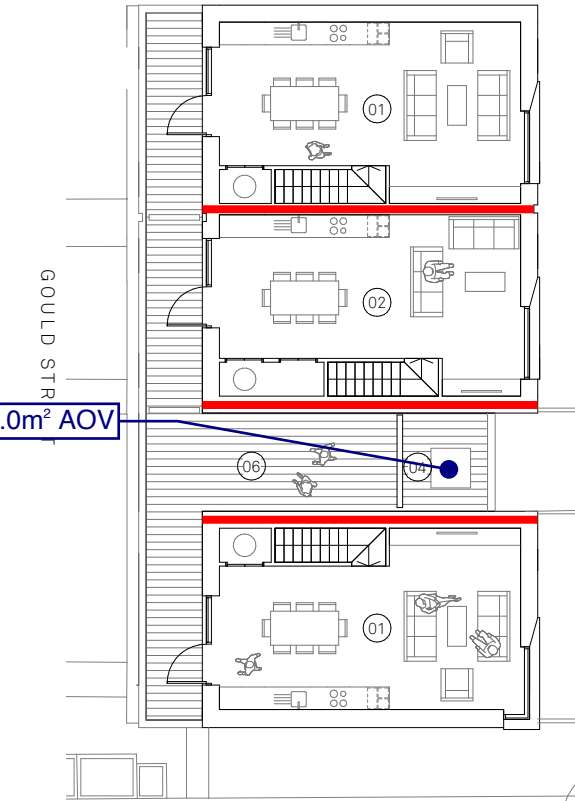
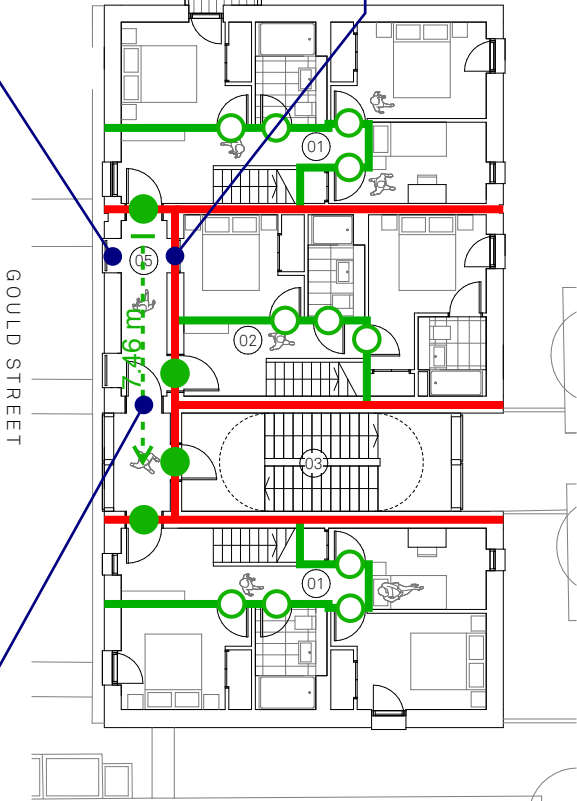
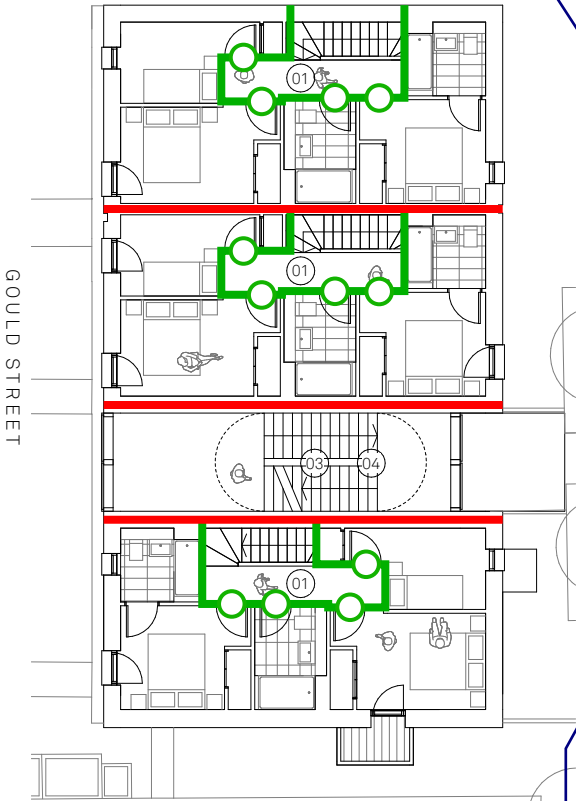
