

Fire statement form

Application information	
1. Site address line 1	Base Apartments
Site address line 2	12 Arundel Street
Site address line 3	
Town	Manchester
County	
Site postcode (optional)	M15 4JP
2. Description of proposed development including any change of use (as stated on the application form):	Replacement of standing-seam zinc cladding with standing seam aluminium cladding, including localised increased depth of cladding system. Replacement of timber balcony decking with aluminium balcony decking.
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience. Guide: no more than 200 words	Martin Durkin BSc(Hons) MRICS MIFireE BSc Engineering degree 1986 Chartered Building Surveyor since 1995 Member of the Institution of Fire Engineers since 1994 Extensive experience since 1991 within both public sector Building Control and private sector design and consultancy, of building construction and pathology within a fire engineering context.
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. Guide: no more than 200 words	No consultation undertaken. The proposal is to strip the existing combustible cladding, insulation and decking, and replace with non-combustible alternatives. The localised increases in cladding depth do not affect the original fire strategy.

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)

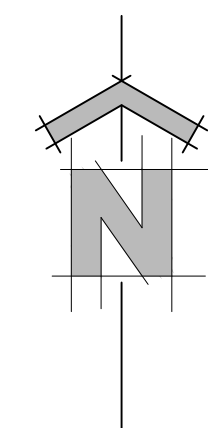
Site layout plan is:
provided as a separate plan

See P10041/PL/220 provided as a separate plan on the next page.



Site Location Plan
1:500

INDICATIVE SCALE IN METRES 1:500



© Copyright - The contents of this drawing may not be reproduced or distributed in part or in whole without the written permission of EASTON BEVINS LTD.

1. Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be taken from figured dimensions only.
2. Any dimensional discrepancies to be reported immediately.
3. This drawing must be read in conjunction with any structural or other specialist drawing(s). Any conflicting information to be reported immediately.
4. Note to Contractor: All building / site dimensions and levels, service and invert levels to be checked prior to commencement of works.
5. Note to Contractor: The current Building Regulations and all relevant British standards and Codes of Practice are to be complied with whether noted on this drawing or not.

PLANNING

Rev:	Date:	Amendment:	Amended by:
.	.	.	.
Client: Base Management Services Ltd.			
Project title: Base, 12 Arundel Street, Manchester, M15 4JP			
Drawing title: Site Location Plan for for fire statement			
Scale(s) @ A4: 1:500	Date: Feb 2022	Drawn by: HC	
Drawing number: P10041/PL/220	Revision: .	Chkd by: AW	



EASTON
BEVINS

CHARTERED BUILDING SURVEYORS

Unit 26, Osprey Court
Hawkfield Way
Bristol
BS14 0BB

Building Surveys

Project Management

Construction Advice

Legal & Litigation

Disability Work

Block Management

Statutory Consents

T 0117 942 7876

F 0117 942 7871

E info@eastonbevins.co.uk

W www.eastonbevinslimited.co.uk

Regulated by RICS

Also at:
Bradley Stoke 01179 427 876
Cardiff 02920 106 821
Cheltenham 01242 573 908
Salisbury 01722 617 617
Swindon 01793 680 844



This Drawing is Copyright.
Contractors must check all dimensions on site.
Only figured dimensions are to be worked from.
Discrepancies must be reported immediately
before proceeding.



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
Core 1	29.75m 11 storeys 13 storeys inc. basement levels	residential flats, maisonettes, studios	All storeys above ground are residential flats, although ground floor is a lobby/bin store/substat ion only. Basement storeys are car parking.	Approved document B vol 1	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	none	none
Core 2	21.35m 8 storeys 10 storeys including	residential flats, maisonettes, studios	All storeys above ground are	Approved document B vol 1	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	none	none

	basement levels	Office, research and development	residential flats. Office to ground floor with mezzanine. Basement storeys are car parking.						
Core 3	21.35m 8 storeys 10 storeys including basement levels Note 9 storeys present, although top storey accessed via core 4.	residential flats, maisonettes, studios	All storeys above ground are residential flats. Basement storeys are car parking.	Approved document B vol 1	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	none	none
Core 4	24.00m 9 storeys (8 to one side) 10/11 storeys including basement level.	residential flats, maisonettes, studios	All storeys above ground are residential flats. Basement storeys are car parking.	Approved document B vol 1	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	none	none
		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

The works comprise the replacement of combustible cladding and decking. The original fire strategy of the building approved as per Building Regulations application FP/03/41989 will not be changed.

