

Fire statement form

Application information															
1. Site address line 1	Kingsland Road / Sussex Street														
Site address line 2															
Site address line 3															
Town	Bristol														
County	Bristol														
Site postcode (optional)															
2. Description of proposed development including any change of use (as stated on the application form):	<p>New Henry Street is a purpose-built student accommodation scheme in Bristol. The site is in a principle industrial warehouse area a short distance from the city centre. This scheme proposes that regeneration of a 0.748ha plot in a highly sustainable urban location with excellent active travel links and good access to existing local amenities. Significant public realm enhancements will be brought forward as part of the scheme with a major uplift in biodiversity, new public street and new access to an existing cycle path.</p> <p>Employments space is being provided on site with generous spaces allocated for makers spaces, small businesses and a local grocery shop. A dedicated flexible community space is provided as an asset for local residents and community groups to book out for events, classes and celebrations. 705 Student beds are provided at first floor and above with a diverse range of accommodation types on offer ranging from typical ensuite cluster bedrooms, studios and 'townhouse' units. A high proportion of student amenity and communal study space is provided as well as a dedicated student courtyard garden.</p> <p>Key Points:</p> <table> <tr> <td>Total GIA</td> <td>22,961msq</td> </tr> <tr> <td>Maker/retail</td> <td>1,744msq</td> </tr> <tr> <td>Community space</td> <td>175msq</td> </tr> <tr> <td>Total Beds</td> <td>705</td> </tr> <tr> <td>Clusters</td> <td>400 (75%)</td> </tr> <tr> <td>Studio</td> <td>225 (32%)</td> </tr> <tr> <td>Townhouse</td> <td>80 (11%)</td> </tr> </table>	Total GIA	22,961msq	Maker/retail	1,744msq	Community space	175msq	Total Beds	705	Clusters	400 (75%)	Studio	225 (32%)	Townhouse	80 (11%)
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3. Name of person completing the fire statement (as section 15.), relevant	Chris McBeth, MSc, BEng, CENG, MIEI														

<p>qualifications and experience.</p> <p>Guide: no more than 200 words</p>	<p>Chris McBeth is a Fire Engineer at Jensen Hughes and has over 7 years of experience in developing building Fire Strategies. Chris is a Chartered Engineer with Engineers Ireland. He has extensive experience in fire strategies for residential buildings ranging from Student Residential buildings, Private residential, Private Rented Sector and co-living. Chris leads the development of the fire strategy reports at various residential and PBSA accommodation across the UK, and successfully developed fire engineering solutions to support safe fire strategies, including fire engineering solutions to ensure deviations from standard code guidance would still meet the requirements of the Building Regulations.</p> <p>Some notable residential projects are noted below:</p> <ul style="list-style-type: none"> • Luxurio Student Accommodation, Loughborough • The Vantage, Nottingham • Lancaster Circus, Birmingham • Palmerston Court, Battersea, London • Garrett Mills, Wandsworth • Bailey Point, Bournemouth <p>As part of Jensen Hughes, Chris can draw from the experience of other fire engineers in the UK and around the world, which will ensure the quality and the robustness of the fire strategy developed for the project.</p>
<p>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.</p> <p>Guide: no more than 200 words</p>	<p>Formal consultation with the Approving Authorities has not been undertaken to date. The intention is to provide a scheme which will meet the functional requirements of the Building Regulations. Consultation with Building Control Authorities will be sought at a later stage.</p> <p>Jensen Hughes have advised the design team of the recommendations of code guidance and have assisted in the design development of the scheme to date with regard to fire strategy. A fire strategy review document has been issued to the design team to inform their design development.</p> <p>There will be on-going support from Jensen Hughes to ensure that the design and construction of the development is in-line with the fire strategy.</p> <p>The plans will continue to develop as the scheme progresses and discussion with approving authorities and the local fire and rescue services will be undertaken.</p>
<p>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)</p>	
<p>Site layout plan is: [inserted in the form]</p>	



