



Hampton by Hilton, Axis House

Planning Fire Statement

Client Details:

Progress Planning
Waterside House
20 Riverside Way
Uxbridge
UB8 2YF

15 November 2021

Revision 01

Contents

1	Introduction	3
1.1	Legislative Requirements	3
1.2	Basis of Design	3
1.3	Building Description	3
1.4	Relevant Expertise	3
2	Fire Statement	4
2.1	Building Construction Method and Products and Materials Used	4
2.2	Means of Escape for All Building Users and Evacuation Strategy	5
2.3	Passive and Active Fire Safety Measures	8
2.3.1	Passive Fire Safety Measures	8
2.3.2	Active Fire Safety Measures	9
2.4	Access and Facilities for the Fire and Rescue Service	10
2.5	Site Access for the Fire and Rescue Service	11
2.6	Future Development of the Asset and 'Golden Thread' of Information	12
	Appendix A – Fire Strategy Drawings	13
	References	18

1 Introduction

This Planning Fire Statement has been produced in support of the planning application for the proposed Hampton by Hilton Hotel at Axis House, Bath Road in Sipson, in the borough of Hillingdon. This Fire Statement is intended to demonstrate compliance with Section D12(A), Section D12(B) and Section D5(B) of the London Plan (1).

1.1 Legislative Requirements

The fire safety design for the building must achieve the minimum standard required by Part B of Schedule 1 to the Building Regulations 2010 (hereafter referred to as Part B) (2).

Although the measures outlined in this document may exceed contemporary fire safety guidance to Part B, this document is not intended to be considered as, or relied upon as, the fire strategy necessary to demonstrate compliance with Part B of the Building Regulations or as a specification document for design.

Where relevant, reference is made to measures necessary to assist in discharge of duties under the Regulatory Reform (Fire Safety) Order (FSO) (3) and the Fire Safety Act (4) information that is expected to form part of the information pack handed over to the building operators under Regulation 38 of the Building Regulations.

1.2 Basis of Design

Approved Document B, Volume 2, 2019 (ADB) (5) (and associated British and European Standards) has been used as the minimum basis of assessment for compliance with Part B for the hotel building.

In addition, the guidance provided by the Hampton by Hilton brand standard (HbH) (6) has been adopted where this exceeds the guidance provided in ADB.

1.3 Building Description

In summary, the proposed development will be a 6-storey hotel (Ground to Fifth Floor) operated by Hampton by Hilton.

The building includes undercroft parking, hotel access lobby and plant/staff facilities located on Ground Floor, hotel bedrooms and front of house dining at First Floor and hotel bedrooms on Second to Fifth Floor. A plant enclosure is located on the roof. The top floor height of the building is 20.25m from lowest grade level.

The building will comprise two protected stairs, one of which (the main access stair) provided within a firefighting shaft that also includes two lifts.

It is expected that construction will be of traditional reinforced concrete construction from Ground to First Floor. The upper floors of the building may be constructed via use of a metsec structural framing system (SFS) and a metal deck floor with concrete infill.

It is expected that the external wall will be a mix of facing brick (with SFS infill behind) and rainscreen cladding. It is intended that all insulation and external wall cladding/construction will be non-combustible.

1.4 Relevant Expertise

This Planning Fire Statement has been produced on behalf of Bespoke Fire Safety Design Ltd by Craig Howard. Relevant professional expertise and accreditation is provided on the final page of this document. Additional professional experience can be provided upon request.

The expertise and competency of the author is commensurate with size, scope and complexity of the scheme described in Section 1.3 and the basis of design outlined in Section 1.2.

2 Fire Statement

The following sections and associated tables outline the measures necessary to achieve the fire safety standards expected in the London Plan. In order to ensure clarity and consistency with the London Plan (1), the structure of this section follows that outlined in Guidance Sheet Policy D12(B). Fire strategy drawings supporting this information are provided in Appendix A.

2.1 Building Construction Method and Products and Materials Used

Table 1 outlines the measures proposed to achieve fire safety related to building construction. Details and specification of individual products is provided by others.

