

FIRE SAFETY STATEMENT



Apple Building

270 Oldham Road Manchester M40 7NS

FRC REFERENCE	FRC4350
PREPARED BY	David Luke MIFireE – MIFSM
DATE	06/04/2022

Qualified, Comprehensive Façade Investigation and Project Management – Throughout All Stages

FR Consultants Ltd, Abbey House, Premier Way, Romsey, Hampshire, SO51 9AQ

Phone: 01794 332 456 VAT Reg No: 299253260 Company Reg: 11354060

FIRE SAFETY STATEMENT

This Fire Statement is to accompany a planning application (to satisfy Policy D12) to replace materials covering the external facade in line with government advice and building regulations. This statement is authorised by Mr David Luke MIFireE - MIFSM who is a Fire Engineer at Façade Remedial Consultants Ltd.

FRC are suitably competent and qualified to sign both sections A and B of the EWSI Form. Our company and staff are also members of the most respected organisations in the built environment sector. FRC hold a £10m professional indemnity insurance policy, which covers both EWSI forms and fire safety.

FRC is an Affiliate Organisation of the Institution of Fire Engineers & our signatories are Chartered or Incorporated Engineers. Our Quantity and Building Surveying teams contain members of the Royal Institute of Chartered Surveyors (RICS), and we are also a Chartered Building Consultancy, administered by the CIOB. Our signatories are also full members of the Chartered Association of Building Engineers (CABE).

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1. Number Street Town County Site postcode (optional)	Apple Building 270 Oldham Rd Manchester M40 7NS
2. Description of proposed development including any change of use (as stated on the information provided).	The existing building is a concrete frame with a cavity masonry infill panel – The building is a 13-storey residential apartment. Classified as residential A1. The building is experiencing water ingress issues throughout which has prompted the need for this scheme. Below is the google map link to show you the location. https://www.google.co.uk/maps/place/The+Apple+Bldg,+270+Oldham+Rd,+Manchester+M40+7NS/@53.488595,-2.2228174,268m/data=!3m1!1e3!4m5!3m4!1s0x487bb1a587080039:0x7ba14e0893c32667!8m2!3d53.488654!4d-2.2219912 The proposed scheme of over cladding the Apple Building in Manchester with Alsecco Ecomin 400. – The client is proposing the attached system which is an adhered and anchored back mineral wool (They are currently opting for the 100mm thickness), which then receives various layers of screed and then finished with a brick slip to the ground floor. The mineral wool is a non-combustible product and due to the way it is applied, creates no cavity. No change to the building classification of residential A1 is proposed.

3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience.	David James Luke MIFireE - MIFSM Serving 30 years in Oxfordshire Fire and Rescue Service achieving the rank of Station Manager/Commander. From 2010 I was a specialist fire safety officer with an operational commitment to fire fighting. My roles including Senior fire safety enforcement officer, Premises and Building Safety Manager, Building Control liaison officer L4 Fire safety Dip, L5 Fire Engineering dip, NEBOSH,
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.	The Cladding will be designed to satisfy the contemporary version of the Building Regulations Part: B B4 for fire safety. The cladding system will be manufactured from non-flammable materials which will comply with the appropriate British Standards or have been tested to and passed a BS 8414 test. No BS8414 test records for the declared product supplied. Materials used will be marked, stamped, independently certified, or otherwise justified by test or calculation to show their suitability.

The principles, concepts and approach relating to fire safety that have been applied to the development

Where instructed to do so you must select one of the options in the relevant section of the Table at the end of this Form.

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	c) proposed use (one per line)	d) location of use within block by storey – Whole external facade	e) standards relating to fire safety/ approach applied	f) balconies. Only the upper floors 10 th – 13 th have balconies.	g) external wall systems	h) approach to evacuation	i) automatic suppression	j) accessible housing provided
Apple Building	The height of the highest floor is 31.770m above fire brigade access level. (13 storeys)	The building is classified by Approved Document B as purpose group I(a), Residential (dwellings).	The building consists of 13 floors of self-contained flats either two or three bedrooms arranged with one flat in each corner of the building giving 4 flats per floor. One staircase is provided with one elevator installed in a central, lobby protected enclosure. This report relates to the external wall proposals.	Approved Document B (fire safety) volume 1: Dwellings. 2019 edition incorporating 2020 amendments. The Building Regulations 2010. HM Government	Proposals are for balconies from the 10 th – 13 th floors to be enclosed in a UPVc windows, to improve the water tightness of the building. These must achieve class A2-s1, d0 or better	Replacement of existing external cladding with aesthetically similar systems to meet current fire regulations. finished with a clay slip brick to all sides and all floors.	Stay Put	N/A	None identified on the supplied plans

7. Specific technical complexities

Fire engineer to assess the requirement for enclosing of balcony areas to improve water tightness of the building. This does not need to be improved for EWI replacement purpose.

External wall system will only contain materials achieving class A2-s3, d2 or better in accordance with BS EN 13501- 1:2018 Fire classification of construction products and building elements.

Notes

- The BBA certification for use above 18m requires Ceramic tiles or clay brick slips to be installed as part of the product. The specification is to install clay brick slips above to all floors. The rating of the system when used with clay brick slips the system achieves A2-S1, d0. and is suitable for use in buildings over 18m.

Extract from ADB.

10.10 Regulation 7(2) applies to any building with a story at least 18m above ground level (as measured in accordance with Diagram D6 in Appendix D) and which contains one or more dwellings; an institution; or a room for residential purposes (excluding any room in a hostel, hotel or a boarding house). It requires that all materials which become part of an external wall or specified attachment achieve **class A2-s1, d0 or class A1, other than those exempted by regulation 7(3).**

- The specification documentation for Ectotherm 400 system states the use of Polyurethane Foam.