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
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a) block no. as per site layout plan above	b) • block height (m) • number of storeys excluding those below ground level • number of storeys including those below ground level	c) proposed use (one per line)	d) location of use within block by storey	e) standards relating to fire safety/ approach applied	f) balconies	g) external wall systems	h) approach to evacuation	i) automatic suppression	j) accessible housing provided
PBSA Block	<ul style="list-style-type: none"> • The top floor of the building is 26m high from the ground level • 7 storeys above ground level • No basement levels 	Social	Level 0	Approved document B vol 2	no balconies	class A2-s1, d0 or better	simultaneous	yes-commercial sprinklers, full	N/A non resi
		Reception	Level 0	Approved document B vol 2	no balconies	class A2-s1, d0 or better	simultaneous	yes-commercial sprinklers, full	N/A non resi
		Flexible Room	Level 0	Approved document B vol 2	no balconies	class A2-s1, d0 or better	simultaneous	yes-commercial sprinklers, full	N/A non resi
		Cycle Store	Level 0	Approved document B vol 2	No balconies	class A2-s1, d0 or better	simultaneous	yes-commercial sprinklers, full	N/A non resi
		Bin Store	Level 0	Approved document B vol 2	No balconies	class A2-s1, d0 or better	simultaneous	yes-commercial sprinklers, full	N/A non resi
		Plant	Level 0	Approved document B vol 2	No balconies	class A2-s1, d0 or better	simultaneous	yes-commercial sprinklers, full	N/A non resi

		Commercial Units	Level 0	Approved document B vol 2	no balconies	class A2-s1, d0 or better	simultaneous	yes-commercial sprinklers, full	N/A non resi
		Community	Level 0	Approved document B vol 2	no balconies	class A2-s1, d0 or better	simultaneous	yes-commercial sprinklers, full	N/A non resi
		Social Space	Level 01	Approved document B vol 2	no balconies	class A2-s1, d0 or better	simultaneous	yes-commercial sprinklers, full	N/A non resi
		Residential accommodation	Level 01-07	BS 9991	Balconies	Class A2-s1, d0 or better	Stay Put	Yes – residential sprinklers, full	none
		Rooftop amenity	Roof Level	Approved document B vol 2	no balconies	class A2-s1, d0 or better	simultaneous	yes-commercial sprinklers, full	N/A non resi

- **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

There are no significant departures from current Building Regulations guidance in this building:

- A residential sprinkler system designed to BS 9251:2021 will be provided. The non-residential areas will be provided with a commercial sprinkler system on the basis the maximum compartment area will exceed 100sqm.
- The upper levels will be served by six protected escape stairs up to Level 03 with four protected stairs serving Level 07 (top residential storey). The roof level will contain an amenity area which is the maximum storey height served by two stairs. Five of the six stairs form single stair situations, however they will not exceed 30m top storey height. At ground floor four of the cores connect with protected corridors with two having no internal connections. At first floor, a social amenity space connects with residential common lobbies where onward escape is available into all four of the stairs. The building will be designed to prevent the egress of smoke into the stair. It should be noted that the recommendations of BS 9991 regarding connections between ancillary spaces takes no account of the added benefit of sprinklers within the building.
- Five cores will form firefighting shafts where each will be provided with a dry riser on the basis the top storey height of the building is less than 50m. Travel distances within the common corridors will be within the recommended limits.

- The studio flats will generally be designed so that occupants do not have to pass within 1.8m of the cooking hob to escape. In apartments where occupants are required to pass within close proximity of cooking areas, Stove Guard devices will be provided in accordance with BS EN 50615.
- The fire alarm system will comply with the requirements of BS 9991
- It is proposed that all external walls will be designed in line with Regulation 7.
- It is not proposed to provide Green Walls to the building's elevations.
- Each apartment will operate a stay-put evacuation strategy where only the fire apartment evacuates in the first instance. Non-residential areas will evacuate simultaneously on a double-knock strategy.