Table 1: Measures associated with building construction

Item	Measure	Comments	Standard
1	Construction	Traditional reinforced concrete construction on Ground to First Floor. Upper floors will be Metsec lightweight structural framing system (SFS)	BS EN 1363: Part 1 (7) or BS 476: Part 20 (8) or tested to demonstrate equivalent performance. Performance is listed in terms of R (loadbearing capacity), E (integrity), I (insulation).
2	Structure	All elements of structure defined by ADB will be protected to provide a 90 minute period of fire resistance (R) (also EI where forming compartmentation)	BS EN 1363: Part 1 (7) or BS 476: Part 20 (8)
3	External wall materials	All materials to be Class A1 or Class A2-s1,d0 (except where excluded as per Regulation 7) Where possible, this will also include signage.	Approved Document B (ADB) 2019 (5) Materials tested in accordance with BS EN 13501: Part 1 (9)
4	External wall construction	Wall $\leq$ 1800mm of an escape route will achieve 30 minutes fire resistance (REI). Wall $>$ 1m of boundary to be assessed for unprotected openings.	BS EN 1363: Part 1 (7) or BS 476: Part 20 (8) Required from inside to outside.
5	Roof construction	Fire resisting construction only where supporting use as rooftop means of escape – 30 minutes.	BS EN 1363: Part 1 (7) or BS 476: Part 20 (8) Required to underside.
6	Roof covering	All areas of the roof within 6m of the boundary – $B_{ROOF}(t_4)$ or as per EC Decision.	BS EN 13501: Part 5 (10) Commission Decision 2000/553/ EC.

2.2 Means of Escape for All Building Users and Evacuation Strategy

Table 2 provides a summary of the means of escape arrangement within the building in general compliance with prescriptive guidance. Reference should be made other sections for detail on associated fire safety measures.

Table 2: Means of escape from the building

Item	Measure	Comments	Standard
7	Evacuation policy	Simultaneous evacuation of all areas of the building upon alarm. Escape routes to be adequately sized and protected sufficiently to allow escape for all occupants throughout the building.	ADB 2019 (5). HbH 2018 (6)
8	Means of escape arrangement	All bedrooms have travel distance less than 9m and accessed by a protected corridor. Protected corridor has maximum travel distance of 9m in single direction and 35m in two-directions. All floors comprise two protected stairs. Each discharge to the outside of the building, either directly or via a protected route. Escape from the car park is via the front car park gate, or the rear of the car park. Each leading to adjacent public roads. Detection anywhere in the building can be designed to initiate an alarm signal throughout the building immediately. Subject to operator requirements, a two-stage alarm can be provided whereby smoke detection initiates a 4-minute investigation time prior to full alarm. Detection is provided in the car park via manual call points, which will initiate staff alert via the fire alarm panel. The building is provided with two lifts. One lift is designated as a fire fighting lift, the other lift will be designated as an evacuation lift. Both lifts are located within the fire fighting shaft and will continue to operate (under management or fire service supervision) in alarm.	London Plan Policy D5(B5) (1) ADB 2019 (5) HbH 2018 (6)

Item	Measure	Comments	Standard
9	Means of escape protection	Bedrooms and corridors, stairs and lobbies are enclosed in fire resisting construction. Corridors, lobbies and stairs are to be fire sterile, including separation of any corridor-based service routes. Dual entry lift will be separated from the corridor via a fire and smoke curtain. The firefighting shaft lobby and adjacent escape stair are provided with automatic (natural) ventilation activated on detection within the corridor. Stair discharge routes leading to the front and rear are adjacent to the car park and entrance lobby. Each route will be protected up to 1800mm of the escape route via construction and/or fire resistant glazing. The car park is provided with sufficient permanent ventilation to suitably protect adjacent escape routes.	See Section 2.3.1 See Section 2.3.1 See Section 2.3.2 See Section 2.3.2 See Section 2.4
10	Mobility impaired persons	Individual bedrooms can be upgraded to included additional measures as necessary, e.g. pillow based detection/alarm systems and beacons – however this is upon agreement and specific request. All common areas are provided with sounders and beacons. Upper floors are served by an evacuation lift. The lift is standard operation during normal hours but can remain operational during fire (under supervision). Each stair is provided with a protected refuge of 1400mm x 900mm, in conjunction with adjacent two-way communications point to the reception/alarm panel. It is recommended that a record of mobility impaired guests is kept, with any specific requirements clearly identified. It is recommended that information regarding fire safety actions and PEEPs is specific to those guests. It is recommended that the contact details for the building reception remain visible and available to all.	London Plan Policy D5(B5) (1) ADB 2019 (5)