The proposals do not deviate from Approved Document B Part 1, and are class A2-s1, d0 or better. Other than the material difference between the types of cladding and decking, the only other change is in the build-up of the zinc system. The existing system is a ventilated rainscreen whereas the replacement will be a "full-fill" mineral wool system with no cavities.

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

The purpose of the proposed works is to address the fire safety issues identified at the building after the Grenfell Tower Fire, and to ensure compliance with the subsequent regulatory reforms. The risk presented by combustible insulation within the cladding, and vertically stacked timber balconies is to be mitigated with the installation of non-combustible materials, and removal of cavities. The works are being undertaken with funding from the Building Safety Fund.

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

Left blank intentionally.

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

The application relates to an existing building that does not have a fire service site plan (held neither by responsible person or Greater Manchester Fire and Rescue Service).

Plan provided is informed by existing site layout. There are no evacuation assembly points marked as the fire strategy operates on a stay put basis. There are no firefighting or evacuation lifts.

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

Emergency road access is via the A56>Ellesmere Street>Arundel Street or A56 (Deansgate Interchange)>Ellesmere Street>Arundel Street

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

The plan indicates siting for three appliances. It should be noted that vehicular access to Worsley Street and Burton Place is restricted by barriers that the responsible person is unable to operate. Appliance siting is therefore based on Arundel Street as the responsible person cannot guarantee Worsley Street and Burton Place are accessible at all times.

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

Guide: no more than 200 words

The existing water supply requirements will not be changed by the proposals. Nearby hydrants are marked on the fire service site plan, and ancillary plan provided by Greater Manchester Fire and Rescue Service.

Nature of water supply:

hydrant- public

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

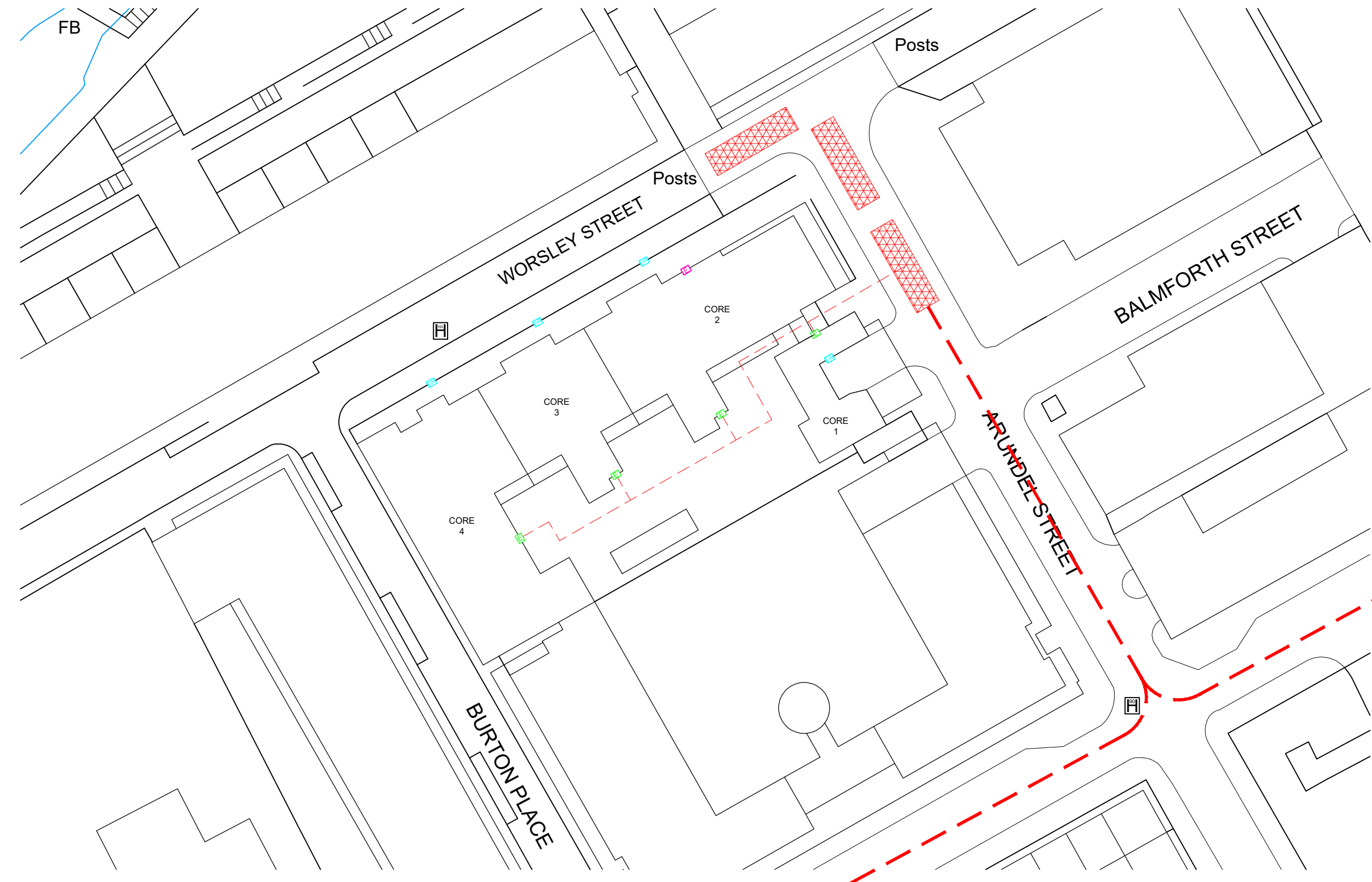
don't know

14. Fire service site plan

Fire service site plan is:

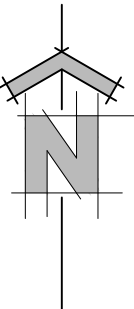
provided as a separate plan

See P10041/PL/221 and P10041/PL/222 provided as separate plans on the next page.



© Copyright - The contents of this drawing may not be reproduced or distributed in part or in whole without the written permission of EASTON BEVINS LTD.

1. Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be taken from figured dimensions only.
2. Any dimensional discrepancies to be reported immediately.
3. This drawing must be read in conjunction with any structural or other specialist drawing(s). Any conflicting information to be reported immediately.
4. Note to Contractor: All building / site dimensions and levels, service and invert levels to be checked prior to commencement of works.
5. Note to Contractor: The current Building Regulations and all relevant British standards and Codes of Practice are to be complied with whether noted on this drawing or not.



PLANNING

Rev:	Date:	Amendment:	Amended by:
.	.	.	.
Client: Base Management Services Limited			
Project title: Base, 12 Arundel Street, Manchester, M15 4JP			
Drawing title: Fire Service Site Plan			
Scale(s) @ A3: 1:500	Date: March 2022	Drawn by: HC	
Drawing number: P10041/PL/221	Revision: .	Chkd by: AW	



Unit 26, Osprey Court
Hawkfield Way
Bristol
BS14 0BB

Building Surveys
Project Management
Construction Advice
Legal & Litigation
Disability Work
Block Management
Statutory Consents

Regulated by RICS

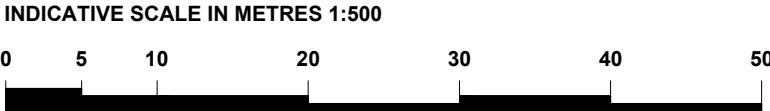
Also at:

Bradley Stoke	01179 427 876
Cardiff	02920 108 821
Cheltenham	01242 573 908
Salisbury	01722 617 617
Swindon	01793 680 844

