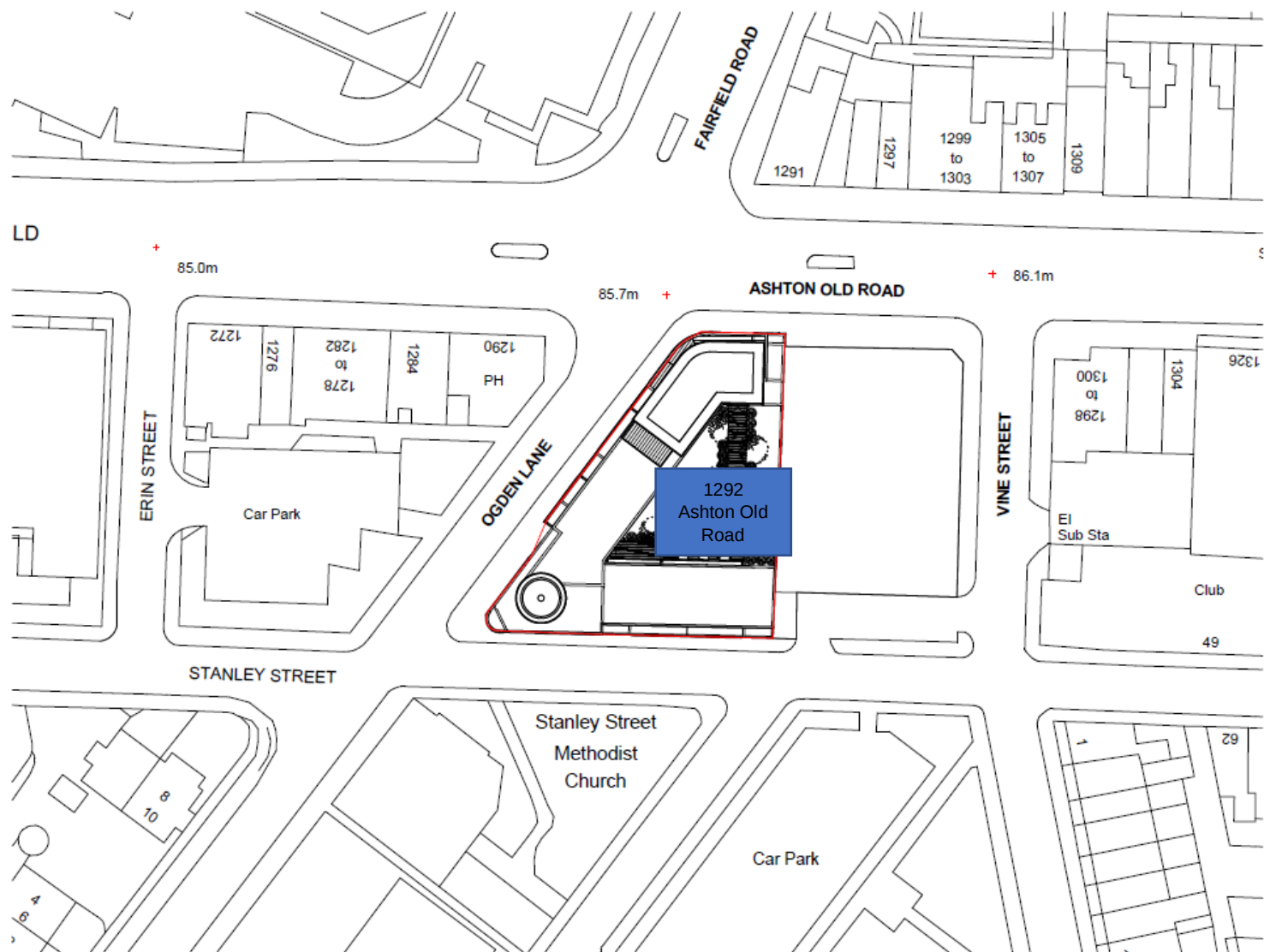


# Fire statement form

| Application information                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Site address line 1                                                                                                                         | Land Incorporating 1A Stanley Street, 3-5 Ogden Lane and 1292 Ashton Old Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Site address line 2                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Site address line 3                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Town                                                                                                                                           | Manchester                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| County                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Site postcode (optional)                                                                                                                       | M11 1JG                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 2. Description of proposed development including any change of use (as stated on the application form):                                        | The proposal is for the demolition of an existing single storey structure formerly housing a market on Stanley Street and a butcher on the corner of Stanley Street and Ogden Lane and the construction of a new five-storey building comprising 25 residential units and retail space covering the ground floor. The residential units will comprise 12 one-bedroom units, 12 two-bedroom units and 1 three-bedroom unit.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience.<br><br>Guide: no more than 200 words | <p>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.</p> <p>Professional Memberships:<br/>           UK Engineering Council - Reference No: 479398<br/>           Institution of Fire Engineers - Registration No: 00063872<br/>           Institution of Civil Engineers - Registration No: 47200782<br/>           Chartered Association of Building Engineers - Registration No: 67123747</p> <p>Qualifications:<br/>           BEng - Bachelor's degree in Civil Engineering<br/>           MSc (Fire) - Master's degree in Fire Safety Engineering<br/>           CEng - Chartered Engineer<br/>           MIFireE - Member of the Institution of Fire Engineers<br/>           MICE - Member of the Institution of Civil Engineers</p> |

|                                                                                                                                                                                                               |                                                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                               | MCABE - Member of the Chartered Association of Building Engineers                              |
| <p><b>4.</b> 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.</p> <p>Guide: no more than 200 words</p> | We understand no consultation has been carried out relating to fire safety of the development. |
| <p><b>5. Site layout plan with block numbering as per building schedule referred to in 6.</b><br/>(consistent with other plans drawings and information submitted in connection with the application)</p>     |                                                                                                |
