



Report

Project	Baptist Church, Rochdale Road, Manchester
Report Title	Stage 2 Fire Engineering Review
Our Ref	JM2706/R1 Issue 1

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Report No.

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14/06/2024

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1.0 INTRODUCTION

1.1 Description of Building

It is proposed to develop upon the site of an existing church building and construct a 19 storey new residential building on Rochdale Road in Manchester. The existing church is proposed to be converted to ancillary space and connected to the new building from ground to the second floor and feature an atrium throughout. Levels 1-18 will be residential levels containing a total of 32 one bed flats and 78 two bed flats, for a total of 110 flats.

The ground level will consist of entrance lobby, gym, bin store, cycle store and plant space. The mezzanine mainly consists of two plant spaces and a gym in the chapel gallery overlooking the entrance lobby through the void. Levels 1 and 2 will feature several other ancillary areas with a small roof terrace atop the existing chapel and at level 15 there will be a large roof terrace ancillary space. At level 18 there will be two flats accessed from the roof, with both stairs serving this level.

All upper levels including the mezzanine level are proposed to be served by two stairs, one at each end of the corridor. The proposed top storey height of the building is 59m.

The ground level and typical residential level layout is shown in Figure 1 and Figure 2 respectively.



Figure 1: Ground Floor Plan

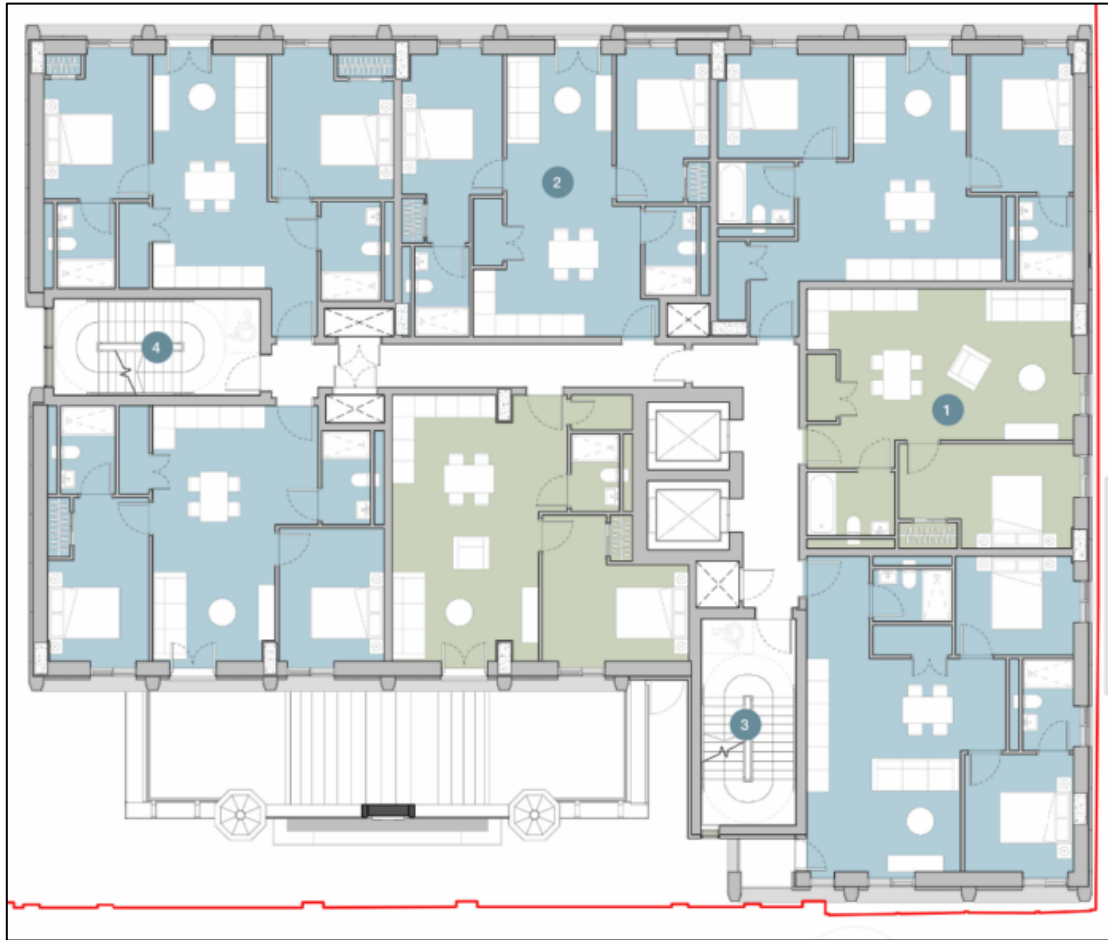


Figure 2: Typical Residential Upper Levels – 3 to 14

1.2 Aim of Report

This report is a fire engineering review of the most recent Stage 2 proposals and highlights key fire strategy issues. It is intended for use by the design team to inform design development. It is not intended for submission to the approving authorities. A more detailed fire strategy report suitable for submission to Building Control and the Fire Service will be prepared at a later stage once the fire strategy principles have been agreed amongst the scheme.

This report addresses life safety only and not property protection.

1.3 Building Regulations Guidance

This fire engineering review has been developed based on the guidance in BS9991:2015. BS9991 is currently being updated with the updated version likely coming into force in over the upcoming year (2024/2025). The draft consultation document of this standard includes a number of changes which would affect the current design, namely including requirements for evacuation lifts.

There is typically no need to design to the new standards provided the building works commence within a specified period of the initial notice date, and it should be acceptable to continue to design to BS9991:2015. However, the specific requirements should be confirmed with Building Control. The recommendations in this report are on the basis that BS9991:2015 will continue to apply, however high level advice is also given in regard to guidance changes that are likely to come into effect.

Furthermore, unless otherwise stated, where newer guidance regarding residential buildings, such as the *Approved Document B, Volume 1, March 2024 amendments* has been updated to reflect new best industry practices, this has been reflected in the fire strategy design such as the provision of firefighting wayfinding signage.

2.0 BUILDING SAFETY ACT

2.1 High Risk Building

The Building Safety Act 2022 is a new legislation that covers High Risk Buildings, defined as buildings which are more than 18m in height or at least 7 storeys and contain at least 2 residential units. Under the new legislation, the building will require to undergo three gateways: Gateway 1 (Planning), Gateway 2 (Design) and Gateway 3 (Occupation).

Given that Baptist Church is considered as a High Risk Building, the scheme will have to undergo Gateways 1-3.

2.2 Gateway One, Two and Three

The Gateways are intended as stop/starts decision points that must be passed before a development can proceed to the next stage. The scheme will need to undergo these Gateway processes throughout the design and construction stages and are summarised below:

Gateway 1 will require a Fire Statement Form to be submitted to the HSE for approval which would also include advisory comments. This will be produced at the end of Stage 2 as part of the planning application. Any HSE comments will have not necessarily have any bearing on the later Gateway 2 and 3 submissions as these are undertaken by a separate body, meaning that an agreed Gateway 1 submission may still be further re-scrutinised by the BSR during Gateways 2 and 3 as the design develops.

The intention of Gateway 2 is that this will become the new Building Control submission process, with a new Building Safety Regulator (BSR). For these gateways to not apply to this scheme, the Building Regulations application should have started before Oct 2023 with works commencing no later than April 2024. We understand that this will not be the case and therefore the project will fall under Gateways 2 and 3.