ARMA LABC Registered

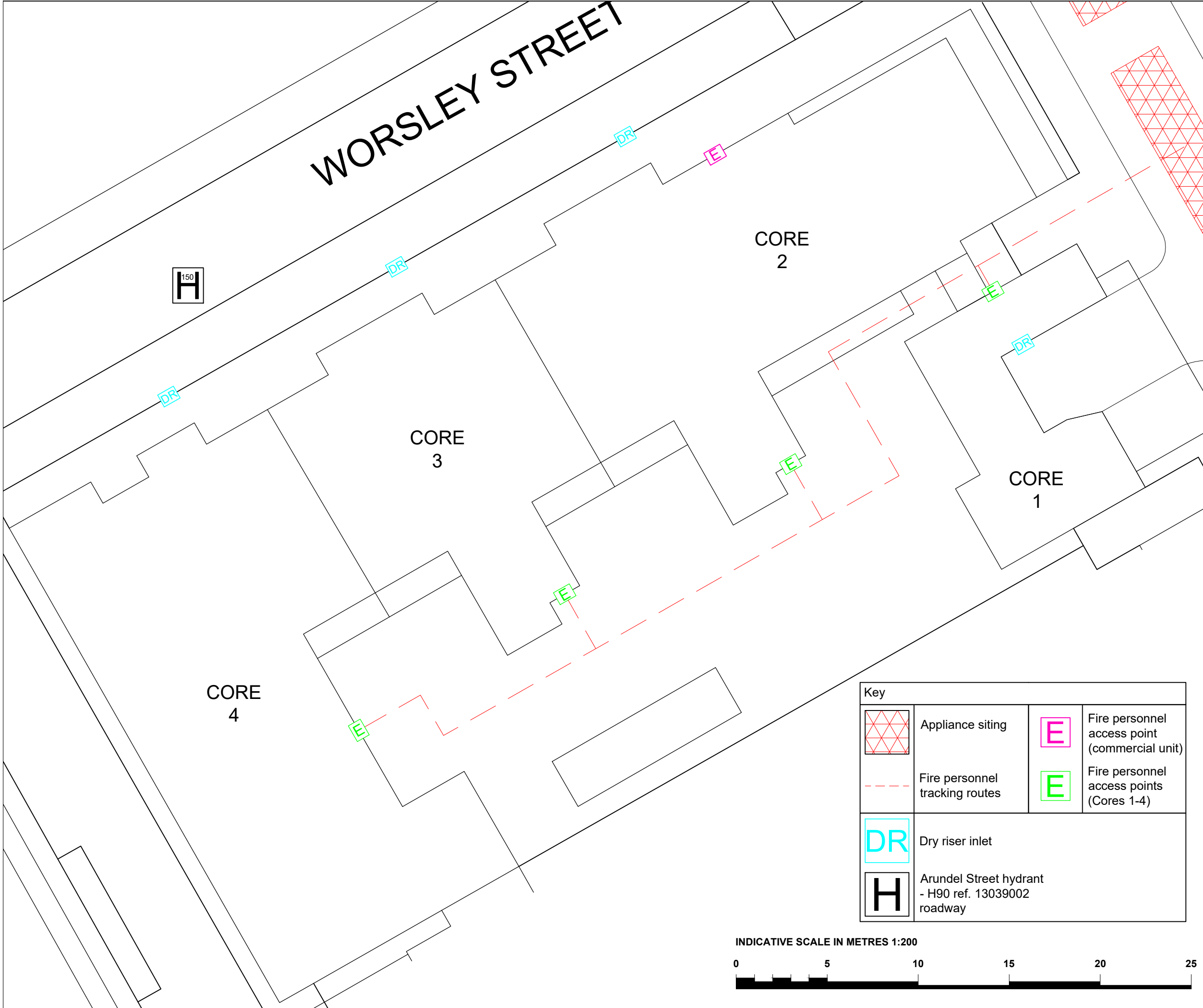
Key					
	Emergency vehicle tracking routes		Appliance siting		Fire personnel access point (commercial unit)
	Fire personnel tracking routes		Fire personnel access points (Cores 1-4)		Arundel Street hydrant - H90 ref. 13039002 roadway
					Worsley Street hydrant - H150 ref. 13039005 pavement
					Dry riser inlet

Access to Worsley Street and Burton Place is restricted by a locked gate and bollards respectively. The responsible person does not hold keys for the locks.



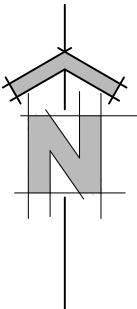
This Drawing is Copyright.
Contractors must check all dimensions on site.
Only figured dimensions are to be worked from.
Discrepancies must be reported immediately before proceeding.





© Copyright - The contents of this drawing may not be reproduced or distributed in part or in whole without the written permission of EASTON BEVINS LTD.