Item	Measure	Comments	Standard
11	Muster point	Escape from the building leads toward the landscaped space toward Egerton Way. Should this not be acceptable, or onward escape required, occupants can evacuate across Egerton Way or along the road as necessary.	London Plan Policy D12(B) (1)
12	Evacuation Management	A fire safety and evacuation management plan will be adopted in accordance with prescriptive guidance and operator requirements. The evacuation management plan will ensure the following as a minimum: • Responsibility for the management of fire safety may be divided over several different individuals. • Staffing level specific to the building considering the use of the building and nature of the occupants. Includes sufficient trained personnel to ensure all less able-bodied occupants are assisted out of the building effectively in an emergency. Contingency for sickness or holiday. • Fire safety measures are functional at all times when the building is in use. Alternative procedures for times when equipment is unavailable are determined. • Contingency planning takes account of a narrow range of possible emergency incidents. • Maintenance and testing – appropriate regime for testing, maintenance, cleaning of service routes and plant. Regular testing and maintenance logs to be provided for active fire protection systems. • Adequate control of occupant load per floor and in sensitive areas such as front of house areas. • Policy for receipt of alert signals, alarm and communication of alarm to staff and fire wardens located throughout the building. Particularly in regard to mobility impaired persons.	ADB 2019 (5)

2.3 Passive and Active Fire Safety Measures

2.3.1 Passive Fire Safety Measures

Table 3 summarises the passive fire safety measures to be included within the building. Specific detail and location is not addressed beyond general compliance and is to be considered during design development.

Table 3: Passive fire safety measures

Item	Measure	Comments	Standard
13	Internal wall linings	Corridors, circulation routes and escape routes: Class B-s3,d2 Rooms $\geq 30m^2$: Class C-s3,d2. Rooms $\leq 30m^2$: Class D-s3, d2.	Materials tested in accordance with BS EN 13501: Part 1 (9)
14	Internal walls *	Compartmentation as follows: Enclosing bedrooms – 60 minutes Protected corridors – 60 minutes Enclosing protected stair – 120 minutes Firefighting shaft – 120 minutes Separating car park – 90 minutes Service risers – 120 minutes Plant room/stores – 60 minutes External escape routes – 30 minutes	HbH 2018 (6) BS EN 1363: Part 1 (7) or BS 476: Part 20 (8) Required to each side separately.
15	Floors	All floors – 90 minutes (REI) Required to underside (and topside where necessary to protect element of structure)	BS EN 1363: Part 1 (7) or BS 476: Part 20 (8)
16	Fire Doors	Fire doors in the building will be FD30S fire doors where located within a 30minute or 60minute wall. Fire doors in the building will be FD90S doors where located in a 120minute wall. Fire doors enclosing the firefighting and evacuation lift will be FD90 a fire door.	HbH 2018 (6) BS EN 13501: Part 2 (11)
17	Cavity barriers	Cavity barrier protection will be provided to all internal and external cavities to achieve at least a 30 minute period of fire resistance (E) and 15 minute period of fire resistance (I). Located as follows at junction between external or internal cavity wall and compartment floor and wall, around windows/openings and to subdivide cavities $>20m$.	BS EN 1363: Part 1 (7) or BS 476: Part 20 (8)

Item	Measure	Comments	Standard
18	Fire stopping	All pipes, ducts, cables or other openings in compartmentation will be fire-stopped with proprietary products as required.	BS EN 1366: Part 3 (12), or BS 476: Part 22 (13), or BS EN 13501: Part 2 (11)

Notes:

- * All fire performance to be (EI) and including (R) where also forming element of structure. Fire protection is required to both sides separately.

2.3.2 Active Fire Safety Measures

Table 4 summarises the active fire safety measures to be included within the building. Specific detail and location is not addressed beyond general compliance.

