

Fire statement form

Application information	
1. Site address line 1	Bagnall Court
Site address line 2	Greenway
Site address line 3	Northenden
Town	Wythenshawe
County	Manchester
Site postcode (optional)	M224LT
2. Description of proposed development including any change of use (as stated on the application form):	<u>Replacement of Roof, Balcony Panels, Windows, and External Doors</u>
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience. Guide: no more than 200 words	Tim Norbury MRICS – Chartered Member of the RICS for 7 Years with over 12 years of experience of working in residential, healthcare, education and private sectors. Previous History includes Completing Tower block façade refurbishments to other blocks located in the Wythenshawe area of similar nature of works, namely Brookway Court and Moorcot Court. Other relevant project experience includes design and specification of fire compartmentation works to upgrade electrical incoming mains on high rise buildings in Salford. Tim has also recently handed over a block of new 30 apartments acting as an independent certifier to ensure all the relevant passive and reactive fire protection systems were installed correctly.
4. State what, if any, consultation has been undertaken on issues relating to the fire safety of	Wythenshawe Community Housing Group have identified through their fire risk assessments that the spandrel panels to the windows on the outside of the blocks at Bagnall Court and Westview Court are non-compliant and therefore require replacement. As a result of this they have proposed that the windows as a whole should be considered for

the development; and what account has been taken of this. Guide: no more than 200 words	replacement along with any other materials that are currently installed that do not achieve a minimum rating of the A2 fire rating classification.
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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 Bagnall Court Mechanical & P6584-06 Bagnall Court - Ground and Upper Floor 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
1	- 35.19m -13 storeys (including Ground Floor)	residential flats, maisonettes, studios	Ground Floor – 1 & 2 Bedroom Flat/ Dry Riser / Laundry Room /	BS9991	worse than class A2-s1, d0	worse than class A2-s1, d0	stay put	none	none

			Refuse Room / Pump Room / Electrical Equipment Room / Caretakers Area / 2No. Lifts -1 st Floor and Upper floors – 1 & 2 Bedroom Flats / Dry Riser / 2No. Lifts						
		Choose an item.		Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.
		Choose an item.		Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.
		Choose an item.		Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.
		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

Combustible cladding elements currently present on existing structure

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 previous Fire Risk Assessment highlighted that it was not possible to determine the material that the vertical panels that form the balustrades on the balconies are made from. This issue remains outstanding. If the balustrades are made from a combustible material they may allow vertical and horizontal fire spread between and along the floors thereby placing persons at risk of harm. WCHG cannot confirm the vertical panels that form the balustrade for the balconies are not made from combustible materials. As the material cannot be identified or is found to be combustible then the panels should be replaced with panels that are non-combustible. All existing combustible elements are to be replaced with A2 Fire rated components or higher fire rating.

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

Wythenshawe Community Housing Group have appointed Arcus Consulting LLP to design and manage fire safety improvements to ensure they conform to current legislative requirements, ensuring any replacement materials/systems are A2 Fire Rated. It should also be noted that recently, there has been extensive improvement to Bagnall Court to provide sprinklers internally in flats and bin stores, laundry room areas, together with improvements to the emergency lighting and fire alarms. Fire fighting lifts were replaced in 2019. There also planned upgrades to the main entrance flat fire doors with works due to commence imminently.

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 premises are classed as Purpose Group 1a Residential (Flat) as defined by Building Regulations Approved Document B 2006 Table D1.

A dry rising main is provided for the fire service. The inlet for the dry rising main is on the front of the premises and the outlets are located within the lift lobbies.

The fire service inspect the premises annually/every 12 Months.

The Fire Service has been provided with access fobs for all WCHG high rise blocks.

The installed fire alarm should be a monitored silent system and be used for mobilising the Fire and Rescue Service.

The fire alarm is not to be viewed as a fire alarm warning system but a facility for the fire service to manage an incident.
An override facility should be provided for the Fire and Rescue Service to generate an audible alarm.
Any fire alarm activation will be instigated and managed by the Fire and Rescue Service only.
All staff been trained in how to call the Fire Service, use of fire extinguishers, evacuation procedures and basic fire awareness

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

The FRA confirmed adequate access provided for fire service vehicles in the event of an emergency.

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

There are no fire extinguishers within the common areas. It is not normally considered necessary to provide fire extinguishers or hose reels in the common parts of blocks of flats. Such equipment should only be used by those trained in its use. It is not considered appropriate or practicable for residents in a block of flats to receive such training. In addition, if a fire occurs in a flat, the provision of fire extinguishing appliances in the common parts might encourage the occupants of the flat to enter the common parts to obtain an appliance and return to their flat to fight the fire. Such a procedure is inappropriate.

Fire extinguishers are provided in plant and staff areas. They are checked monthly and serviced annually by the approved contractor Manchester Working Ltd. The dry rising main is both pressure tested and visually inspected annually with six months between the two visits. The tests and inspections are carried out by an approved contractor. Records are kept on WCHG systems.

Systems are in place to ensure appliances are tested, repaired and maintained on a regular basis in accordance with the Electricity at Work Regulations, 1989.

There are procedures in place to prevent the use of unauthorised portable appliances.

The premises has a lightning protection system.

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

Guide: no more than 200 words

A dry rising main is provided for the fire service. The inlet for the dry rising main is on the front of the premises and the outlets are located within the lift lobbies.

Nature of water supply:
open water- limited

Does the proposed development rely on existing hydrants and if so are they currently usable / operable?
no

14. Fire service site plan

Fire service site plan is:
provided as a separate plan

Reference: Bagnall Court Mechanical & P6584-06 Bagnall Court - Ground and Upper Floor Plan

Fire statement completed by**15. Signature**

TIM NORBURY MRICS

**16. Date**

18/02/2022