*“All profiles, which are not tightly butt-jointed, must be installed with 10mm spacing. Allow 24 hours for adhesion before **filling the joints** with Alsecco Polyurethane Foam. Once hardened, Polyurethane foam scraped out to a depth of 10mm and void filled with Alsecco Dammflex Sealant”.*

ADB - 12.7 Insulation Materials/Products

“In building over 18m or more above ground level any insulation product, filler material (not including gaskets, sealant and similar) etc, used in external wall construction must be of limited combustibility”. Therefore, it should be determined if the polyurethane foam is a filler as described above or a gasket or sealant which is not included as per 12.7. If it is determined this is a filler, a non-combustible material should be used.

- The installation requirements for this system are demanding, it is imperative that close supervision during the installation takes place to ensure the manufacturers installation instructions are followed closely by the installing contractor.
- *Replacement of the cavity trays to the gable elevations is therefore now considered to be necessary as a minimum together with the associated works required to the cavity walling, pre-cast concrete units, mastic sealants and internal window heads etc.* It is essential the fire resistance and compartment lines around windows and floor plates and other penetrations maintain the fire separation at compartment floor levels.
- All dwellings should have a fire detection and alarm system, minimum Grade LD2 Category standard, in accordance with the relevant recommendations.
- Stay put approach for evacuation procedure. That is, in the event of a fire in a flat, the occupants of that dwelling will evacuate, having been alerted by their own domestic fire detection and alarm system, and request fire service attendance. All other occupants will remain in their flat unless they are threatened by fire and smoke or are advised to evacuate by the fire service. The 'stay put' evacuation policy relies heavily on adequate compartmentation being provided; fire should not spread from one dwelling to another, including by means of the external fabric of the building. It must be assumed all existing compartment walls and compartment floors have, as a minimum, the fire resistance required when constructed.

8. Issues which might affect the fire safety of the development, See above, Specific technical complexities

The works comprise the replacement of the non-combustible materials forming the current façade of the building which has deteriorated due to age and is allowing water ingress.

All existing compartment walls and compartment floors have, as a minimum, the fire resistance required when constructed.

Considerable additional requirement for a building over 30m to the top floor would be required to bring the building up to current regulation and these issues are beyond the scope of this façade report.

9. Local development document policies relating to fire safety

N/A

10. Fire service site plan

Approved Document Volume I B5.

Note – None of the plans incorporate the fire safety information, reference dry riser inlets/outlets. As this report is references the external wall system proposed in isolation, these items are beyond the scope of this report and are taken as being code compliant at the time of construction such as;

Fire mains are installed for the fire and rescue service to connect hoses for water.

Access should be provided for a pumping appliance to within 18m of each fire main inlet connection point.

Inlets should be on the face of the building.

The fire main inlet connection point should be visible from the parking position of the appliance.

11. Emergency Road vehicle access

There are no changes to the existing property regarding access and facilities for the fire and rescue service. The nearest Fire Station is located at Manchester Central Community Fire Station, Thompson Street, Manchester M4 5FP, approximately 2 minutes' drive away. (Information provided from google maps).

12. Siting of fire appliances

There are no changes to the existing property to affect the existing site access for the fire and rescue services, other than during the cladding replacement works where scaffolding will be erected. As part of the cladding replacement works, the principal contractor will be responsible for ensuring site access including maintaining safe access and egress to the buildings. Existing facilities that are in use for the fire service are not to be obstructed by scaffolding or the proposed works.

The project team will consult with the local fire service to determine how to undertake the works, whilst allowing proper access to the buildings. Resident and public safety is of paramount importance to the project team and safe systems and methods of work will be applied throughout the duration of the project.

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

The existing building is supplied with a mains public water supply which is believed suitable for the type of occupation, and the building will still be occupied during remedial works. The available water supply is a suitable water supply and will be available during remedial works and for the occupants of the building.

Care and consideration during the remedial works on the impact to the environment, preventing any contamination of drains and local water courses.

Nature of water supply:

- | | |
|--|---|
| ☐ open water - limited | ☐ open water - unlimited |
| ☒ hydrant - public | ☐ hydrant - private |
| ☐ tank supply | |

14. Fire service site plan

Fire service site plan is:

- ☐ provided as a separate plan
☒ inserted in the form (see point 5)

Fire statement completed by	
15. Signature	<i>D J Luke</i> David Luke MIFireE - MISFM
16. Date	07 th April 2022.

Table for completion of Box 6

6cA. Proposed use		
Choose one of the following per line in Box 6		
Residential Flats,		

6eA. Standards relating to fire safety/ approach applied (including to external wall systems)		
Choose one of the following		
Approved Document B (fire safety) volume 1: Dwellings. 2019 edition incorporating 2020 amendments	External wall system to meet Class A2-sI, d0 or better	
6fA. Balconies		
Choose one of the following		
Internal balconies currently open above 10 th floor. These will be enclosed as part of the improvements.	Ensure the enclosure system to the balconies meets A2-sI, d0 or better.	
6gA. External wall systems		
Choose one of the following		
Class A2-sI, d0 or better		
6hA. Approach to evacuation		
Choose one of the following		
Stay Put		
6iA. Automatic suppression		
Choose one of the following		
None installed on plans provided.		
6jA. Accessible housing provided		
Choose one of the following		
None identified on the plans provided.		



Attached

BBA Report on Alsecco Ecomin 400

D J Luke

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