| <p>Site layout plan is:<br/>inserted in the form</p>                                                                                                                                                          |                                                                                                |



1 SITE PLAN  
1:250

| 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)<br>block no. as<br>per site<br>layout plan<br>above                                                  | b)<br>• block<br>height (m)<br>• number of<br>storeys<br>excluding<br>those below<br>ground level<br>• number of<br>storeys<br>including<br>those below<br>ground level | c)<br>proposed<br>use (one per<br>line)          | d)<br>location of<br>use within<br>block by<br>storey | e)<br>standards<br>relating to<br>fire safety/<br>approach<br>applied | f)<br>balconies              | g)<br>external wall<br>systems | h)<br>approach to<br>evacuation | i)<br>automatic<br>suppression             | j)<br>accessible<br>housing<br>provided |
| 1292 Ashton<br>Old Road                                                                                 | - 15.6m (to<br>uppermost<br>finished floor<br>level)<br>- 6 (ground<br>to 5 <sup>th</sup> )<br>- 7<br>(basement<br>to 5 <sup>th</sup> )                                 | residential<br>flats,<br>maisonettes,<br>studios | 1 <sup>st</sup> to 5 <sup>th</sup> .                  | BS9991                                                                | class A2-s1,<br>d0 or better | class A2-s1,<br>d0 or better   | stay put                        | yes-<br>residential<br>sprinklers,<br>full | M4(2)                                   |
| 1292 Ashton<br>Old Road                                                                                 |                                                                                                                                                                         | shop                                             | Ground to<br>1st                                      | BS9999                                                                | no balconies                 | class A2-s1,<br>d0 or better   | simultaneou<br>s                | yes-<br>commercial<br>sprinklers,<br>full  | N/A non resi                            |
| 1292 Ashton<br>Old Road                                                                                 |                                                                                                                                                                         | restaurant,<br>cafe, hot<br>food take-<br>away,  | Ground to<br>1st                                      | BS9999                                                                | no balconies                 | class A2-s1,<br>d0 or better   | simultaneou<br>s                | yes-<br>commercial<br>sprinklers,<br>full  | N/A non resi                            |

|  |  |                           |  |                 |                 |                 |                 |                 |                 |
|--|--|---------------------------|--|-----------------|-----------------|-----------------|-----------------|-----------------|-----------------|
|  |  | drinking<br>establishment |  |                 |                 |                 |                 |                 |                 |
|  |  | 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