It is our expectation that Gateways 2 and 3 will not impose any additional technical requirements. However, they will have a significant impact on the approvals process and how the information is recorded, which may become more formal and take longer than the current process. Another impact could be that the Main Contractor needs to be onboard at an early stage in Gateway 2 as the BSR may want to know how change control and compilation of the Golden Thread will be managed during construction.

3.0 QUALITATIVE DESIGN REVIEW

As the building is proposed to have a top storey of over 50m, a qualitative design review (QDR) is required with the relevant stakeholders including and the local Fire and Rescue service. This is to establish the functional objectives for the fire strategy and identify whether due to the proposed layout and building height, additional fire strategy provisions beyond BS 9991 recommendations are required to achieve this. If this has not already started, the process should commence as soon as possible to reduce the risk to the design.

In practice the building will feature at least two stairs, each accessed by two sprinklered smoke controlled corridors separated by a cross-corridor door. The flats will be sprinklered and provided with an LD1 standard of alarm. We therefore expect that any additional requirements to support the currently proposed layouts to be minimal and have included recommendations based on previous experience in this report, such as the provision of a second firefighting lift for redundancy and to potentially be used as an evacuation lift.

The Fire Strategy report will be updated to include the outcome of the QDR process.

4.0 ACTIVE FIRE SAFETY SYSTEMS

4.1 Sprinklers

4.1.1 General

Sprinklers will be required throughout the building as the top storey height will be more than 11m above ground.

The sprinkler should be in line with recommendations of BS9251:2021 and be a Category 4 system.

This sprinkler system should extend to the commercial unit located at ground level.

4.1.2 Coverage

The sprinkler system should be extended throughout the building, including all amenity and common/landlord areas. However, the following areas may be omitted should the following provisions are met:

- Enclosed staircases containing materials conforming to BS EN 13501-1:2018, Class B-s3 or better and B(fl) or better for flooring, including sub-categories such as d0, d1, d2 for construction materials and s1, and s2 for flooring, surface spread of flame and constructed as a fire resistant separation;
- Ceiling voids;
- Enclosed vertical shafts containing only materials conforming to BS EN 13501-1:2018, Class B-s3 or better and B(fl) or better for flooring, including sub-categories such as d0, d1, d2 for construction materials and s1, and s2 for flooring, surface spread of flame and constructed as a fire resistant separation;
- Cupboards and pantries with a floor area of less than 2 m² or where the least dimension does not exceed 1m which are not prepared for consumer units or electrical equipment (excluding a single light);
- Uninhabited loft/roof voids;
- Water closet (WC) with a floor area of less than 5 m² with linings conforming to BS EN 13501-1:2018, Class B-s3,d2 (or better) and which are not prepared for white goods such as washing machines, dryers, electric showers or water heaters;
- Crawl spaces;

4.1.3 Commercial Sprinkler Coverage to Compartments Larger Than 100m²

Guidance in BS 9251: 2021 recommends that where fire compartments are larger than 100m², a BS EN 12845 commercial standard sprinkler system may be required. This will apply to all of the ancillary areas within the existing church unless compartmented to less than 100m².

These spaces should be provided with commercial sprinkler system as per BS EN 12845. However as part of a fire engineered approach due to the proposed compartmentation strategy (see Section 10.0 for discussion on atrium design approach) it should be reasonable to omit the commercial sprinkler requirement within the atrium space and instead extend the residential sprinkler system throughout.

It will also apply to the mezzanine plant room. JH could also support the omission of commercial sprinklers within the plant room on the basis that the large plant room will only include low risk equipment such as the sprinkler water tank.

4.2 Automatic Fire Detection and Alarm

4.2.1 Category of System

Each apartment should be provided with an automatic fire detection system designed to BS5839-6 to at least an LD1 standard. Detection will also be required in the common corridors to activate the smoke control systems.

The communal and ancillary areas of the building should have a Category L3 or better automatic fire detection and alarm system designed to BS5839-1.

The alarm should be configured so that the alarm is audible on the external balconies or terraces, otherwise sounders should be provided.

Automatic fire detection should be provided to common corridors to activate the smoke extract systems.

4.2.2 Evacuation Alert System (EAS)

The building should be provided with an evacuation alert system designed to BS 8629. This should enable the Fire and Rescue Service to initiate an alert signal in all flats for full evacuation of the building without having to physically walk door to door.

4.3 Smoke Venting

The communal corridors, firefighting lobbies and lobbies provided to protect the final escape routes should be smoke vented. Options to smoke vent the corridors are discussed in Section 8.0.

5.0 FLAT LAYOUTS

5.1 Open Plan Flats

The flats have been designed as open plan flats whereby the main living space is not separated from the dwelling entrance door and the bedrooms are accessed directly from the living space. This layout is addressed in the guidance with the provision of sprinklers and an LD1 standard of fire alarm system.

Draft BS9991 guidance recommends that any open plan flats that have a dimension of 8m x 4m will need to enclose the kitchen. JH can develop a technical argument to omit this from the scheme however for this strategy to work, the cooking appliances should be located at least 1.8m from an opposing wall or door. Current guidance does not specify a distance from where hob distances are suitable and only requires hob distances to be located away from escape routes and final exits. In the proposed drawings, this 1.8m would likely be easily achieved.

However currently the draft BS9991 guidance recommends distances of at least 2.7m from an opposing wall / final exit which is likely not achieved in the current layout depending on the proposed hob location. JH would recommend where possible, this is achieved and any shortfalls in this 2.7m distance can be addressed with a fire engineered approach as discussed above.

The guidance also recommends that open plan flats should not exceed 16 m x 12 m in dimension. No flats within the scheme currently exceeds this limit. Open plan flats should be situated on a single level only which is achieved in the current plans.

A typical open-plan layout is shown in Figure 3.