1. Responsibility is not accepted for errors made by others in scaling from this drawing. All construction information should be taken from figured dimensions only.
2. Any dimensional discrepancies to be reported immediately.
3. This drawing must be read in conjunction with any structural or other specialist drawing(s). Any conflicting information to be reported immediately.
4. Note to Contractor: All building / site dimensions and levels, service and invert levels to be checked prior to commencement of works.
5. Note to Contractor: The current Building Regulations and all relevant British standards and Codes of Practice are to be complied with whether noted on this drawing or not.



PLANNING

Rev:	Date:	Amendment:	Amended by:
.	.	.	.
Client: Base Management Services Limited			
Project title: Base, 12 Arundel Street, Manchester, M15 4JP			
Drawing title: Fire Service Site Plan			
Scale(s) @ A3: 1:200	Date: March 2022	Drawn by: HC	
Drawing number: P10041/PL/222	Revision: .	Chkd by: AW	



Unit 26, Osprey Court
Hawfield Way
Bristol
BS14 0BB

Building Surveys
Project Management
Construction Advice
Legal & Litigation
Disability Work
Block Management
Statutory Consents

Regulated by RICS

Also at:

Bradley Stoke	01179 427 876
Cardiff	02920 108 821
Cheltenham	01242 573 908
Salisbury	01722 617 617
Swindon	01793 680 844



This Drawing is Copyright.
Contractors must check all dimensions on site.
Only figured dimensions are to be worked from.
Discrepancies must be reported immediately before proceeding.



INDICATIVE SCALE IN METRES 1:200



Harvey Cross

From: Whittle Jane <whittlej@manchesterfire.gov.uk>
Sent: 04 March 2022 08:06
To: Harvey Cross
Cc: Anthony Walker; Water For Firefighting
Subject: RE: Hydrant locations - Base Apartments, Arundel Street, Manchester, M15 4JP
Importance: High

Good morning Harvey

Please see below fire hydrant locations for Base Apartments as requested.



Kind regards

Jane Whittle | **Water Team Manager** | **Service Delivery**
Internal: 75059 | Direct dial: 01204 905159 | Mobile: 07764 465249 | Email:
whittlej@manchesterfire.gov.uk

Greater Manchester Fire & Rescue Service
Bolton Borough
Moor Lane
Bolton
BL3 5DB



**GREATER MANCHESTER
FIRE AND RESCUE SERVICE**

Follow us on Facebook at [Greater Manchester Fire and Rescue Service \(GMFRS\)](#)
Follow us on Twitter [@manchesterfire](#)

From: Harvey Cross <h.cross@eastonbevins.co.uk>
Sent: 03 March 2022 13:35
To: Water For Firefighting <WaterForFirefighting@manchesterfire.gov.uk>
Cc: Anthony Walker <a.walker@eastonbevins.co.uk>
Subject: Hydrant locations - Base Apartments, Arundel Street, Manchester, M15 4JP

Dear Sirs,

We are in the process of producing a fire service site plan for "Base Apartments, Arundel Street, Manchester, M15 4JP".

Are you able to advise the locations of the hydrants in this area? I attach a site plan for reference.

Kind regards,

Harvey Cross BSc (Hons)
Building Surveyor

Telephone: 01218 177670
Mobile: 07469 853 513
Address: Wassell Grove Business Centre, Wassell Grove Lane, DY9 9JH



www.eastonbevins.co.uk | [email terms](#)
Please consider the environment before printing this email.

This email is confidential and intended solely for the use of the individual to whom it is addressed. Any views or opinions present are solely those of the author and do not necessarily represent those of the Greater Manchester Combined Authority (GMCA). The contents of this email and any replies to this email may be required to be disclosed under The Freedom of Information Act. If you are not the intended recipient, be advised that you have received this email in error and that any use, dissemination, forwarding, printing, or copying of this email is strictly prohibited. If you have received this email in error can you please delete it and notify the sender by telephone on 0161 778 7000. GMCA has made every effort to ensure attachments are free from viruses. However, neither the Authority nor the sender accepts any responsibility for viruses and it is your responsibility to scan any attachments. Mimecast

Fire statement completed by	
15. Signature	
16. Date	14/03/2022