7. Issues which might affect the fire safety of the development

- Studios will be supported based on there being sprinklers, limited travel distances and an L1 standard of fire alarm.
- The location of cooking facilities within the apartments will be reviewed at an early stage of the design development to ensure that they would not compromise occupants' escape. It is proposed that the cooking hob will be at least 1.8m from the escape route through the apartment. In apartments where occupants are required to pass within close proximity of cooking areas, Stove Guard devices will be provided in accordance with BS EN 50615.

8. Local development document policies relating to fire safety

No additional information

Emergency road vehicle access and water supplies for firefighting purposes

9. Fire service site plan

Fire service access will be in line with the guidance in BS 9991 and six firefighting cores will be provided. A dry riser will be provided within each of the firefighting cores to ensure that sufficient hose coverage will be achieved.

The firefighting cores will include the following:

- A fire fighting stair at least 1.1m wide;
- A fire fighting lift within 7.5m of the stair entrance;
- A dry riser located within the stair with an outlet at all levels including ground;
- A 1m² automatically opening vent at the head of the stair;
- The stair and lift will be accessed via a smoke vented corridor or lobby;

- Two hour fire resisting enclosure

10. Emergency road vehicle access

There will be access into the development via Alfred Street, Sussex Street and Kingsland Road. There will be a continuous route around the site. From this route fire appliance access would be within 18m and within sight of the wet riser tank replenishment inlets.

Is the emergency vehicle tracking route within the site to the siting points for appliances clear and unobstructed?

yes

11. Siting of fire appliances

Fire vehicles will be able to park within 18m and in sight of the dry riser inlets.

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

Hydrants will be provided within 90m of the fire main inlet and other building entrances.

Nature of water supply:

hydrant- public





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

It is not clear if, the existing hydrants are currently operational. It is intended to check these once there is a construction presence. Should there not be an operational hydrant within 90m, an application will be made for a new hydrant.

don't know

13. Fire service site plan

Fire service site plan is: [inserted in the form]

- Legend**
-  Hydrant
 -  Firefighting Access Point
 -  Fire Appliance Parking Position
 -  Access Route
 -  Dry Fire Main Inlet

Auto-tracking has confirmed that a fire appliance will be capable of turning within the courtyard

Emergency Assembly Point

Emergency Assembly Point

When the building is occupied, unaccompanied CAD personnel will be accompanied by a PCP. The PCP will be trained to ensure the building is protected by fire equipment and will be responsible for the control of the building in the event of an emergency.

The building is a complex structure and the fire risk is high. The fire risk assessment has been carried out in accordance with the fire risk assessment regulations and the fire risk assessment has been carried out in accordance with the fire risk assessment regulations.

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- KEY**
- 0000 COMMON CORRIDOR
 - 0001 RECEPTION
 - 0002 SMALL SPACE (Class 0)
 - 0003 FLEXIBLE COMMERCIAL SPACE (Class 0)
 - 0004 SUPERMARKET / MARKET SPACE (Class 0)
 - 0005 TRUCKS AND TRAILERS (Class 0)
 - 0006 ANCILLARY COMMUNITY SPACE
 - 0007 BACK OF HOUSE
 - 0008 PSCA ENTRANCE
 - 0009 COMMONS ENTRANCE
 - 0010 COMMUNITY SPACE ENTRANCE
 - 0011 BACK OF HOUSE ENTRANCE
 - 0012 EMERGENCY ESCAPE
 - 0013 STORE
 - 0014 STORE

Refer to Landmark and Land Information for Landmark and Land Information




ALLFORD HALL MONAGHAN MORRIS
 PROJECTS
 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

Drawn	Checked	1250@A1	1500@A3	Drawn	Checked
TM	JR			PLANNING	
22096	AHMM	ZZ	GF DR A	PL100	

Fire statement completed by

14. Signature

A handwritten signature in black ink, appearing to be 'M. J.', is written in the right-hand cell of the signature row.

15. Date

21/11/2023