39-43 College Green, Bristol

Fire Statement Form

Semper

Client Empiric Student Property

1. Introduction

1.1. General

1.1.1. Semper has been appointed by Empiric Student Property to develop a fire statement in support of a planning application for the proposed works to 39-43 College Green in Bristol.

1.1.2. This document serves as the Fire Statement Form for the scheme, addressing the fire safety matters in Planning Gateway One set out by the Secretary of State, which are required to be met in accordance with Article 9A of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

1.2. Purpose

1.2.1. This Fire Statement Form is submitted to the planning authority with the objective of clearly transmitting the project design principles that will be adopted with regards to life safety. The Fire Statement Form has been prepared and reviewed by suitably qualified fire engineers.

1.2.2. This statement aims to demonstrate a clear understanding of the matters described by the Secretary of State listed below:

- the principles, concepts and approach relating to fire safety that have been applied to each building in the development;
- the site layout;
- emergency vehicle access and water supplies for firefighting purposes;
- 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;
- how any policies relating to fire safety in relevant local development documents have been taken into account.

1.3. Summary Declaration

1.3.1. The Fire Statement for 39-43 College Green in Bristol has identified the following considerations for the planning authority, with regard to the fire safety strategy for the scheme and for the satisfaction of Planning Gateway One:

- Any new building construction, products and materials are suitable for the use of the building.
- As this is an existing building, the external walls' material performance in a fire does not meet an A2-s1,d0 classification under BS 13501-1. As such, the client commissioned a third-party Fire Risk Assessment of the External Wall (FRAEW) which concluded that the risk is deemed reasonably low as is, and no immediate remedial works are required. This resulted in the issuance of an EWS1 form for the building. This form categorises the building under option B1, indicating that the assessed risk is sufficiently low and no remedial works to the external façade are required. It should be noted that no external wall works are currently proposed as part of these works.
- The means of escape provisions provided are deemed reasonable and meet the requirements of the building regulations. There is currently no access for wheelchair users within the building; this will remain unchanged. Any one with a mobility impairment will have an appropriate Personal Emergency Evacuation Plan (PEEP) put in place by the building management.
- The building will be provided with suitable active life safety systems, such as an automatic fire detection and alarm system, emergency lighting, and passive systems such as

compartmentation, fire stopping, fire doors. These will adequately control the spread of fire and contain the fire growth to the area of fire origin for a sufficient period.

- The fire service access provisions with suitable fire mains and water supplies via external hydrants are considered to meet the requirements of the Building Regulations.

2. Fire Statement Form

Application Information

1. Site address line 1 Site address line 2 Site address line 3 Town County Site postcode (optional)	39-43 College Green Bristol Bristol BS1 5SH
2. Description of proposed development including any change of use (as stated on the application form):	Change of use of part of the ground floor level of the existing building, to provide a new reception, staff areas, internal refuse storage and associated works.
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience.	Michael Kenyon C. Build E, MCABE, MIFSM, DipFD - Mike is a Chartered Building Engineer, a Member of the Chartered Association of Building Engineers, and a Member of the Institute of Fire Safety Managers. He holds a Level 6 Certificate in Fire Safety for Construction, a Level 5 Diploma in Fire Engineering Design, a Level 4 Diploma in Fire Risk Assessment, and a Higher National Certificate in Construction and the Built Environment. Mike has over 15 years of experience in the construction industry, initially working as a regulator in both local authority and private sector building control, working on major projects. Mike has since transitioned to fire safety consultancy, working on a variety of large complex projects, including student residential blocks and apartment buildings. Shami Smith-Sandhu – holds a Master of Science in Fire and Explosion Engineering and is an Associate with the Institution of Fire Engineers. Shami has led the fire engineering consultancy on many tall residential and mixed-use developments from concept design through to completion.
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.	Consultation has not yet taken place with the Building Safety Regulator (part of the Health & Safety Executive). It should be noted Semper will continue to be involved as the fire safety consultant throughout the design and construction stages.

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.