Table 4: Active fire safety measures

Item	Measure	Comments	Standard
19	Detection & Alarm	All areas will incorporate at least an addressable Category L2 system. This system will activate alarm and any other fire safety measures. Local detection & alarm will be provided in ancillary rooms. Manual call points provided in storey exits and car park. Detection all areas will result in electronically locked doors fail-safe to the unlock position. The fire alarm panel will be located at the main entrance. A two-stage system may be provided with maximum 4-minute investigation time.	BS 5839: Part 1 (14) HbH 2018 (6)
20	Automatic Sprinklers	Automatic sprinklers are not required in the building and will not be provided. Hood suppression will be provided in the kitchen.	ADB 2019 (5) HbH 2918 (6)
21	Stair & corridor ventilation	Each floor of the firefighting shaft lobby will be provided with an Automatic Opening Vent, with an area of 1.5m². The vent will be located on the external wall or into a ventilation shaft leading to roof level. The firefighting stair will be provided with an Automatic Opening Vent, with an area of 1.0m², to open simultaneously with lobby vent on the fire floor.	ADB 2019 (5) BS EN 12101: Part 2 (15)

Item	Measure	Comments	Standard
22	Ancillary ventilation	The car park is partially covered with open sides and therefore incorporates permanent ventilation equal to 5% of the floor area (with 2.5% located on opposing sides). Kitchen extract will be via ductwork direct to outside.	ADB 2019 (5)
23	Evacuation lift	An evacuation lift serves all upper floors of the building and is located within the firefighting shaft. The evacuation lift will be operational by residents and supervised by hotel management during evacuation. A separate firefighting lift is provided.	London Plan Policy D5(B5) (1) BS EN 81-76 (16)
24	Emergency lighting	Emergency lighting will be provided throughout all areas, including car park and ancillary rooms and will activate upon power failure. Lighting will be sufficient to illuminate signage and escape routes, including external escape routes.	BS 5266: Part 1 (17)
25	Emergency power	Emergency power will be provided by a back-up generator located on the roof or by provision of suitably isolated supply routes from an external substation.	BS 8519 (18)

2.4 Access and Facilities for the Fire and Rescue Service

Table 5 summarises the measures supporting internal access to the building for the Fire & Rescue Service. These measures are not exhaustive and require coordination and review with London Fire Brigade.

Table 5: Fire & Rescue Service access & facilities

Item	Measure	Comments	Standard
26	Fire plans box	A fire plans box will be located at the main entrance.	ADB 2019 (5) enhancement.
27	Hydrants	On survey of existing street arrangements, it is understood that an existing hydrant is located on the junction of Bath Road and Bolton Road. Confirmation required to ascertain that existing hydrants are within 100m of the building.	ADB 2019 (5) BS 9990 (20)

Item	Measure	Comments	Standard
28	Wayfinding signage	Floor identification signage will be located on every landing of the protected stair. Bedroom indicator signage noting rooms accessed on each storey will also be located on the stair landing. bedroom indicator signage will also be located adjacent the access door to each leg of corridor.	ADB 2019 (19)
29	Building access	Access into the building is provided via the main entrance from Egerton Way, which is within 18m of access to the firefighting stair. Access to the car park is provided via the front gate off Egerton Way. Secondary access is available from Bath Road. Due to the building height in excess of 18m, a dedicated firefighting shaft is provided. This will be within a 120minute enclosure and provide firefighting lift, ventilation and dry rising main.	ADB 2019 (5)
30	Internal mains	A dry main is to be provided in the building. Inlet will be provided to the exterior of the building adjacent to the main entrance, i.e. within 18m of fire service set down point. Outlets will be located within the firefighting lobby at each level. A secondary dry main is proposed, to enable all areas of each floor to be reached within 45m. Inlet will be on the Egerton Way elevation, outlets located in the second protected stair at each full landing level.	ADB 2019 (5) BS 9990 (20)

2.5 Site Access for the Fire and Rescue Service

Table 6 summarises the sitewide access to the building plot for the Fire Service. It is noted that obstructions to public roads are outside of the remit of this document.

Table 6: Site access for the Fire Service

Item	Measure	Comments	Standard
31	Site access	The building is set-back from Egerton Way and Bath Road. A dedicated hardstanding is provided on Egerton Way. Bath Road access would block a well-trafficked bus lane. The access road via Egerton Way is existing. New hardstanding has a width of 3.7m and will be designed to carry a minimum load of 12.5tonnes. The access road is not a dead-end and the building does not oversail the road.	ADB 2019 (5)

2.6 Future Development of the Asset and ‘Golden Thread’ of Information

The following measures and general approach will be adopted in order to maintain the principles of the golden thread concept (21):