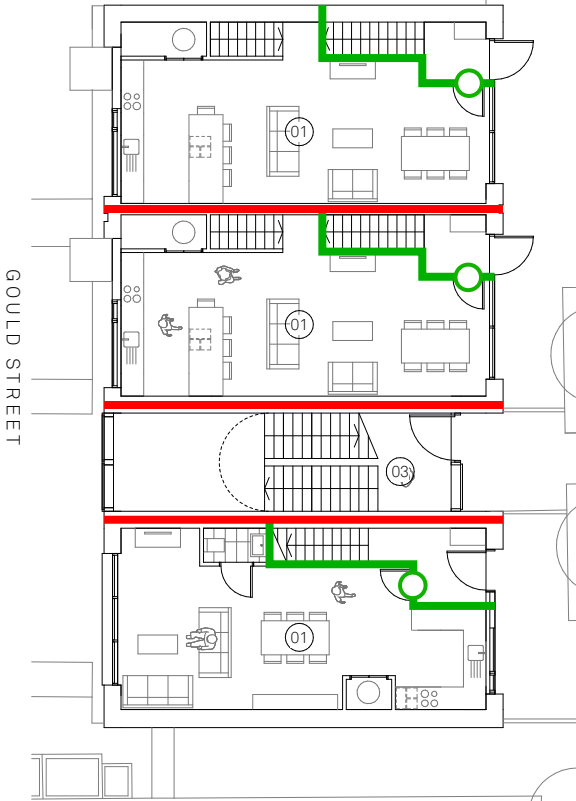
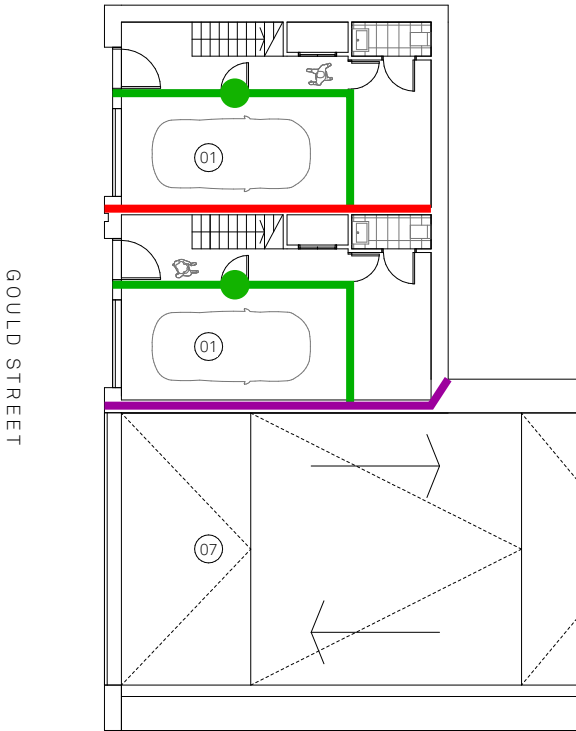
- 120 minutes
- 60 minutes
- 30 minutes

