



Fire Risk Assessments Limited
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Fire statement form

Application information	
1. Site address line 1 Site address line 2 Site address line 3 Town County Site postcode (optional)	Boulton House, , 17 Chorlton Street Manchester, M1 3HY
2. Description of proposed development including any change of use (as stated on the application form):	Boulton house is an existing 9 story office block which will be side extended and converted to create a serviced apartments. The main existing building will be 9 story (GF+8) and the side wing extension will be 6 story (GF+5). The main block will have a commercial unit at ground floor.
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience. Guide: no more than 200 words	Giuseppe Marinozzi has worked in the fire engineering and construction industry for more than 15 years, initially in the fire protection and later as a consultant fire engineer, developing fire strategies and reviewing building fire safety. Giuseppe has extensive fire safety experience for, residential, commercial, and Industrial properties. Giuseppe is well placed to provide solutions and assess fire safety for unique types of residential, industrial, and commercial buildings and structures.
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. Guide: no more than 200 words	GM Fire has been initially consulted and then FRA limited has been appointed as the project's consultant fire engineers to development the buildings fire safety and support the consultation on issues relating to fire safety.

5. Site layout plan with block numbering as per building schedule referred to in 6.
(consistent with other plans drawings and information submitted in connection with the application)

Site layout plan is:
Choose an item.



The principles, concepts and approach relating to fire safety that have been applied to the development

6. Building schedule

Site information				Building information			Resident safety information		
a) block no. as per site layout plan above	b) • block height (m) • number of storeys excluding those below ground level • number of storeys including those below ground level	c) proposed use (one per line)	d) location of use within block by storey	e) standards relating to fire safety/ approach applied	f) balconies	g) external wall systems	h) approach to evacuation	i) automatic suppression	j) accessible housing provided
Existing block	Top Roof high 28.95 m and top floor at 25.00m above entrance level. 9 storey: G, 1- 8	Serviced apartments plus Amity and commercial at Ground floor see below	Serviced apartments	Approved document B vol 2	no balconies	class A2-s1, d0 or better	simultaneou s	yes- commercial sprinklers, full	N/A non resi
Existing Block GF	1 at GF	Commercial unit		Approved document B vol 2	no balconies	class A2-s1, d0 or better	simultaneou s	yes- commercial sprinklers, full	N/A non resi
Wing Extension	Top Roof high 22.57 m and top floor at 18.45m above entrance level.	Serviced apartments I	Serviced apartments	Approved document B vol 2	no balconies	class A2-s1, d0 or better	simultaneou s	yes- commercial sprinklers, full	N/A non resi

	7 storeys: G, 1- 6								
		Choose an item.		Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.
		Choose an item.		Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.

7. Specific technical complexities

Explain any specific technical complexities in terms of fire safety (for example green walls) and/or departures from information in building schedule above

Guide: no more than 500 words

Boulton House will be converted into serviced apartments, related amenities and commercial unit at ground floor. The shop and the hotel will be provided with commercial sprinkler and separated by a passive fire protection construction. Each studio room will include cooking facility. The complex will be served by 4 staircases. .

8. Issues which might affect the fire safety of the development

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

Guide: no more than 500 words

The Serviced apartments I will be fitted with commercial sprinkler designed in accordance BS-EN-12845.

A category L1 fire detection and fire alarm system designed in accordance with BS 5839-1:2017 will be fitted throughout the building. The alarm will be all collected in a control panel at ground floor. The initiation of an alarm will trigger the simultaneous evacuation of all the occupants the building.

As the building is over 18m but less than 30m in height any insulation, product, filler material (not including gasket, sealants and similar) etc, in the construction of an external wall and attachment, should be of European class A2-s1, d0 or better. An ESW1 form should be provided to assess that the material used in the construction of the building facade and the related facade attachments are acceptable.

At least one staircase will be designed with firefighting shaft. The remaining stairs will be provided with evacuation lift and if required stair cases may be provided with dry risers. All the staircase will have a refuge space.

Mechanical ventilation systems should be provided to ventilate the common corridors of the building.

The building structure will be provided with not less than 90-minutes fire resistance, in terms of integrity, insulation and, where required, loadbearing capacity. Each floor within the building will be designed and constructed as a fire compartment floor REI 90, having the same fire resistance as the building structure. Hotel apartment will be separate from adjacent hotel apartment by 60 minutes rated fire construction. Cooking facilities will be at least 1.8m away from internal escape routes.

9. Local development document policies relating to fire safety

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

Guide: no more than 500 words

The project will be based on the fire safety design codes, standards, best practice for residential buildings, and align with the requirements of section B.

As the project develops through the planning stages, a schedule of materials for the proposed design and construction will be developed, this will be provided at each stage of the planning process.

During construction, this schedule will be maintained with the products and materials that were used during construction to provide a golden thread for the building's design, construction, to handover and occupation to maintain continuity for the buildings use

Emergency road vehicle access and water supplies for firefighting purposes

10. Fire service site plan

Explanation of fire service site plan(s) provided in 14. including what guidance documents have informed the proposed arrangements for fire service access and facilities?

Guide: no more than 200 words

Fire service site plan will be in accordance with AD:B Volume 2

11. Emergency road vehicle access

Specify emergency road vehicle access to the site entrances indicated on the site plan

Guide: no more than 200 words

Boulton house total floor area will be over 8000m² , The site will be accessible from 3 existing. roads from which more than 50% of the building will be accessible from fire reach pump

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

yes

12. Siting of fire appliances

Guide: no more than 200 words

Fire appliance could be parked near each stair case of the building within a distance of less than 18m from the dry riser connection and less than 90m away from hydrants connection.

13. Suitability of water supply for the scale of development proposed

Guide: no more than 200 words

Public Hydrants are located along Boulton house within 90m from Fire Tender parking position.

Nature of water supply:
hydrant- public

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

14. Fire service site plan

Fire service site plan is:
inserted in the form