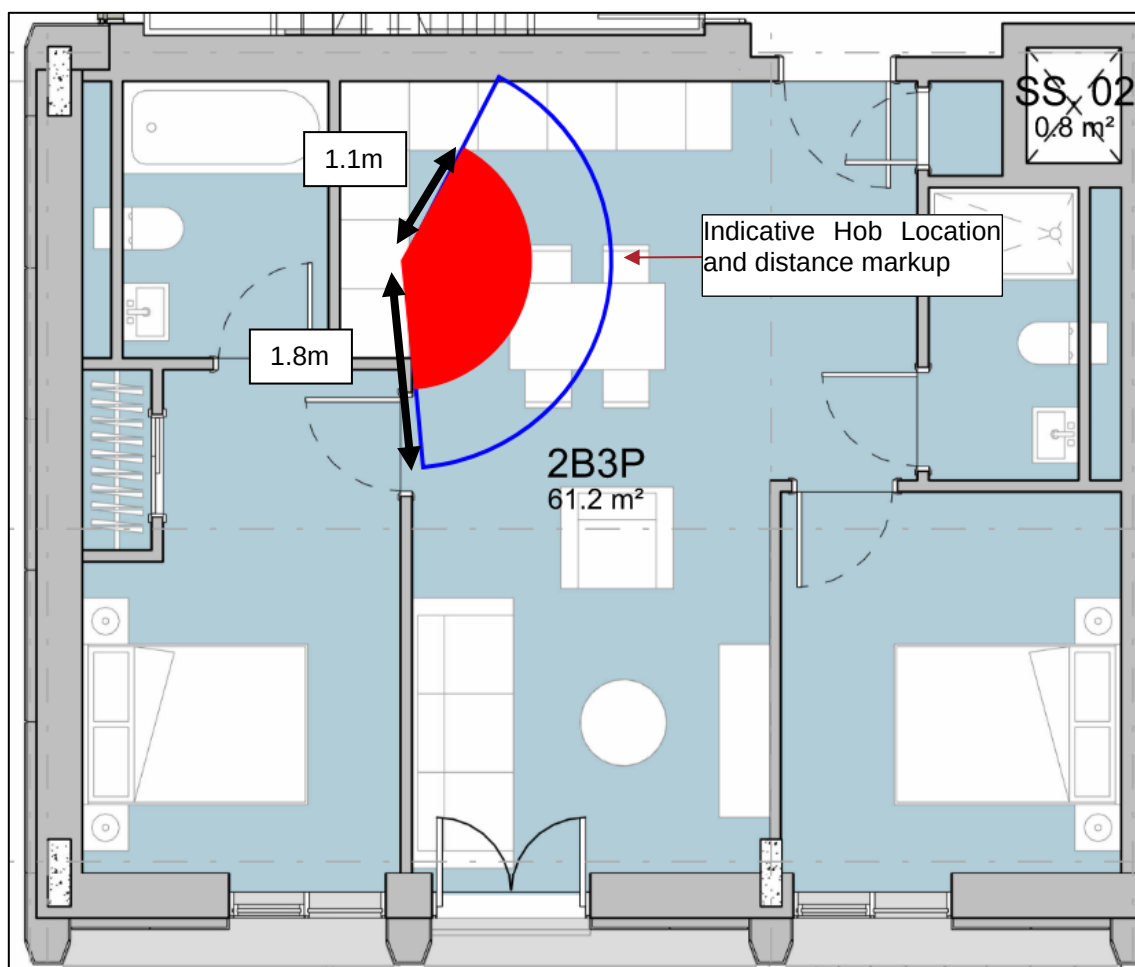


Figure 3: Indicative Flat Layout – 2 Bed Flat

6.0 MEANS OF ESCAPE

6.1 Evacuation Strategy

The building should operate in a 'defend-in-place' evacuation strategy where only the tenants in the flat fire should evacuate in the first instance.

All other ancillary areas within the residential spaces should evacuate simultaneously.

6.2 Stairs

6.2.1 Number of Stairs

The plans show two stairs serving the building throughout all levels. The proposed stair layout is shown below in Figure 4.



Figure 4: Residential Level Stair Locations

Cross corridor doors should be provided to separate the stairs from one another. This is achieved in the current plans.

6.2.2 Stair Design

Stair 1 should be designated as a firefighting stair and therefore would need to achieve a clear width of at least 1100mm and accessed through a protected firefighting lobby. This can be achieved by the smoke vented common corridor at all upper levels. Non-firefighting stairs, such as Stair 2, should achieve a clear width of at least 1000mm. The communal corridors will provide the function of a protected lobby to both of the stairs. Further details on the requirements and arrangement of the firefighting core are given in Section 12.0.

Both stairs should be provided with a 1m² AOV at the head of the stair.

6.2.3 Protection of Stairs from Ancillary Accommodation

Ancillary accommodation should not directly serve a firefighting core as shown in the current plans. The connection between the stair and ancillary accommodation at the lower levels should be removed as part of the atrium design approach (see Section 10.0).

6.2.4 Stair Door Swing

The storey exit doors should be designed so that the door swing does not infringe upon the minimum clear width required for the stair. This is not achieved in current plans. Therefore, either the door should be set back so that the door does not infringe upon the stair or the storey exit doors could open into the corridor rather than into the stair.

The latter approach would mean that the occupancy at each floor would be limited to 60 occupants. This would not include the ancillary areas on the lower ground floors unless the stair connection is removed as outlined above in Section 6.2.3. With the ~14 occupants from the flats, the upper level occupancy being limited to 60 will be fine.

With the ancillary spaces doors are removed, this would limit the total ancillary areas maximum occupancy to 46 at each level. This should be confirmed an acceptable maximum occupancy as part of this approach.

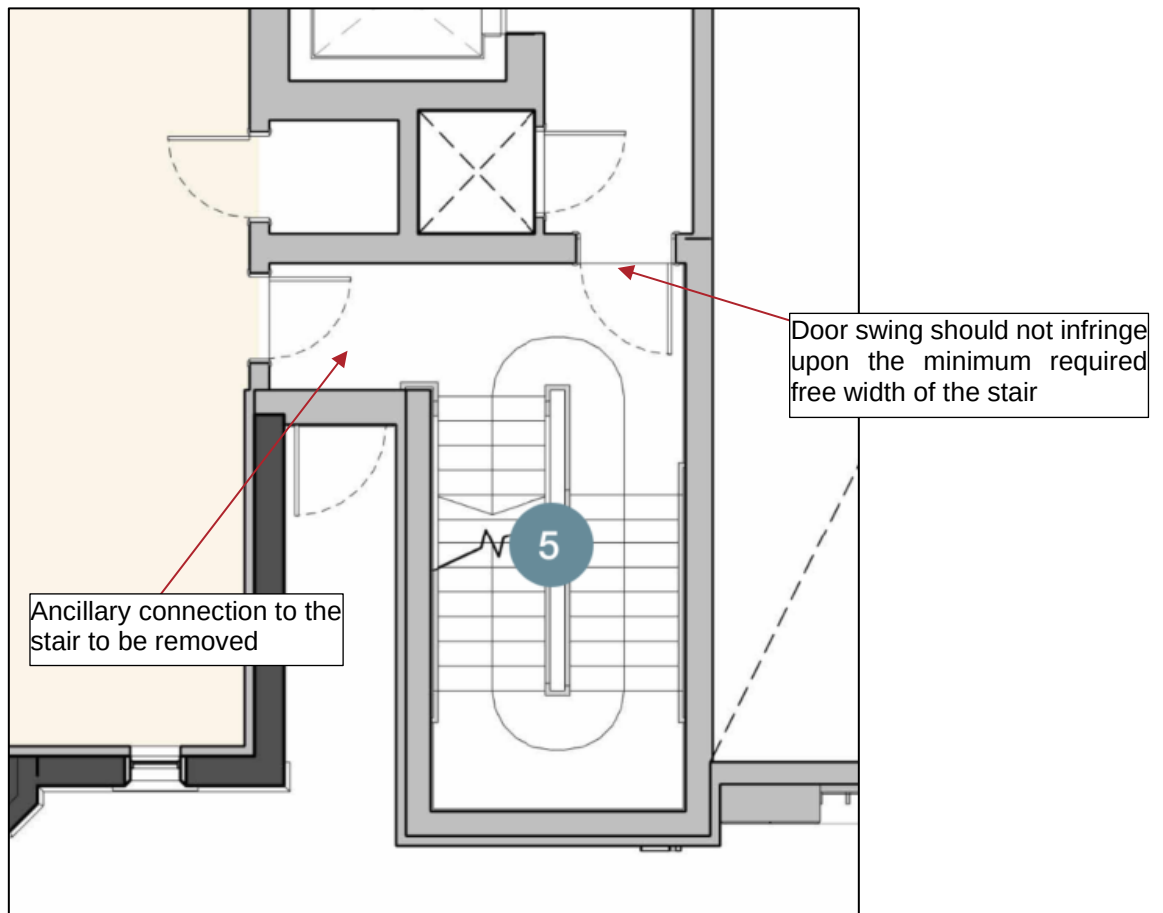


Figure 5: Stair Door Swing

6.2.5 Final Exits

All stairs should either discharge directly to outside or into a protected corridor provided with the same standard of fire protection required for stair. This is achieved in the current plans as both stairs discharge directly to outside at ground level.

