

Fire Statement for 111 Princess Road

Project: Single-Storey Rear Extension to Butcher Shop

Address: 111 Princess Road, Manchester

Purpose of Development: Construction of a single-storey rear extension to provide storage, a small staff area, and a toilet.

1. Building Use and Scope

- **Current Use:** The premises is a butcher shop operating as a food business.
 - **Proposed Use of Extension:** Additional storage space for inventory and equipment, a small staff area, and a toilet. The extension will **not** be used for food processing or preparation.
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2. Fire Safety Objectives

The fire safety measures incorporated into the design aim to:

1. Protect the safety of occupants and staff within the building.
 2. Reduce the risk of fire spread within the extension or to neighboring properties.
 3. Facilitate safe evacuation during an emergency.
 4. Ensure compliance with local fire safety and building regulations.
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3. Construction and Materials

- **Walls:** The extension will be constructed using non-combustible, fire-resistant materials (e.g., concrete blocks, brick, or similar) that meet the required fire resistance rating (typically 30–60 minutes).
 - **Roof:** Weather-resistant materials will be used, ensuring compliance with fire resistance standards.
 - **Internal Surfaces:** Fire-retardant finishes will be applied to internal walls, floors, and ceilings.
 - **Doors:** Fire-resistant doors (30-minute fire rating minimum) will be installed for access to and from the extension.
 - **Windows:** Fire-resistant glazing will be installed where necessary.
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4. Fire Detection and Alarm Systems

- **Smoke Detectors:** Smoke alarms will be installed in the storage area, staff room, and toilet, interconnected to the existing alarm system.
 - **Fire Alarm Panel:** The existing fire alarm system will be updated, if necessary, to cover the extension area, ensuring quick detection and alert in case of a fire.
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5. Means of Escape

- The extension has been provided with a **dedicated door** that leads to the rear of the building, ensuring a clear and safe evacuation route for staff.
 - The existing **front entrance** provides an additional means of escape for occupants of the main building.
 - Clear signage will be installed throughout the premises to direct occupants to the nearest escape route.
 - Escape routes will be kept unobstructed at all times.
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6. Fire Suppression and Emergency Equipment

- **Fire Extinguishers:** Appropriate extinguishers (e.g., CO2 and foam) will be installed in the storage area and staff room.
 - **Emergency Lighting:** Battery-operated emergency lighting will be installed to illuminate escape routes during a power outage.
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7. Fire Risk Management

- **Storage:** Materials stored in the extension will be non-flammable or stored in compliance with fire safety guidelines (e.g., clear labeling, avoiding overstocking).
 - **Electrical Safety:** All electrical installations will comply with safety regulations, and regular checks will be conducted to ensure wiring and equipment are in good condition.
 - **Waste Management:** Waste materials will be removed promptly to reduce fire risk.
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8. External Fire Safety Measures

- **Separation Distance:** The design ensures adequate separation from neighboring properties to minimize the risk of fire spread.
 - **Firefighter Access:** The site layout provides sufficient access for emergency services, with clear access routes to both the front and rear of the building.
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9. Compliance with Building Regulations

The proposed development complies with:

- Approved Document B (Fire Safety) of the Building Regulations 2010 (as amended).
 - Local planning and fire safety guidelines as specified by Manchester City Council.
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10. Conclusion

The proposed extension at 111 Princess Road has been designed with fire safety as a priority. The inclusion of a dedicated door leading to the rear of the building, along with the existing front entrance, ensures multiple clear evacuation routes. Combined with fire-resistant materials, detection systems, and risk management practices, the development prioritizes the safety of occupants and the building while ensuring compliance with relevant regulations.