Figure 1: Site Block Plan

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) 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
39-43	• 21.4 m • 6 storeys above ground (from the rear of the building)	Student-Accommodation	1st-4th Floors	Approved Document B Volume 2	No Balconies	Worse than class A2-s1, d0[1]	Simultaneous	None	None
		Ancillary use to the Student Accommodation	Basement (Lower Ground) – Ground Floor	Approved Document B Volume 2	No Balconies	Worse than class A2-s1, d0[1]	Simultaneous	None	None
40	• 21.4 m • 6 storeys above ground (from the rear of the building)	Restaurant, cafe, hot food takeaway, drinking establishment	Ground Floor	Approved Document B Volume 2	No Balconies	Worse than class A2-s1, d0[1]	Simultaneous	None	None

Table Notes:

1. The Façade is predominantly A2-s1,d0 or better, with elements such as render on masonry and aluminium spandrel panels achieving worse than A2-s1 do.

7. Specific technical complexities

Explain any specific technical complexities in terms of fire safety (for example green walls) and/or departures from information in the building schedule above

- The design of the areas affected by the proposed works is compliant with the adopted guidance of Approved Document B Volume 2.
- This is an existing student accommodation block. However, it has been noted that the external façade has not been constructed solely with materials achieving an A2-s1,d0 classification under BS 13501-1. As such, the client commissioned a third-party Fire Risk Assessment of the External Wall (FRAEW), which concluded that the risk is deemed reasonably low as is, and no immediate remedial works are required. This resulted in the issuance of an EWS1 form for the building. This form categorises the building under option B1, indicating that the assessed risk is sufficiently low and no remedial works to the external façade are required. It should be noted that no external wall works are currently proposed as part of these works.

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.

- A reception space limited to a maximum of 10 m^2 has been provided to the Base of Stair 1. This is deemed to meet the recommendations of Approved Document B Volume 2, as there are two protected stairs available to all parts of the student accommodation block.
- The lobby to the head of the basement stair has been removed, and a lobby has instead been provided at the basement level, in line with the recommendations made within Approved Document B Volume 2. To support this emergency escape signage will be appropriately installed to direct occupants out from the stair at ground floor level.
- The provision of a refuse space on the ground floor, which is separated from other ancillary areas by a protected lobby. The lobby will be provided with 0.2m^2 permanent ventilation or mechanical equivalent.
- The provision of a commercial refuse space on the ground floor, which will be compartmented from the rest of the building, have 90-minute fire-rated construction, and be accessed externally only.
- Doors have been provided on escape routes to the ground floor, these have been sized to ensure that they are at least as wide as the stair and sufficient for the number of occupants who may escape through them (Maximum of 60).
- The commercial unit (40 College Green) will be compartmented from the rest of the building with 90 minute fire rated construction and accessed externally only.

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.

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?

The guidance document used to determine the suitability of firefighting access is Approved Document B Volume 2.
The proposed emergency vehicle access is shown in Item 14.

As this is an existing building, the fire service access provisions remain unchanged. Access to the front of the building is via College Green Road (A4018), a main road suitable for tender access. When parked outside the building, the tender vehicle will be within 18 meters of the dry-rising main's inlet location.

The lowest ground level is to the rear of the building, which is 21.4 meters from the ground floor level to the highest floor level. However fire service access is from the front of the building, where the top storey height from the ground floor level is 13.8 meters. Since the top storey height is under 18 meters from the fire service access level (ground floor) accessed off College Green Road to the uppermost storey, a dry rising main has been provided within Stair 1, which is formed as a protected shaft. Coverage is achieved within 45 meters of any point on the floor plate when measured along a suitable route for the hose from the dry-rising main outlet on each floor.

The fire service's water supply will be via existing public water hydrants. The nearest hydrant is located approximately 40 meters from the dry riser inlet on the opposite side of College Green Road.

11. Emergency road vehicle access
Specify emergency road vehicle access to the site entrances indicated on the site plan

Access to the front of the building is via College Green Road (A4018), a main road suitable for tender access. When parked outside the building, the tender vehicle will be within 18 meters of the dry-rising main's inlet location, and within 45 m of all points of the commercial unit (40 college Green).

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

12. Siting of fire appliances

As this is an existing building, the fire service access provisions remain unchanged. Access to the front of the building is via College Green Road (A4018), a main road suitable for tender access. When parked outside the building, the tender vehicle will be within 18 meters of the dry-rising main's inlet location of the student accommodation, and within 45 m of all points of the commercial unit (40 College Green).