Final exits from the stair should open in the direction of escape. This is not achieved in the current plans for Stair 2.

6.3 Doors

Where doors open against the direction of escape or a single door is provided, the occupancy of the room will be limited to 60. When doors open in the direction of escape, 850mm doors will provide capacity for 110 occupants which will be more than suitable to support the occupancy of the building.

Cross corridor doors should be provided at each level within the common corridors to separate storey exits.

The storey exits into each stair should achieve a clear width of at least 850mm. This is currently achieved.

6.4 Common Corridors

One-way travel distances in the common corridors can be up to 15m. Travel distances can be up to 30m where multiple directions of escape are available, 60m where the corridor is smoke vented. This is achieved for all common corridors in the current plans.

The common corridors should be smoke vented in line with recommendations of Section 8.1.

6.5 Travel Distances

Travel distance within the open plan apartments should be limited to 20m.

Travel distances within ancillary areas should be within 18m for single direction travel and 45m where escape is available in multiple directions.

Plant rooms should be limited to 9m in a single direction and 18m for escape in more than one direction. This is not achieved in current plans, with extended travel distances as shown in Figure 6. JH would recommend that a second door is added to the large plant room. Given the increase in travel distances is minor at ~0.9m, JH can support the arrangement as marked up below as a fire engineered which would need agreement with the BSR.

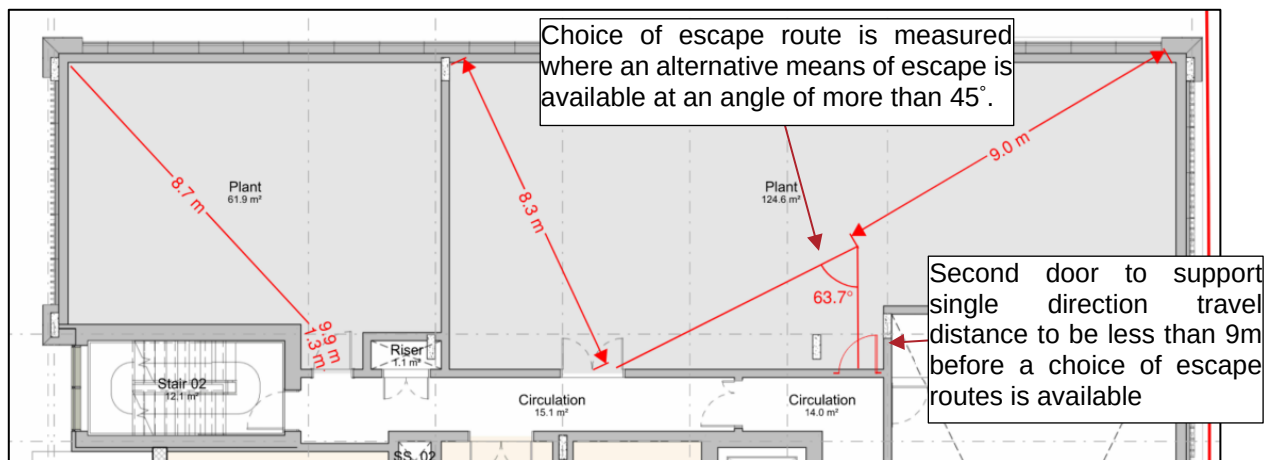


Figure 6: Extended Plant Room Travel Distances at Mezzanine Plant Level

6.6 Bin Store

Any internal access to the bin store should be via a protected lobby. This protected lobby should be smoke vented with at least 0.4m² of natural permanent ventilation or mechanical equivalent.

6.7 Inner Rooms

Inner rooms are a rooms from where the only escape route is via another room know is access rooms. There are a few inner rooms such as the post room and staff room. This will be reasonable on the following basis;

- The occupancy is limited to 60 occupants.
- The escape route only passes through one access room.
- The access room is not a place of special fire hazard.
- Fire alarm should be audible in the inner room.

6.8 Evacuation lifts

Evacuation lifts are not required as per current BS 9991 guidance; however, this is expected to change in future. As per the draft of BS 9991 buildings in excess of 18 m in height should be provided with at least two evacuation lifts designed in accordance with BS EN 81-20. These lifts would need to be separated from each other, i.e. one lift located near Stair 1 and one lift located near Stair 2, to ensure that one evacuation lift is always available in the event of a fire.

Furthermore, an evacuation lift could be considered an appropriate measure to de-risk the risks associated with a very tall building over 50m tall as part of the QDR process.

It is noted however that the more recent amendments to the Approved Document B Volume 1 in March 2024 do not require for evacuation lifts within residential buildings such as Baptist Church.

JH would recommend that the second lift is designed as a firefighting lift which will both provide additional firefighting resilience and could also serve as an evacuation lift if required.

6.9 Disabled Refuges

The building will operate a defend in place evacuation strategy and therefore there is no requirement to provide disabled refuges within the building at the residential levels.

At the levels which will include ancillary accommodation, a disabled refuge should be provided for each stair within the stair itself or the corridor lobby. The refuge should not infringe upon the width of the corridor or stair and should be provided with an emergency voice communication point.

7.0 COMMERCIAL UNIT

7.1 General

There will be a commercial unit located at ground level. The commercial areas should be fitted out separately by the tenants themselves. The following summarises the shell design requirements.

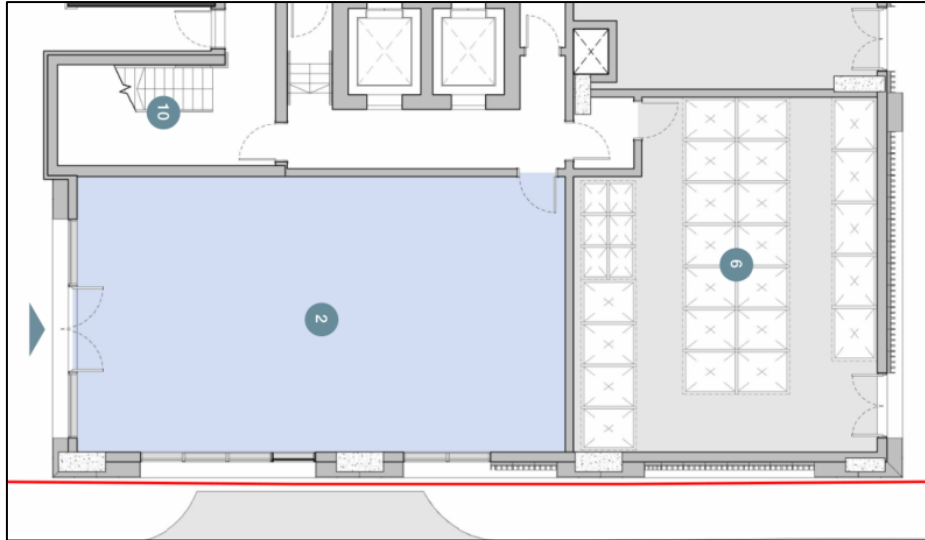


Figure 7: Ground Floor Commercial Unit

7.2 Occupancy

The allow design flexibility, a 2 m²/person floor space factor has been used for the commercial unit. The unit is approximately 90m² and therefore this would allow up to 45 occupants.

7.3 Travel Distances

The travel distance within the commercial unit is limited to 18m in a single direction and 45m where alternative escape is available. This should be achieved even after fit-out.