This is a mixed-use development (residential and commercial) consisting of a mix of single-storey flats and two-storey maisonettes and Class A1 retail space (shop) and Class A3 retail space (restaurants and cafés). The internal layout of the development will comply with the provisions of BS9991 and BS9999. There are no other technical complexities associated with the development.

## 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 will be at least two stairs serving 1<sup>st</sup> to 4<sup>th</sup> floors, meaning that occupants can turn away from a fire and escape in an alternative direction.

Smoke control will be provided in residential corridors and that travel distances will be in accordance with BS9991. Travel distances in the commercial demise will be in accordance with BS9999.

Sprinklers in accordance with BS 9251:2021 will be provided in all flats since the building comprises residential accommodation and has storeys greater than 11m above ground level. Sprinklers in accordance with BS EN 12845:2015 will also be provided in the non-residential areas.

Based on elevations it is understood that the external walls will comprise brick, stone and zinc cladding achieving A2-s1, d0 or better. Balconies and terraces will comprise materials achieving A2-s1, d0 or better.

## 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 known local development policies relating to fire safety that will affect the project.

## 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

Clause 50.1.2 of BS9991 requires “*Blocks of flats not fitted with fire mains [to] have vehicle access for a fire appliance not more than 45 m from all points within each dwelling, measured on a route suitable for laying hose.*” Based on measured travel distances on section and plan drawings, this is not met and therefore the building will be provided with fire mains. Proposed fire main inlet locations (dry riser inlets) are shown on the fire service site plan provided in 14.

Table 20, BS9999 demonstrates that the minimum width of the road between kerbs should be 3.7m. The width between kerbs on each of the three access roads (Ashton Old Road, Stanley Street and Ogden Lane) is at least 5.8m. The access route is therefore compliant.

There is an entry point on Ogden Lane and on Ashton Old Road for the fire and rescue service which lead to the residential stairs. There is an entry point on Stanley Street for the fire and rescue service which leads to the commercial stairs.

The proposed assembly point is shown on the fire service access plan.

#### **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 Ashton Old Road, Stanley Street or Ogden Lane. All access roads are through-roads, therefore, turning facilities are not required.

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

A fire appliance will be sited directly outside the entry point to the residential stairs on Ashton Old Road or Ogden Lane. If access is required to the commercial areas at 1<sup>st</sup> floor, a fire appliance vehicle can park outside the service area accessed from Stanley St and access the stairs to the 1<sup>st</sup> floor commercial demise.

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

Guide: no more than 200 words

There is a water supply on Ashton Old Road, approximately 15m from the building. There is also an existing fire hydrant on the corner of Ogden Lane and Ketton Close approximately 90m from the proposed dry riser inlet on Ogden Lane (see extract from location plan at section 14).

Nature of water supply:

hydrant- public

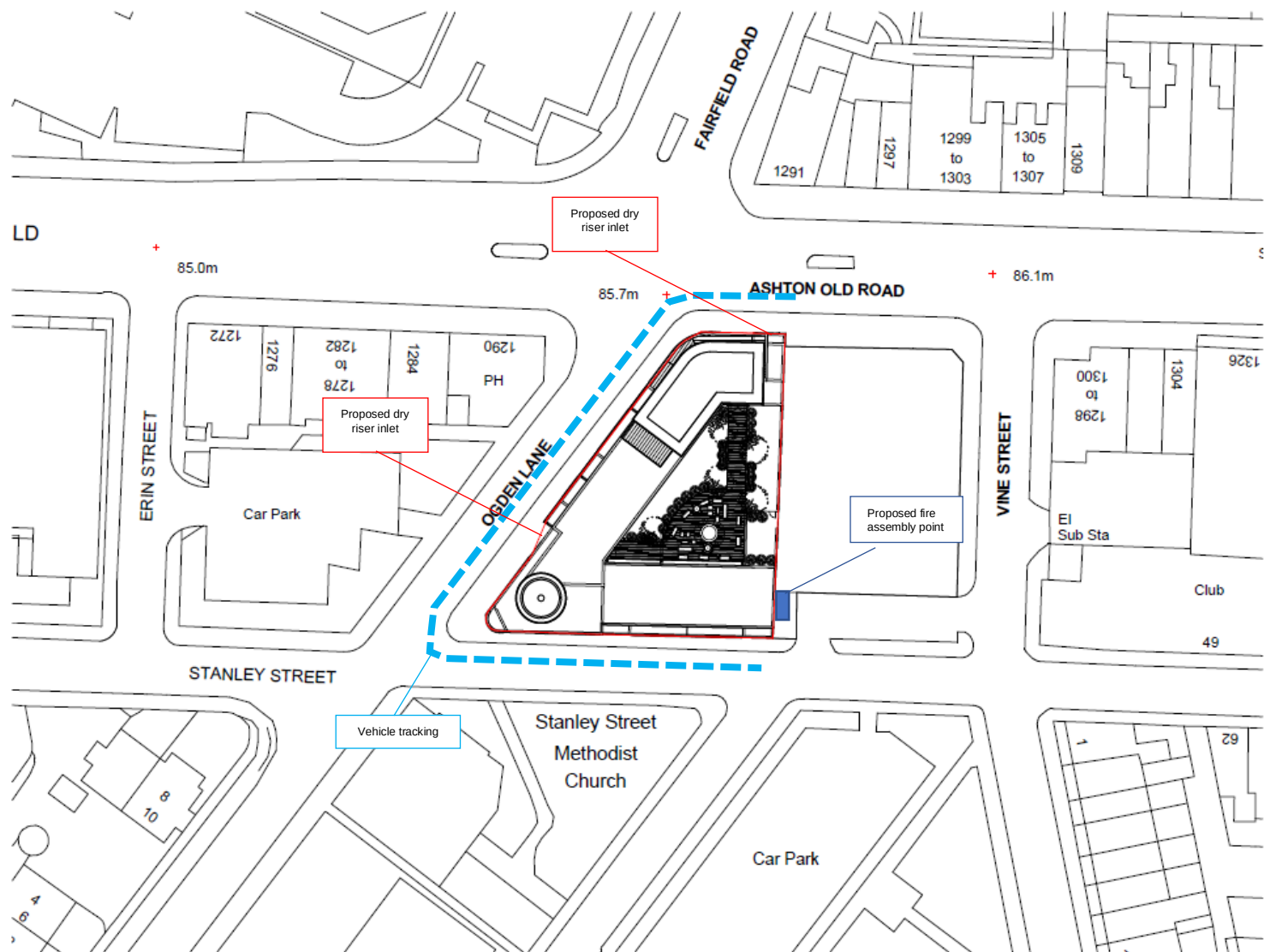
Does the proposed development rely on existing hydrants and if so are they currently usable / operable?