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

Existing hydrants will provide suitable coverage to the entire site.
The nearest hydrant is located approximately 40 meters from the dry riser inlet on the opposite side of College Green Road. It has not yet been possible to determine the operability of this hydrant.

Nature of water supply:
Hydrant – public.

Does the proposed development rely on existing hydrants and if so are they currently usable / operable?
The condition of existing hydrants(s) is currently being reviewed by the project team.

14. Fire service site plan

Fire service site plan is inserted in the form

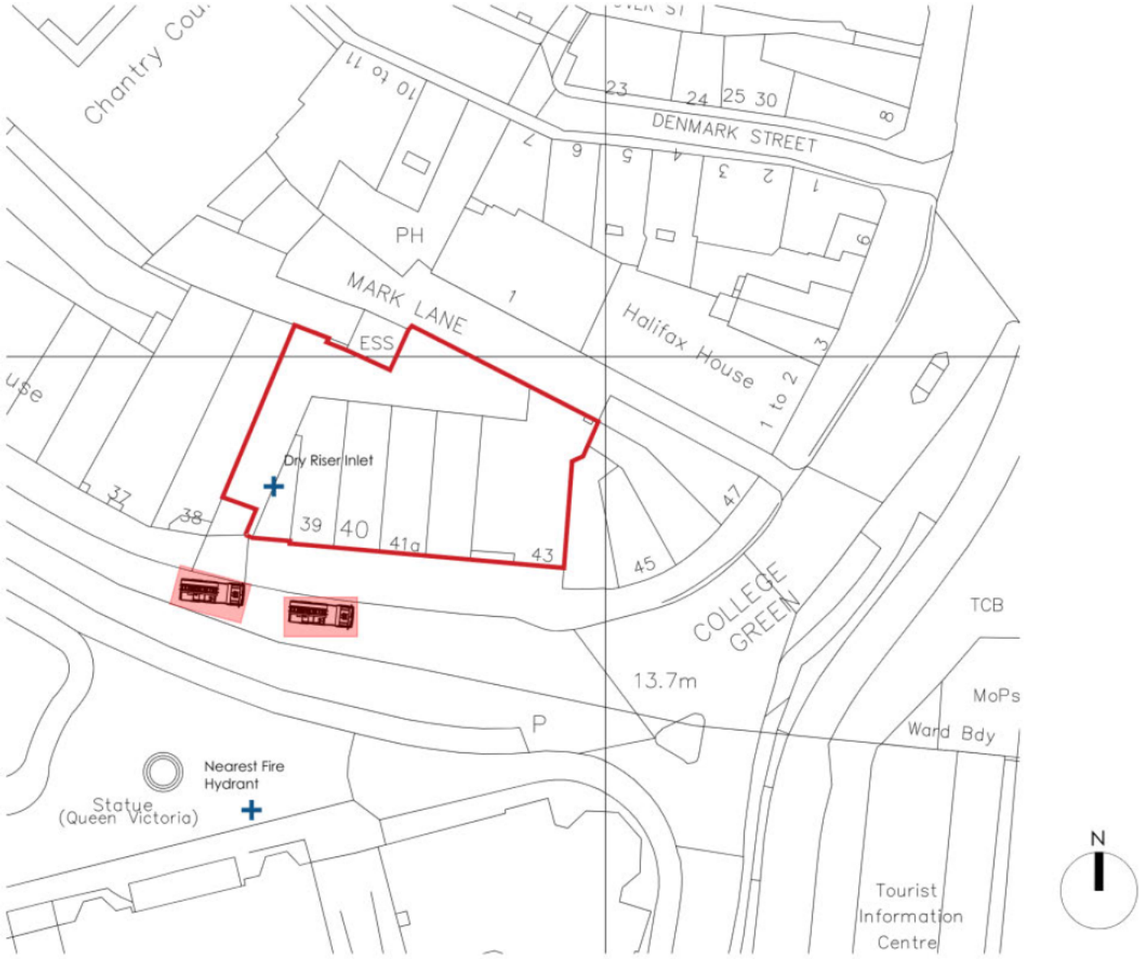

Figure 2: Fire Service - Site Plan

15. Signature	[redacted] Associate Director Semper	[redacted] Director Semper

16. Date :- 05th June 2024

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