7.4 Exits

Given the proposed occupancies, a single escape exit will be sufficient. This exit should be at least 850mm wide and open in the direction of escape.

Currently there is an exit shown into the rest of the building. The commercial unit should be constructed as a separate fire compartment and should share no means of escape as existing, therefore the rear door opening into the ground floor corridor should be removed.

8.0 SMOKE VENTING

8.1 General Requirements

To ensure the stair will be protected from smoke, the residential common corridors and any other lobbies connecting directly to the stair should be provided with either a natural or mechanical smoke extract system. This can be either:

- Natural ventilation.
 - The shaft should be at least 1.5 m^2 in area with a minimum dimension of 0.85 m in any one direction and a 1 m^2 vent. The shaft should extend 2.5 m above the ceiling of the highest floor it serves, or
 - (When proposed below 30 m) a 1.5 m^2 AOV at the external façade.
- A mechanical shaft. The shaft is typically 0.8 m^2 in area and has an extract rate between $3\text{--}5\text{ m}^3/\text{s}$. Exact details of the system should be developed with the specialist supplier.

The stairs should be protected by smoke vented lobbies on each floor by one of the proposed smoke venting options above. In practice, this will be achieved by the common corridor.

8.2 Common Corridors – Upper Levels

Residential common corridors should be provided with a smoke control system in line with Section 8.1 above to protect each stair. For code compliance, the smoke extract shafts should be sited as far as possible away from the stair. It is understood that the current smoke venting proposal will have a single mechanical smoke shaft located next to the cross corridor door and provide with a fire and smoke damper so that the single smoke shaft can serve either section of the corridor separately.

The size of the smoke shaft should be confirmed by the smoke venting specialist.

Indicative smoke venting layouts are shown below in Figure 8. **Error! Reference source not found..**

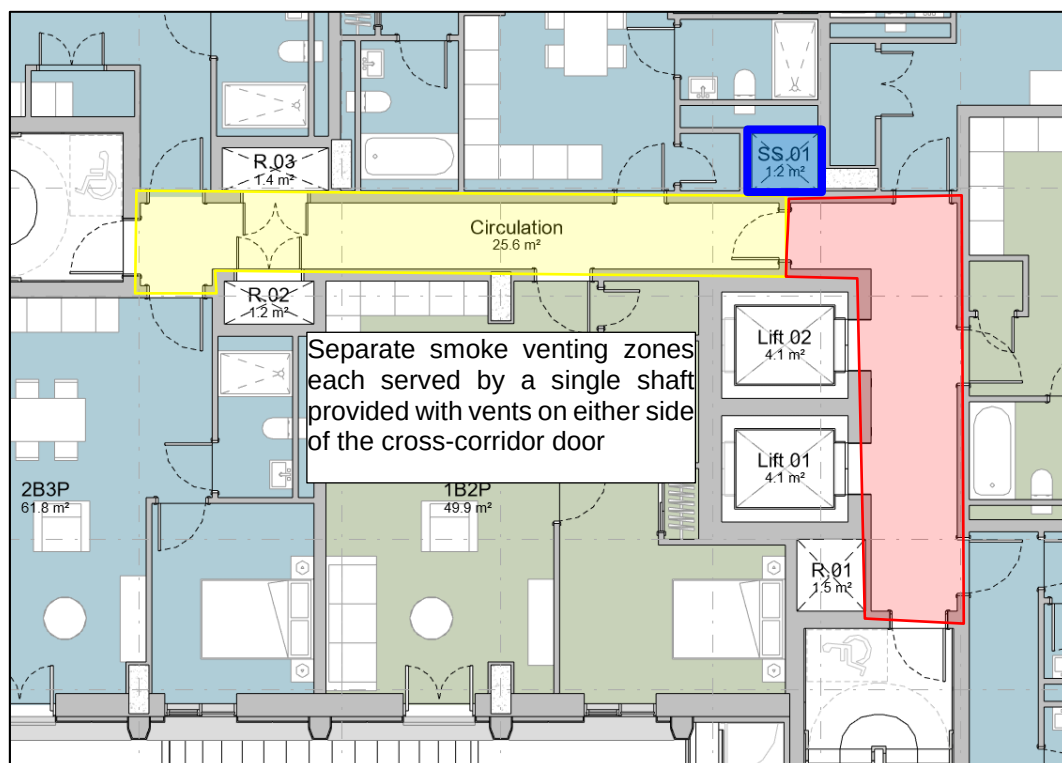


Figure 8: Typical Upper Level Smoke Ventilation Layout

8.3 Ground Floor

At ground floor, each stair as well as the lift lobby should be smoke vented. To omit the need for a separate third smoke vent to serve the lift lobby from the ground floor foyer, the doors should be rearranged as shown in Figure 10 below.

