

Fire statement form

Application information	
1. Site address line 1	47 Spear Street
Site address line 2	
Site address line 3	
Town	Manchester
County	
Site postcode (optional)	M1 1DF
2. Description of proposed development including any change of use (as stated on the application form):	Erection of a six storey (plus basement) mixed-use building comprising office and cycle stores on the basement floor, offices on the ground floor, and flats on the 1 st to 5 th floors.
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience. Guide: no more than 200 words	Basil Jackson has completed this fire statement. Basil is a Chartered Engineer with the UK Engineering Council and holds full member grade with the Institution of Fire Engineers. Basil has over 25 years' experience dealing with infrastructure and has developed significant expertise in fire engineering responding to some technically challenging projects including the production of external wall assessments and CFD smoke modelling on 30m high rise apartment blocks. He has provided valuable contributions to clients through the delivery of major commissions, providing strategy and leadership to prevent project failure. His competence, qualifications and experience are amongst the best in the industry and will bring great value to any project he is involved in. Professional Memberships: UK Engineering Council - Reference No: 479398 Institution of Fire Engineers - Registration No: 00063872 Institution of Civil Engineers - Registration No: 47200782 Chartered Association of Building Engineers - Registration No: 67123747 Qualifications: BEng - Bachelor's degree in Civil Engineering MSc (Fire) - Master's degree in Fire Safety Engineering CEng - Chartered Engineer MIFireE - Member of the Institution of Fire Engineers MICE - Member of the Institution of Civil Engineers

	MCABE - Member of the Chartered Association of Building 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. Guide: no more than 200 words	We understand no consultation has been carried out relating to fire safety of the development.
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: inserted in the form 	

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

6. Building schedule

[illegible]

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

Clause 3.74 of ADB states: *Where a common stair is not part of the only escape route from a flat, it may also serve ancillary accommodation from which it is separated by a protected lobby or protected corridor (minimum REI 30).* Furthermore, clause 3.75 states: *Where a stair serves an enclosed car park or place of special fire hazard, the lobby or corridor should have a minimum 0.4m² of permanent ventilation or be protected from the ingress of smoke by a mechanical smoke control system.* The plant room on the basement floor is accessed from a protected lobby. This is compliant with clause 3.74 of ADB. The lobby will be provided with either 0.4m² of permanent ventilation or a mechanical ventilation system in order to comply with clause 3.75 of ADB. The lobby giving access to the cycle store will also be provided with either 0.4m² of permanent ventilation or a mechanical ventilation system. Although there is a single stair serving the basement ancillary accommodation, the layout is deemed to be compliant as the stair serving the basement floor is separate to the stair serving the upper floors. Thus, the stair to the basement is not part of the only escape route from a flat.

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

There are no specific issues that might affect the fire safety of the development.

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

There are no relevant local authority policies relating to fire safety.

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

The site plan shown in item 14 demonstrates that access to the front entrance of the residential and non-residential demises is via Spear Street. This road is 3.6m wide which is 0.1m less than the minimum permitted width of access roads for fire service pump appliances (3.7m wide, Table 13.1, ADB v1). However, it should be noted that the access road is existing and not within the control of the applicant, furthermore it is only 0.1m less than the minimum requirement. It is expected that the 0.1m difference will not impede fire service access greatly. As such, it is deemed to be acceptable. However, the fire and rescue service will need to review this and confirm its acceptability.

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

The fire appliance vehicle will access the site from Spear Street. For the residential areas, it will park in front of the residential entrance which provides access to the protected stair enclosure. The distance from the parking position of the pump appliance to the furthest point in the furthest flat is greater than 45m (based on an estimation of the hose length along the stair). Therefore, a dry riser will be provided within the building. The dry riser outlets will be within the stair enclosure (in accordance with clause 14.3 of ADB v1). The dry riser inlet will be adjacent to the front entrance of the residential demise within 18m of the approximate parking position of the pump appliance (in accordance with clause 15.4(a) ADB v1). From the parking position outside the residential entrance, the fire and rescue service personnel can connect to the dry riser inlet and enter the building to fight the fire. Dry riser outlets will be within the stair enclosures in accordance with clause 14.3 of ADB v1.

The non-residential area has an independent entrance which is also accessed from Spear Street. The fire and rescue service can access within 45m of every point of the footprint of the building. This is in accordance with clause 15.1b of ADB v2. Fire service access is therefore compliant to both the residential and non-residential areas of the building.

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

The fire appliance will park outside the residential or non-residential entrance on Spear Street. There will be one dry riser inlet which will be on the front face of the building adjacent to the residential entrance.

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

Guide: no more than 200 words

A fire hydrant is located on Spear Street at the junction of Faraday Street, approximately 5m from the proposed building.

Nature of water supply:

hydrant- public

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

yes Unknown if the existing hydrant is usable / operable.

14. Fire service site plan

Fire service site plan is:
inserted in the form



Fire statement completed by

15. Signature

16. Date	08/01/2024
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