- It is recommended that Bespoke Fire Safety Design Ltd are appointed throughout RIBA Stage 2 to RIBA Stage 6 and therefore remain a custodian of the fire strategy and fire safety design of the building throughout the design and construction programme.
- Where building works are provided in the areas under control of the building owner, the fire strategy will require review and update as necessary in accordance with the Building Regulations (2)
- The fire strategy will identify the requirements of ‘responsible persons’ and ‘competent persons’ in discharging their responsibilities under the Regulatory Reform (Fire Safety) Order (3) and the Fire Safety Act (4) and communicate this to the client.
- Where Bespoke Fire Safety Design Ltd are not appointed for the future stages of the scheme, it has been communicated to the client that a comprehensive handover is undertaken prior to agreed ending of the current appointment.

Appendix A – Fire Strategy Drawings

The following drawings provide indicative fire strategy information commensurate with the design at the time of writing. These drawings are subject to amended further to design coordination.

EGERTON WAY

Note G.4
Additional dry riser inlet will be provided on this elevation to serve Stair 2 (location tbc). (Refer to Note 1.2)

Fire Service set-down point

Note G.6
Fire fighting shaft location.
- Dry riser to be provided
- Entrance lobby will not contain combustible materials.
- One lift to be fire fighting lift.
- 1.5sqm vent provided at each lobby.
- 1.0sqm vent at head of stair.

2x fire fighting shafts are required for buildings with floor area >900sqm. Single fire fighting shaft is an approvals risk but may be mitigated by upper floors exceeding 900sqm on Level 01-04 only and possible additional riser.

Note G.3
Fire resisting construction requirement to this elevation (90mins E, 30mins I) is subject to external fire spread assessment.

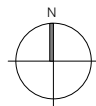
Note G.5
Car park ventilation to be via natural openings to Bath Road and Egerton Way. Minimum vent area = 22sqm (min 5.3sqm located on opposing walls)

Note G.1
Escape past the entrance lobby will be separated with fire resisting construction achieving 30mins (REI) including 30mins fire resistant glazing (EW).

Note G.2
External escape route separated from the car park with fire resisting construction (30mins EI), achieved as per Note G.3.

2.08 m

TURNING
AREA
KEEP CLEAR



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SCALE 1:100 m

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G1 1UG
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Proposed Hampton by Hilton
Bath Road, Heathrow

drawing title //

Level 00 as Proposed

issue stage //

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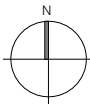
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Level 00 -	Main Entrance, BoH Areas and Parking
Level 01 -	11 Standard Rooms. 1 Accessible Room. Total 12 Rooms.
Levels 02 and 03 -	31 Standard Rooms. 3 Accessible Rooms. Total 34 Rooms per floor.
Level 04 -	25 Standard Rooms. 2 no Accessible Rooms. Total 27 Rooms.
Level 05 -	21 Standard Rooms. 4 no. Accessible Rooms. Total 25 Rooms.
Level 06 -	22 Standard Rooms. 3 no. Accessible Rooms. Total 25 Rooms.
Total -	141 Standard Rooms. 16 Accessible Rooms. Total 157 Rooms.



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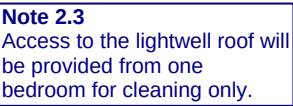
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Level 01 Plan as Proposed

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Levels 02 and 03 as Proposed