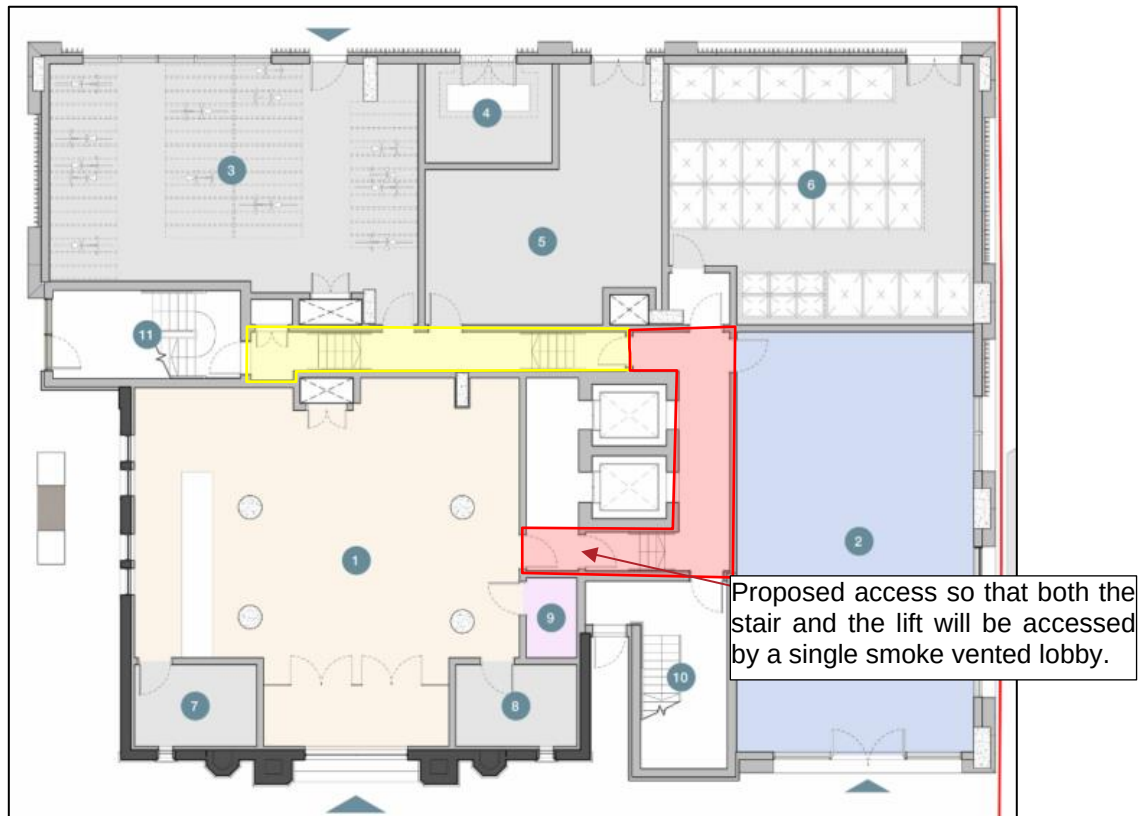


Figure 9: Ground Floor Indicative Smoke Venting Layout

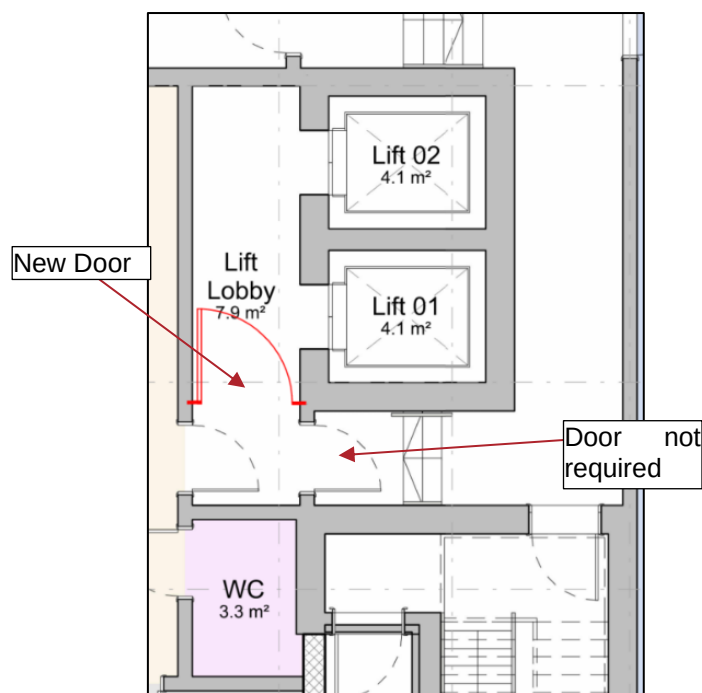


Figure 10: Proposed Door Arrangement

9.0 STRUCTURE AND COMPARTMENTATION

9.1 Structure

The building's structural elements should achieve at least 120 minutes fire resistance. This includes the new elements of structure as well as the existing church building structural elements.

This does not include roof structure unless it is essential to the structural stability of the building or supports a loadbearing wall.

9.2 Compartmentation

The following should achieve at least 120 minutes fire resistance:

- Firefighting cores, including any corridors and associated lobbies provided to final exits.
- Walls enclosing life safety plant rooms
- All floors constructed as compartment floors. (For discussion on atrium and void opening see section 10.0).
- Walls enclosing the stair, lifts shafts and lobbies, risers and other shafts
- Walls separating the commercial space from the rest of the building

The following should achieve at least 60 minutes fire resistance:

- Walls separating the residential parts of the building from the communal and amenity areas (For discussion on atrium and void opening see section 10.0).
- Internal walls within the firefighting core, i.e. separate the firefighting stair from the firefighting lobby
- Walls separating flats from one another
- Walls enclosing the refuse stores
- Walls enclosing the cycle store
- Walls enclosing non-life safety plant rooms
- Walls enclosing the residential communal corridors
- Walls at the junction of the firefighting core within 500mm of an opening (see Section 12.2)

The following should achieve at least 30 minutes fire resistance:

- Walls enclosing small store rooms
- All other protected lobbies not mentioned above such as the lobby between the refuse store and the corridor.

9.3 Double Height Space

The commercial space at ground level will be constructed as a double height space between ground and the mezzanine floor and should be constructed as a separate 2 hour fire resisting compartment.

9.4 Fire Stopping and Fire Dampers

Penetrations in compartment or fire resisting walls should be adequately fire stopped to achieve the same fire resistance of the wall.

Ductwork systems should be designed in accordance with Section 21.2 of BS9991.

Any ductwork passing through areas of the building with a sleeping risk or escape routes should have smoke operated fire and smoke dampers.

All fire dampers/fire and smoke dampers should conform to BS EN 15650.

If a flue, or duct containing flues or appliance ventilation duct(s), passes through a compartment wall or compartment floor or is built into a compartment wall, each wall of the flue or duct should have a fire resistance of at least half that of the wall or floor.

Risers should either be constructed as 120 minute fire resisting shafts or as 30 minute fire resisting shafts however fire stopped at each compartment floor slab to 120 minutes fire resistance.

9.5 Cavity Barriers

Cavity barriers should be provided in ceiling and floor voids and any external wall cavities in accordance with BS 9991:2015 guidance.

9.6 Internal Wall and Ceiling Linings

Internal wall and ceiling linings (tested in accordance with BS EN 13501-1) should achieve:

- Residential areas
 - Rooms that are no more than 4m² in area - Class D-s3, d2
 - Circulation rooms within the dwellings - Class C-s3, d2
 - Residential Common Circulation Areas - Class B-s3, d2
- Ancillary Spaces
 - Circulation areas - Class B-s3, d2
 - Small rooms of not more than 30m² - Class D-s3, d2
 - Other non-residential rooms - Class C-s3, d2

10.0 ANCILLARY SPACE ATRIUM

Floors throughout the building should be constructed as a compartment floor at each level (as discussed in Section 9.2). However it is proposed that the ancillary areas are designed a separate 120 minute fire compartment. As a separate compartment which could be treated as a separate building, there would be no requirement for compartment floors for the ancillary spaces. As a result, if there are no compartment floors within the ancillary space, the compartment would not be considered as an atrium from a fire strategy perspective and therefore no additional requirements such as atrium smoke venting or fire resisting glazing.

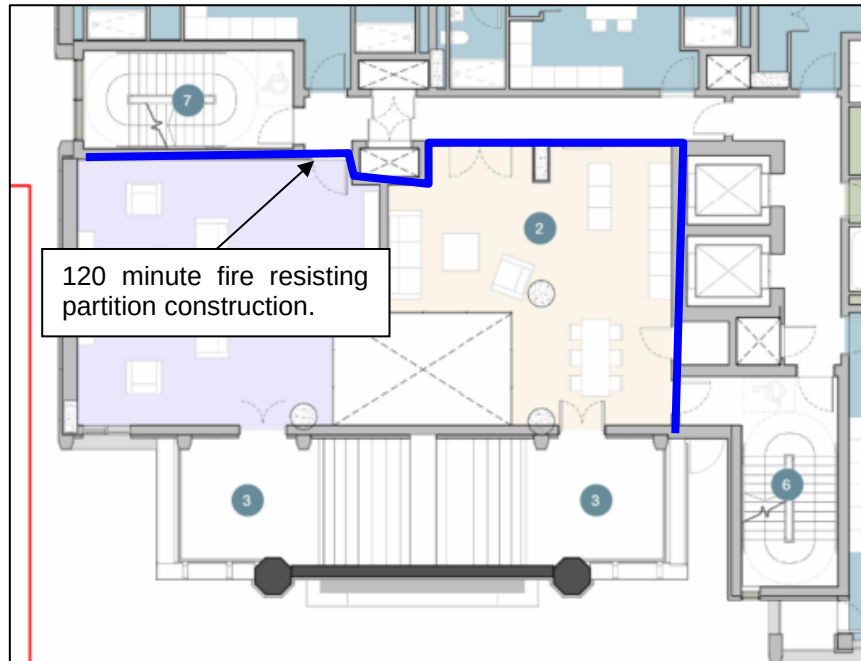


Figure 11: Fire Protection of residential corridors from void space (Typical for level with void space)

11.0 EXTERNAL FIRE SPREAD

11.1 Wall and Roof Materials

As the building exceeds 18m in height, the external walls should comply with Regulation 7(2). This will require that any products which form part of the external wall construction to achieve either European Class A2-s1, d0 or Class A1, with the exception of sealants, gaskets, doors and windows (including frames); (see regulation 7(3) for the full list of exemptions).