Fire Doors

- FD60S / FD60
- FD30S / FD30

Escape Components

- Escape path



Notes

PLAN KEY

- 01 3 bed duplex
- 02 2 bed duplex
- 03 Stair core for access to upper duplexes on level 2
- 04 AOV
- 05 External corridor
- 06 External terrace
- 07 Vehicular access ramp to basement

Project
87 Rochdale Road

Drawn
HM

Details
05.11.21

Title:
Duplex Coachhouse Floor Plans
Block 03

Checked:
JB

Status
Planning

Drawing No:
136-JMA-B3-00-P-A-022230

Issued for Planning

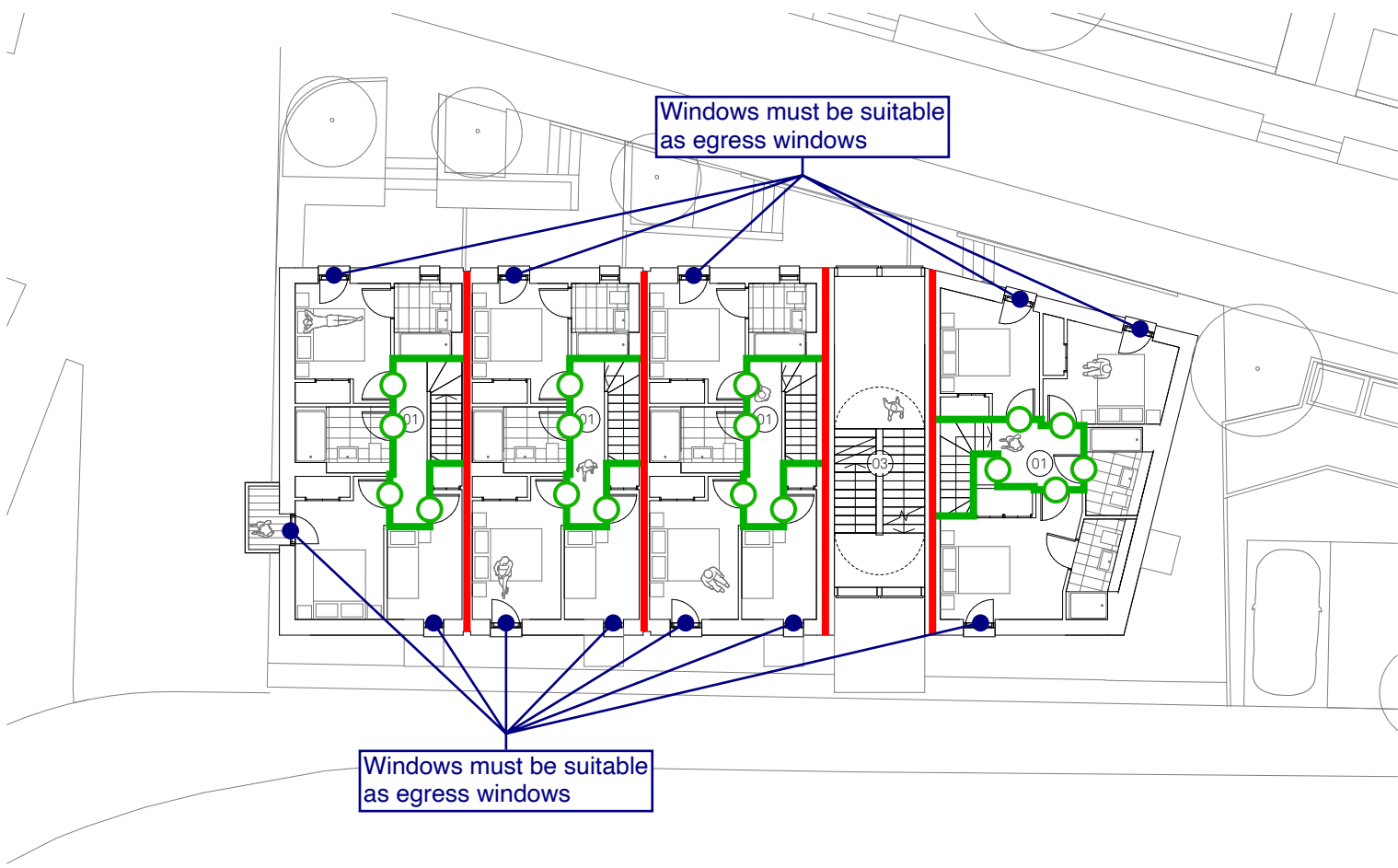
Scale:
1:100@A1

Jon Matthews Architects

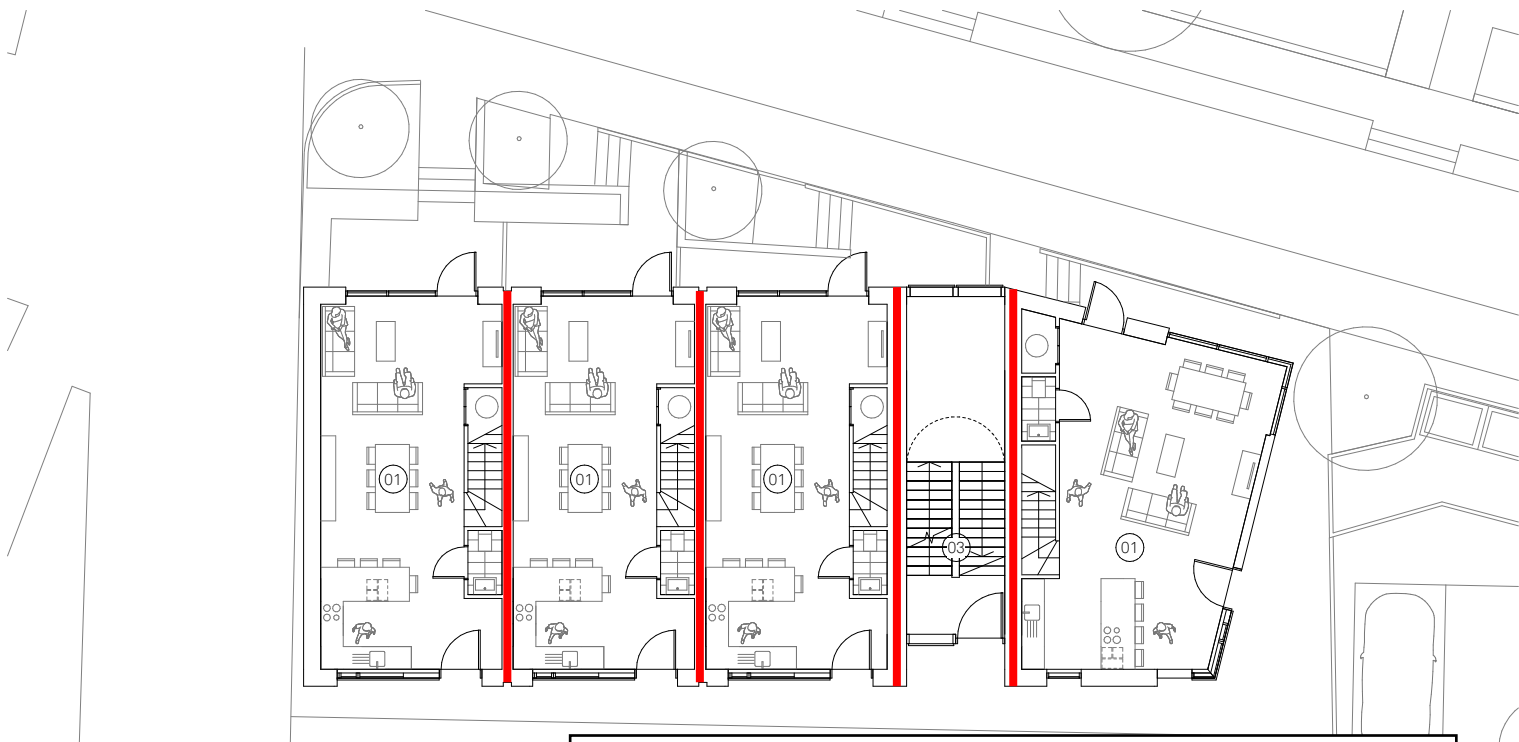
22 City Tower, Picadilly Plaza, New York St, Manchester, M1 4BT

0161 974 3690

Copyright of this drawing is vested in Jon Matthews Architects and it must not be copied or reproduced without written consent. Figured dimensions only are to be taken from this drawing. Do not scale from this drawing. For full company disclosure please visit www.jonmatthewsarchitects.com