issue stage //

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June 2021

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Author

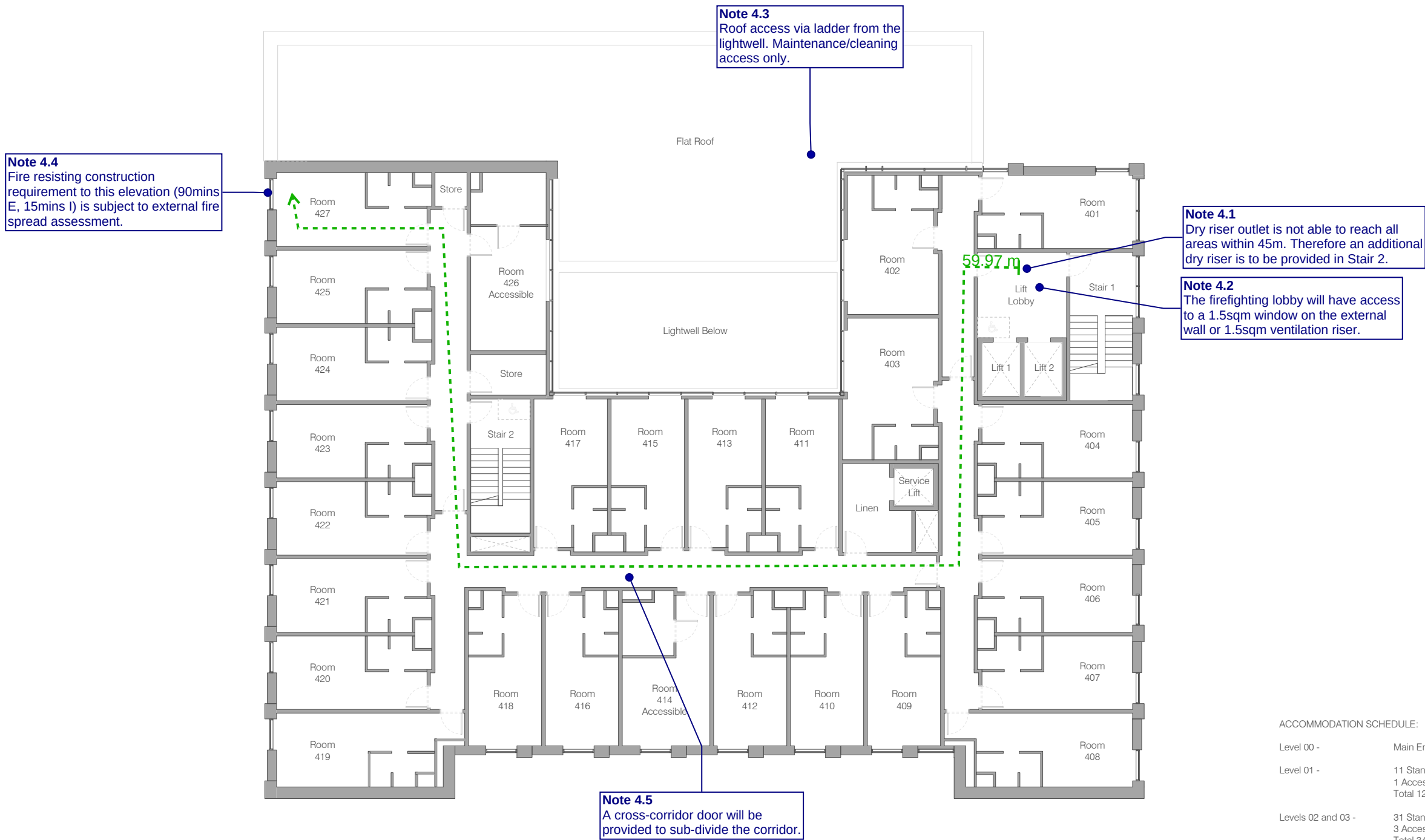
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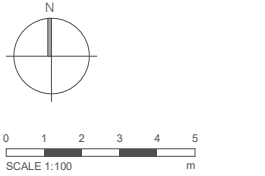
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ACCOMMODATION SCHEDULE:

Level 00 -	Main Entrance, BoH Areas and Parking.
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Total -	141 Standard Rooms. 16 Accessible Rooms. Total 157 Rooms.



Merchant Exchange
20 Bell Street
Glasgow
G1 1LG
+44(0)141 552 2194
wes@bespoke.com

ICA

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Note 5.3
Fire resisting construction requirement to this elevation (90mins E, 15mins I) is subject to external fire spread assessment.



Note 5.1
Dry riser outlet is not able to reach all areas within 45m. Therefore an additional dry riser is to be provided in Stair 2.

Note 5.2
The firefighting lobby will have access to a 1.5sqm window on the external wall or 1.5sqm ventilation riser.

Note 5.4
A cross-corridor door will be provided to sub-divide the corridor.

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Note 6.3
Fire resisting construction requirement to this elevation (90mins E, 15mins I) is subject to external fire spread assessment.



Note 6.1
Dry riser outlet is not able to reach all areas within 45m. Therefore an additional dry riser is to be provided in Stair 2.

