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Planning Department
Town Hall
Albert Square
MANCHESTER
M60 2LA

3rd July 2026

Dear Sirs

Our Ref: 193AL/FS/3.01

Re: Fire Safety Strategy Accompanying Planning Application For Proposed Upper Floor Extension & Conversion To Form 6 No Flats At 193 Ashley Lane, Moston Manchester, M9 4NQ

The following statement outlines the necessary fire safety measures that the proposed development incorporates.

The proposal is a minor development and consists of an Upper two storey extension to an existing detached scout's hall building to form 6 flats. It is located on a flat site at street level. The following is the Planning Fire Safety Strategy for the extension and conversion.

In line with the requirements and the building Regulations and the Fire Regulatory Order, the proposed extension and flat conversion will have a new passive fire detection system to the redevelopment where flats off the communal corridor and rooms off the internal hallway within the flats will have a 30 minute fire door (FD30). This applies to the combined living / dining / kitchen area as well. The separating walls between rooms are constructed of fire rated blockwork.

The newly created upper floor extension and rooms will have active fire protection system which is an interlinked mains operated smoke detector in the internal and communal hallway with a battery backup. The property is a detached one with communal access from the front via the front door Flat number 1 facing the street will benefit from a secondary access and exit to the lounge area. There is no rear access from the existing communal walkway. As per the site and block plans submitted, there is a no rear garden and flat number 1 only has a small front garden. Therefore, the street will be used as the assembly point of required, or fire escape from the dwelling. There is also sufficient room at the front of the premises for fire fighting equipment.

The above points are summarised under the following criteria:

Criteria 1 - Information on space provisions for fire appliances and assembly points:

The proposed redevelopment does not change the ability of the fire and rescue services to attend the site and position fire appliances. The existing access route from Ashley Lane has been

reconfigured to form a new central communal access to the flats via Ashley Lane. The new entry and exit to the property will now be via this route from the front. The proposal allows for a new secondary means of escape from the ground floor flats via the front and rear windows. In the event of a fire, residents can evacuate the property to the main route of escape.

Criteria 2 Information on passive and active fire safety measures designed to reduce the risk to life and the risk of serious injury in the event of a fire:

Passive measures include the proposal of FD30 rated fire doors to all habitable rooms off the hallway enclosure and FD60 to the flat entrance doors. The compartmentalized internal layout of the proposal contributes to the prevention of fire spread. Active measures include the proposal of a heat detector to the kitchen, linked via mains to smoke detectors proposed to all hallways. Heat and smoke detectors will conform to the current BS and BS EN in accordance with Approved Document B.

Criteria 3 Information on construction products and materials to minimise the risk of fire spread:

Building materials will be in accordance with Part B of the Building Regulations and construction methods will be carried out using suitable fire control measures. The proposed construction methods do not impact the fire safety of neighbouring buildings. Internal cavity concrete block walls will be used where applicable to prevent the spread of fire between flats.

Criteria 4 Information on means of escape and evacuation strategy:

The primary means of escape from the dwelling is via the communal front entrance door. The secondary escape from the ground floor front kitchen is via the front garden exit. The proposed hallway enclosure will be fire protected as in accordance with Approved Document B of the Building Regulation. All habitable rooms of the hallway enclosure will have FD30 Fire Rated doors.

Criteria 6 Information on access and equipment for fire fighting:

Fire and rescue services will gain emergency access into the property from the new front door. This applies during both the temporary construction phase and permanent occupation phase. Access to an adequate fire fighting water supply will be obtained from existing facilities.

I trust that this is sufficient for you to register the application and recommend planning approval, subject to the usual conditions. Should you have any query, please do not hesitate to contact me at the above.

Yours Sincerely



Richard A. Bowen
For & on behalf of RIBO Associates Ltd