This would include the existing walls of church as well however given the age of the building we would expect that this is currently achieved.

Membranes within the external wall should achieve a minimum of Class B-s3, d0.

This includes “specified attachments” including: balconies, solar panels and solar shading devices attached to the external wall.

Roof coverings should achieve at least Class B_{ROOF}(4) when within 6m of a boundary, at least Class C_{ROOF}(4) when within 20m of a boundary and otherwise achieving at least Class D_{ROOF}(4).

11.2 Elevations and Unprotected Areas

Building Regulations guidance specifies that buildings need to be sufficiently far away from the site boundary to prevent fire spread across it to neighbouring buildings.

Elevations face onto Rochdale Road, Dyche Street, Sharp Street and neighbouring buildings to the Southwest. This is shown below in Figure 12. The elevations can therefore be assessed using a notional boundary taken to the centre of the respective roads, or to the site boundary.

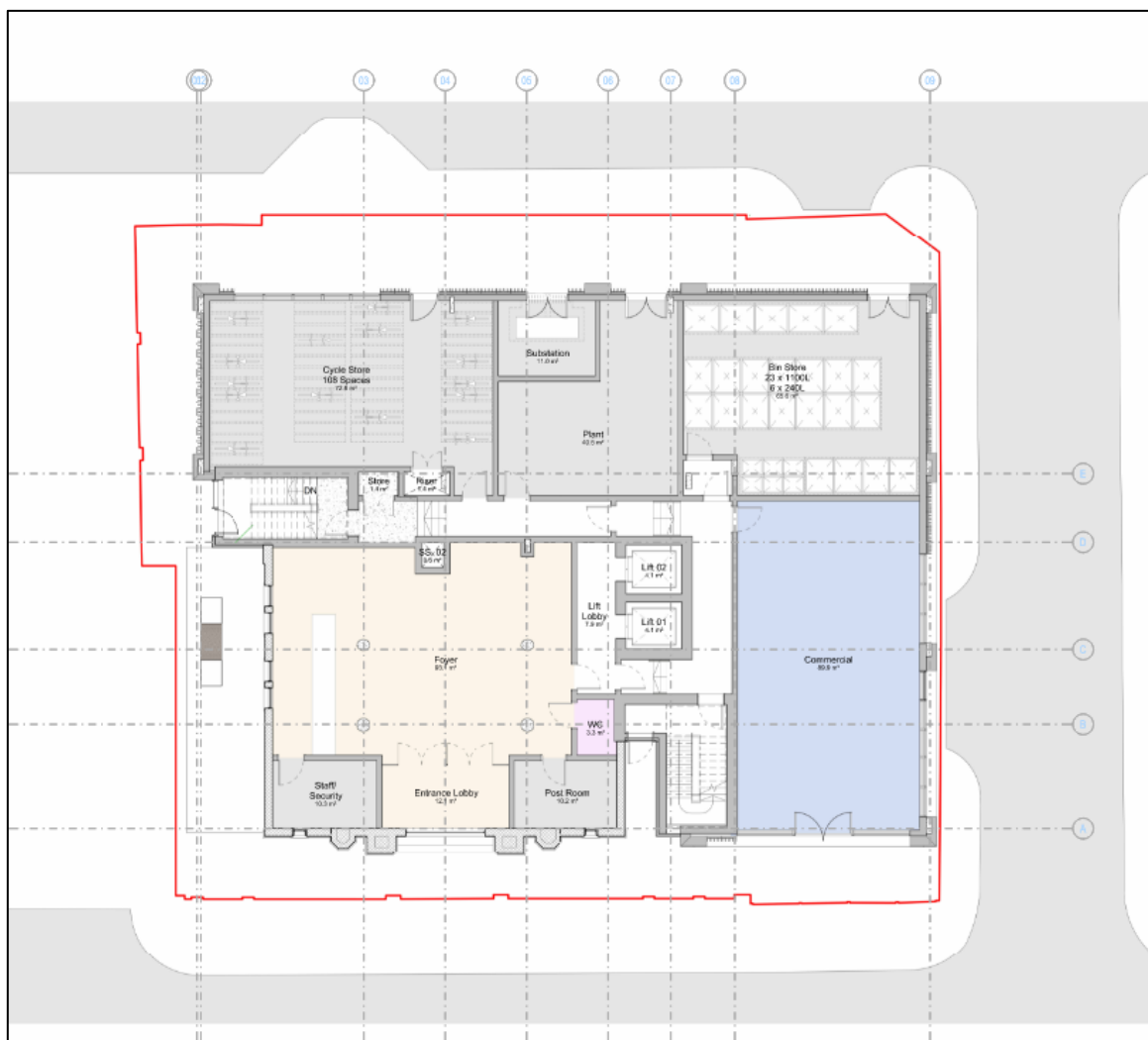


Figure 12: Site plan

Preliminary calculations were carried based on the Enclosing Rectangle method to calculate the maximum allowed unprotected areas for the elevations. The calculations were based on the 'Appendix A' method as described in Part 1 of BR 187: *External fire spread: buildings separation and boundary distances*.

The results show that there should be no restrictions to any of the elevations that are facing the roads except to elevations facing Southwest due to the close site boundary. This is shown in Figure 13.

Elevations of plant, ancillary spaces (entrance foyer, gym etc) and the southernmost residential flat facing neighbouring buildings would not achieve an 100% unprotected area and therefore should also be provided with fire resisting protection as shown in Figure 14. Detailed calculations calculating the exact unprotected areas allowed on these elevations will be provided in the Fire Strategy report as the scheme progresses.