Note 6.2
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Project Name:
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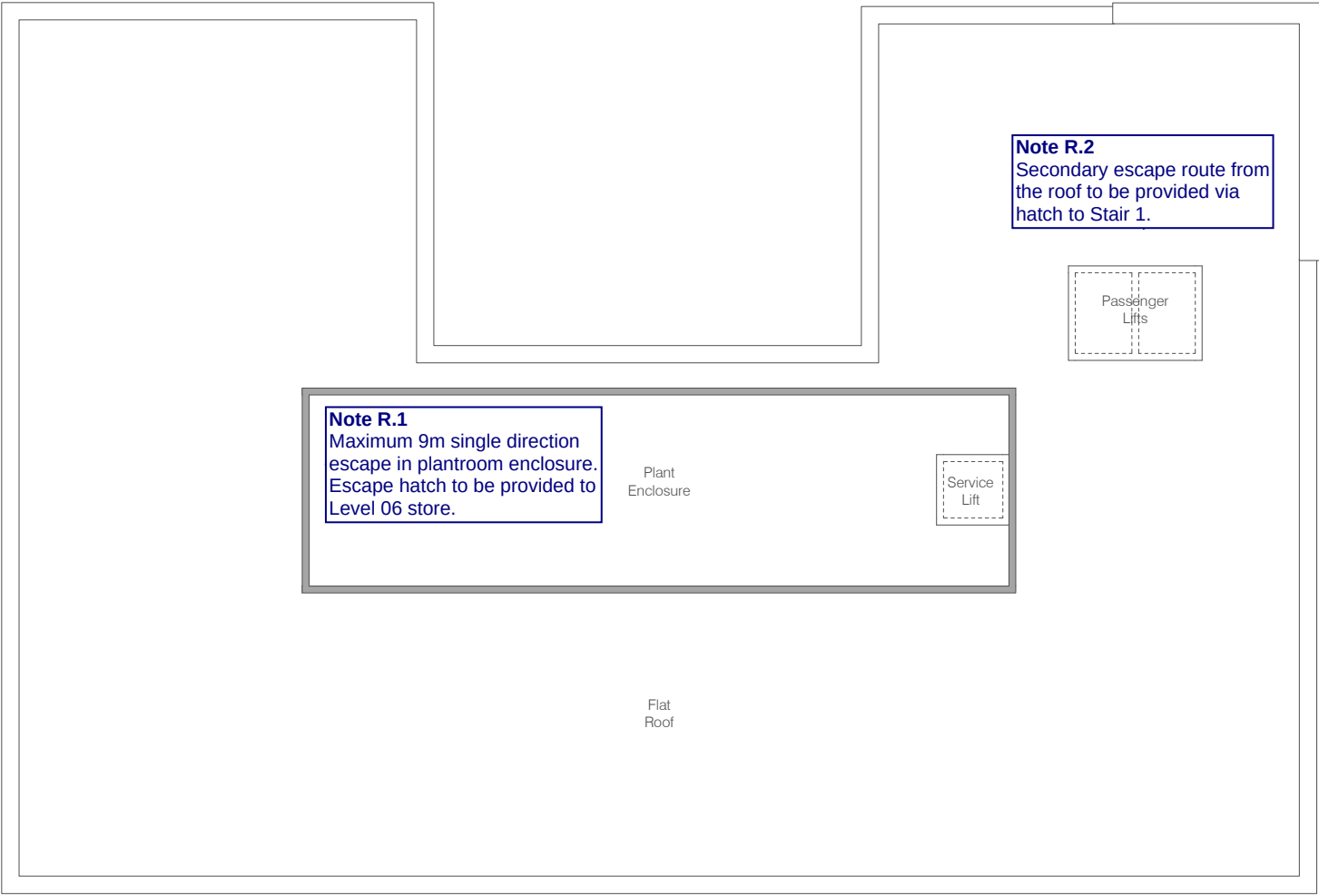
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SK001.1

Sketch Title:
Initial Fire Safety Review

Date:
15 Nov 2021

Author:
Craig Howard

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ACCOMMODATION SCHEDULE:

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Project Name:
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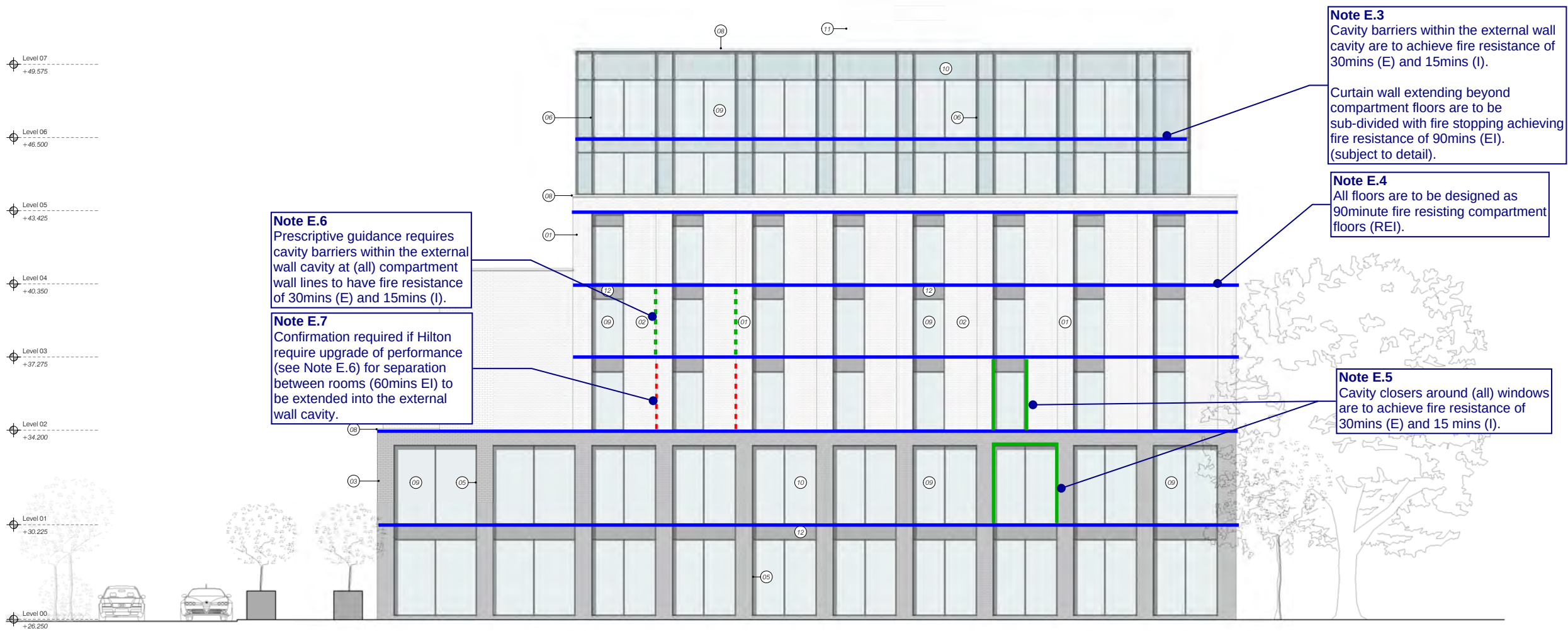
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Proposed Elevation from Bath Road (South Elevation)

Scale: 1 : 100



Proposed West Elevation

Scale: 1 : 100

EXTERNAL MATERIALS LEGEND:

- ① Main brick finish.
- ② Recessed brick main colour.
- ③ Facing brick finish contrast colour.
- ④ Recessed brick finish contrast colour.
- ⑤ PPC aluminium curtain walling.
- ⑥ Feature extended curtain wall fin.
- ⑦ Automatic entrance doors.
- ⑧ Coloured concrete sill / parapet.
- ⑨ Clear glass within curtain walling.
- ⑩ Look alike glass within curtain walling.
- ⑪ Louvred plant screen.
- ⑫ PPC aluminium spandrel panel.

0 1 2 3 4 5
SCALE 1:100 m

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Glasgow
G1 1LG
+44(0)141 552 2194
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drawing title //
South and West Elevations

issue stage //

PLANNING ISSUE

date //	drawn //	scale @ A1 //
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Revision	Date	Issue
00	03 Nov 2021	Draft issue for review
01	15 Nov 2021	Amended plans. Reviewed and suitable for submission.

Produced on behalf of Bespoke Fire Safety Design by:

A handwritten signature in black ink, appearing to read "CH", is positioned above the contact information for Craig Howard.

Craig Howard / Director
BEng CEng MIFireE MSFPE
t: +44 7834 977051
e: craig@bespokefire.co.uk
w: www.bespokefire.co.uk



Registration Number: 587378

IFE Membership Number: 00036356