don't know

**14. Fire service site plan**

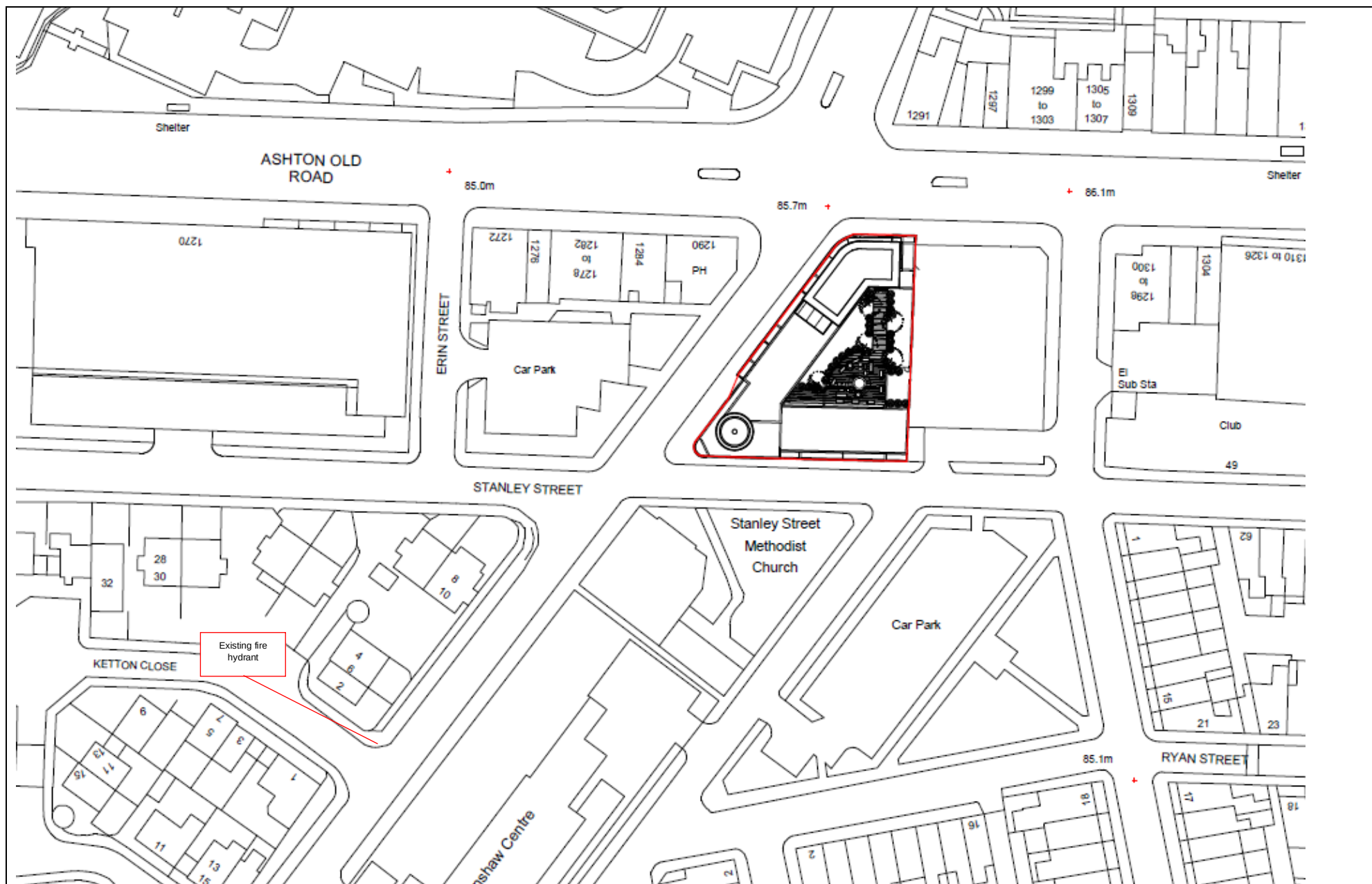
Fire service site plan is:

inserted in the form



1 SITE PLAN  
1:250





|                             |                                                                                   |
|-----------------------------|-----------------------------------------------------------------------------------|
| Fire statement completed by |                                                                                   |
| 15. Signature               |  |
| 16. Date                    | 08/09/2022                                                                        |