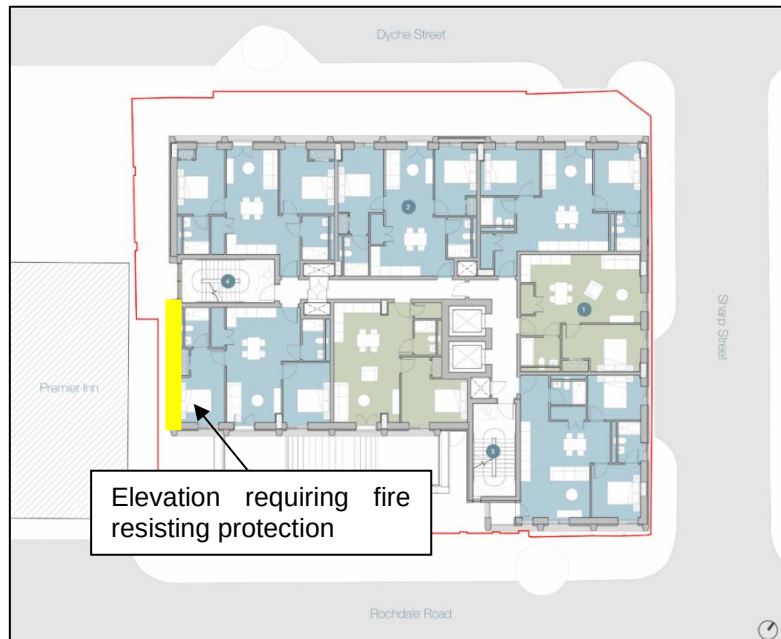


Figure 13: Residential Level External Elevations

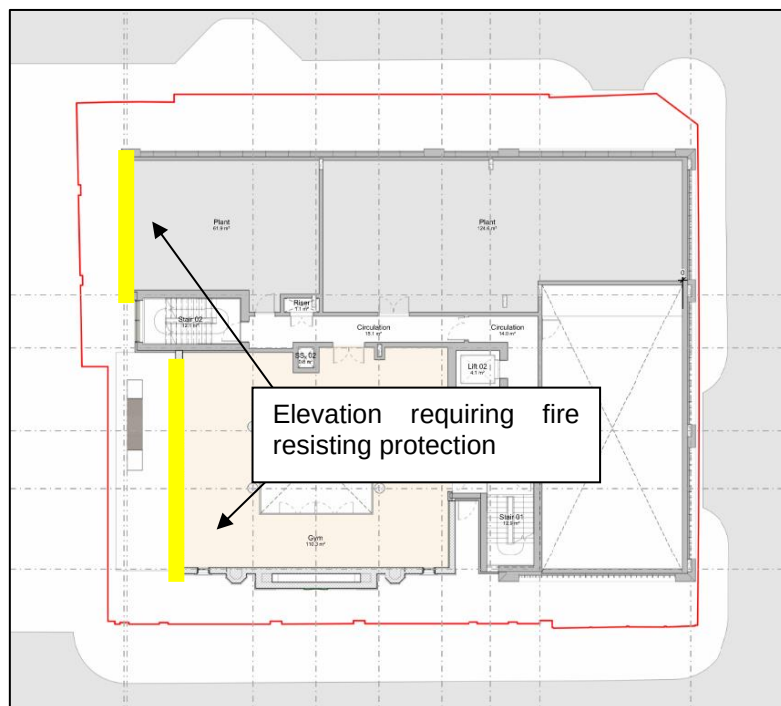


Figure 14: External Wall Fire Protection – Mezzanine

Where a wall would otherwise be fire resisting, unprotected areas are allowed as shown in Figure 15 below.

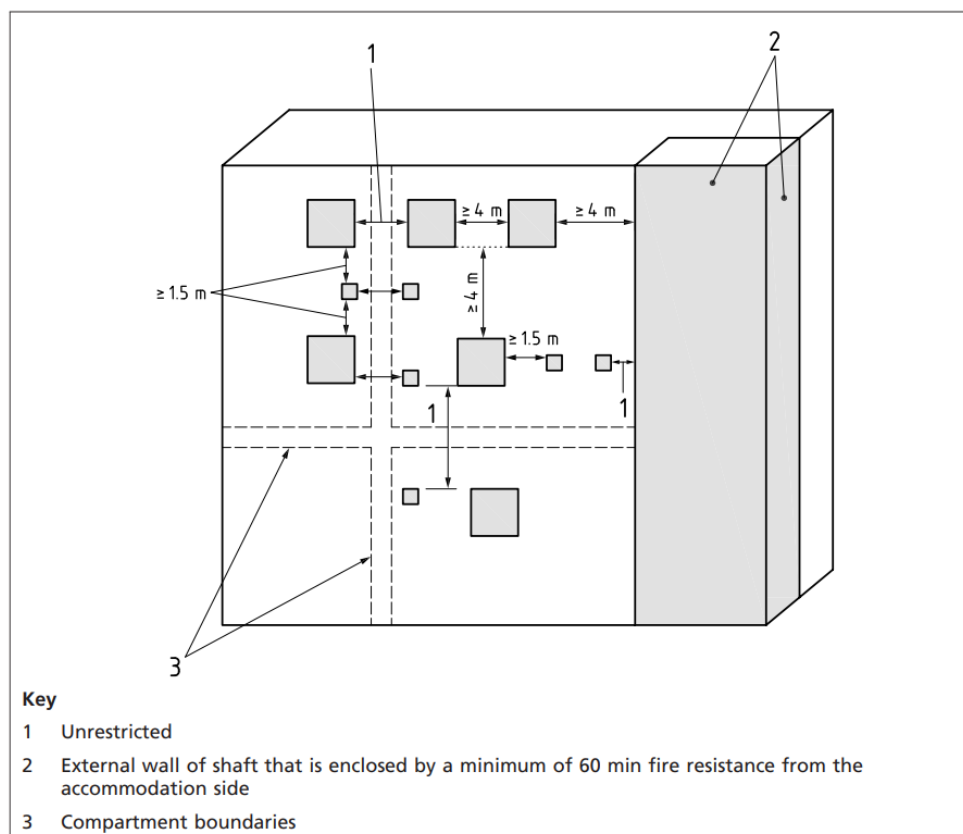


Figure 15: Allowable unprotected areas in an otherwise fire resisting wall.

12.0 FIREFIGHTING PROVISIONS

12.1 Firefighting Shaft

Given the size and height, the building should feature at least a single firefighting shaft which should be Stair

1. Firefighting shafts should consist of the following:

- A firefighting stair at least 1100mm wide.
- A fire main with an outlet within the firefighting stair enclosure on each level including Ground Floor. As the building extends more than 50m above ground this should be a wet riser.
- A firefighting lift opening within 7.5m of the firefighting stair.
- A smoke vented firefighting lobby at each floor (this will be achieved by the smoke vented common corridor).
- Hose coverage to every part of the building within a route suitable for laying a hose. This should be within 60m from a fire main outlet;
- A 1m² AOV at the head of the stair.
- Enclosed in at least 2 hours fire resisting construction.

Due to the height of building we recommend a second fire fighting lift is provided for resilience. This can also serve as an evacuation lift if needed.

12.2 Firefighting Stair Construction at Ground Floor

The standard of fire protection required to the firefighting core is described in Section 9.2.

Where a firefighting shaft is sited against an external wall, the external wall should achieve 1 hour fire resistance for 500mm either side of the junction in line with Building Regulations guidance.

12.3 Fire Hydrants and Fire Vehicle Access

A fire hydrant should be available within 90m of riser inlet for the building.

Fire vehicles should be able to park within 18m and in sight of the wet riser inlet.

12.4 Wayfinding Signage

Wayfinding signage for fire fighters should be provided to comply with the Approved Document B Volume 1, 2019, incorporating 2022 amendments.

13.0 INFORMATION, LIMITATIONS AND ASSUMPTIONS

The information limitations and assumptions used in the preparation of this report are noted below: -

Documents and drawings

This report is based on documents and drawings issued to us:

240606_Baptist Church Pre App – Proposal Development - 6th June 2024.

Building Regulations

This report considers building regulations, which deal with life safety. Property protection and insurance issues are not addressed in this report and should be consulted separately.

Other Limitations

Complying with the recommendations of this report will not guarantee that a fire will not occur.

Unless otherwise described in this report, the fire strategy assumes that the building design, the mechanical and electrical systems, construction methods and materials specifications will comply with current Building Regulations guidance, and relevant British Standards and Codes of Practice. The design of mechanical and electrical systems such as fire alarm and sprinklers is a specialist area. Fire Strategy recommendations are given in this report, however, the design and specifications need to be developed at the appropriate stage in consultation with the specialist designers of these systems.

This report has been prepared for the sole benefit, use and information of City Point Developments and the liability of Jeremy Gardner Associates Limited, its directors and employees in respect of the information contained in the report will not extend to any third party.

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