First Floor Plan - Lower Duplexes



Ground Floor Plan - Lower Duplexes

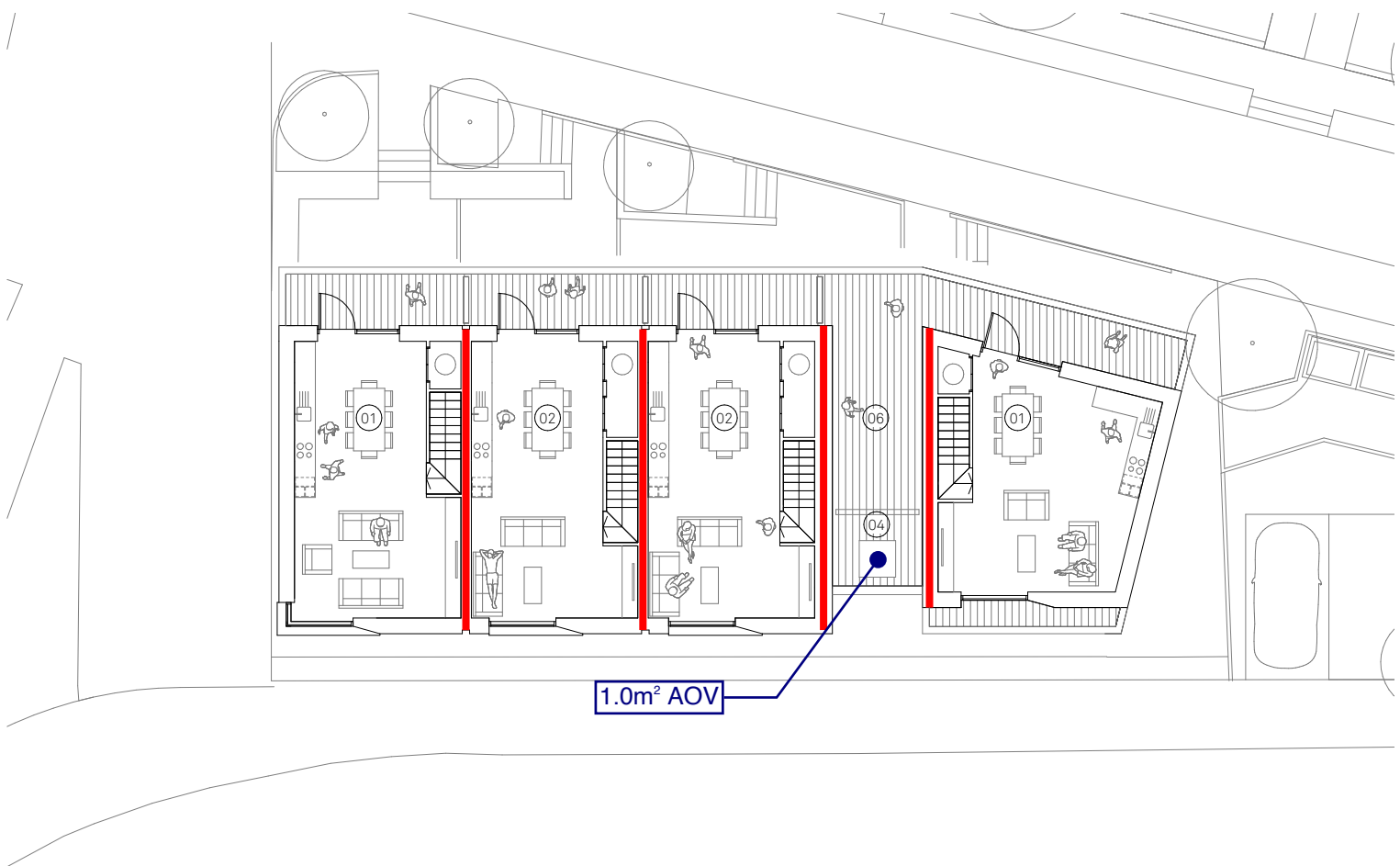
Notes

PLAN KEY

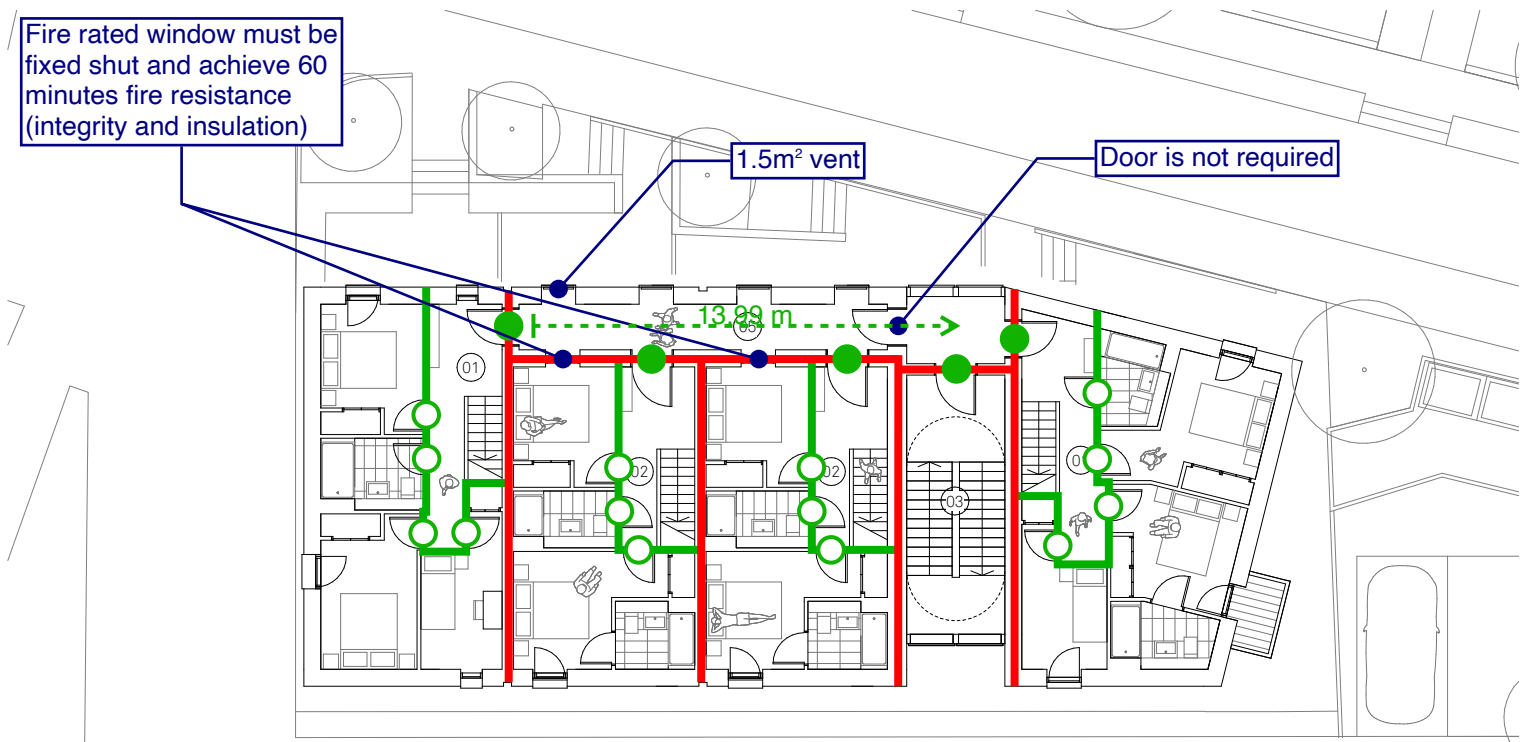
- 01 3 bed duplex
- 02 2 bed duplex
- 03 Stair core for access to upper duplexes on level 2
- 04 AOV
- 05 External corridor
- 06 External terrace

Fire Strategy Key

Fire Resisting Construction	Fire Doors	Escape Components
120 minutes	FD60S / FD60	Escape path
60 minutes	FD30S / FD30	
30 minutes		



Third Floor Plan - Upper Duplexes



Second Floor Plan - Upper Duplexes

Project	87 Rochdale Road	Title	Duplex Townhouse Floor Plans Block 04	Scale	1:100@A1	
Drawn	HM	Checked	JB	Status	Planning	
Details	05.11.21	Issued for Planning	Drawing No	136~JMA-B4-00-P-A-022240	Rev	A

Jon Matthews Architects

22 City Tower, Picadilly Plaza, New York St, Manchester, M1 4BT

0161 974 3690

Copyright of this drawing is vested in Jon Matthews Architects and it must not be copied or reproduced without written consent. Figured dimensions only are to be taken from this drawing. Do not scale from this drawing. For full company disclosure please visit www.jonmatthewsarchitects.com

Quality Assurance

This report has been prepared for the use by and takes into account the particular instructions and requirements of our Client. It is not intended for use by any third party, and Design Fire Consultants Ltd shall not be liable for the reliance on or use of the report by any third party.

Revision	Date	Issue Description	Author	Checked
03	10 Nov 2021	Minor wording update	S Crick	M Eyre
			<i>S Crick</i>	<i>M. Eyre</i>
02	09 Nov 2021	Updates following latest plans	S Crick	M Eyre
			<i>S Crick</i>	<i>M. Eyre</i>
01	06 Sep 2021	Section 12 updated, Appendix A added	S Crick	M Eyre
			<i>S Crick</i>	<i>M. Eyre</i>
00	02 Sep 2021	Fire Statement for planning application	S Crick	M Eyre
			<i>S Crick</i>	<i>M. Eyre</i>