

HERITAGE, DESIGN & ACCESS STATEMENT

Fire Prevention Sprinkler Installation India House, Whitworth Street, Manchester.



July 2021

Warburton Associates ref 5194 / Sprinklers

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Introduction

India House is a Seven-storey building with a two level basement car park underneath. Completed in 1912 it was converted to apartments in 1989 with commercial offices at entrance level.

India House is a Grade II* Listed building.

Grade II* buildings are particularly important buildings of more than special interest warranting every effort to preserve.

The control of work to a listed building is by Manchester City Council Planning Department with advice from their Conservation Officers.

Background – Reason for Sprinkler Installation Requirement

As part of their ongoing maintenance and upgrading works (and with Grenfell Tower incident focusing attention on fire prevention) the Client, The Guinness Partnership, have had a type 4 Fire Risk assessment completed on the building by a specialist company (see appendices).

As part of this assessment and follow up investigations it has been recommended that a fire prevention sprinkler system be installed as soon as possible. Given the seriousness of the work it was been decided to carry out the work immediately and therefore the work commenced in June 2021

Proposals

The proposal is to install the sprinkler system in each flat at ceiling level. The pipes in the flats are enclosed with proprietary boxing-in melamine finished plywood. The service pipe runs will be in the ceiling voids in the corridor areas

The existing basement sprinkler system will also be upgraded

(see appendix A Photographs)

Planning Context

This Listed Building Consent application is part of an ongoing process to repair and upgrade the internal flat conversion fabric and services elements of India House.

Heritage Impact

Flats

The installation of the sprinkler system will be seen in each flat but mounted on the existing modern walls and ceilings constructed as part of the 1989 conversion work. The pipes will be installed below the plasterboard ceilings as these are fire rated and cannot be altered.

Corridors

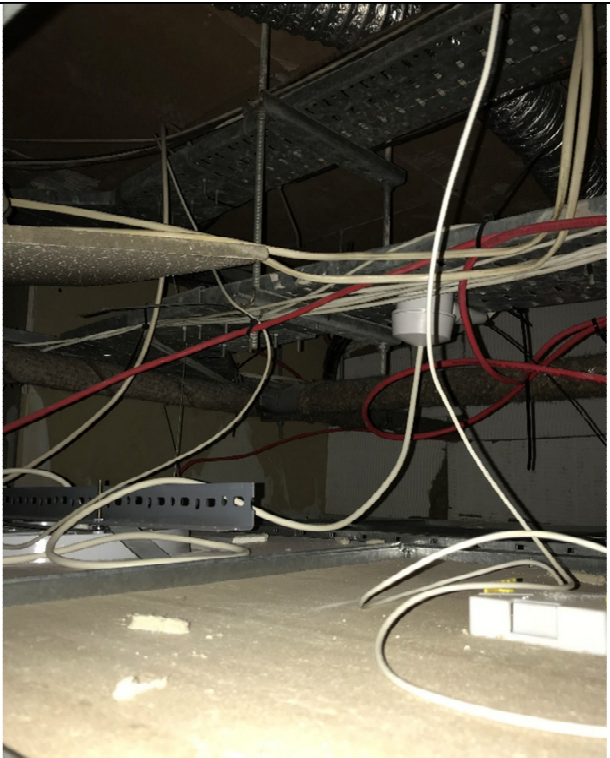
The ceiling voids above the corridors will be used for the pipe service runs and will therefore be hidden from view above the suspended ceiling. The pipes will be integrated with the existing services.

Conclusion

The proposals represent a minor visual change to the modern internal flats but a significant H&S improvement to India House.

APPENDICES

Appendix A – Existing Photos

Photographs Of India House as existing	
Corridor Ceilings	
	
Typical Corridor Ceiling void	Typical Corridor Ceiling void



Existing ceilings **prior to** sprinkler install



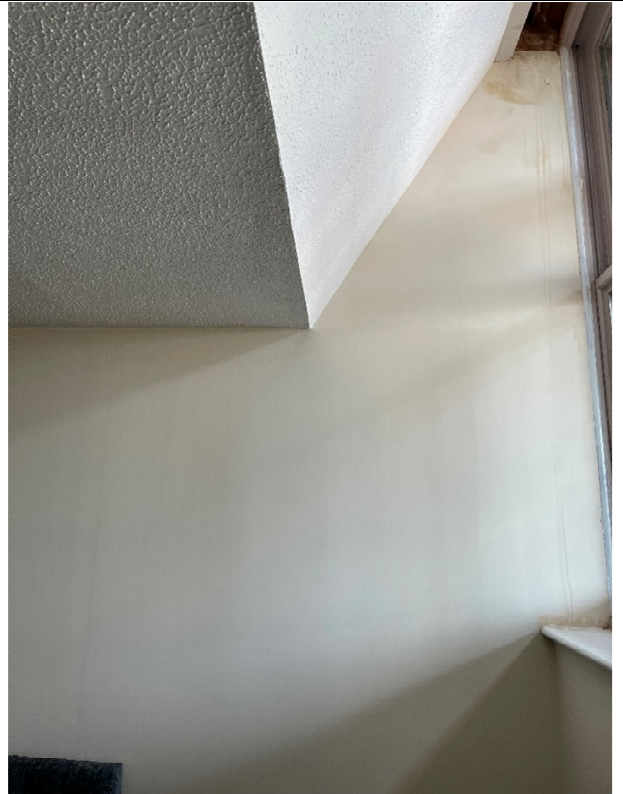
Existing ceilings **during** sprinkler install



Typical Flat Ceilings



Existing ceilings **prior to** sprinkler install



Existing ceilings **prior to** sprinkler install



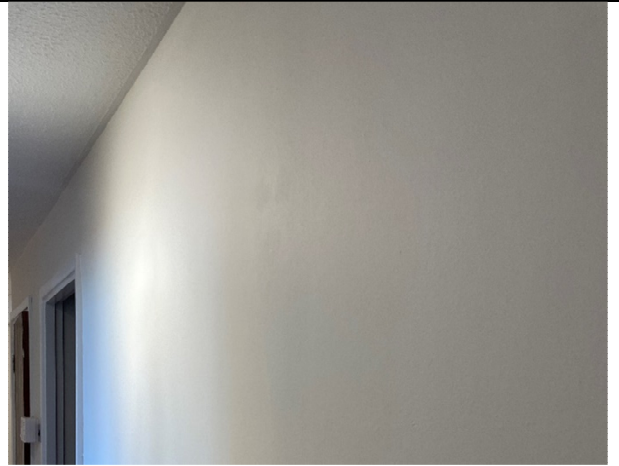
Existing ceilings **after** sprinkler install



Existing ceilings **after** sprinkler install



Existing ceilings **prior to** sprinkler install



Existing ceilings **prior to** sprinkler install



Existing ceilings **after** sprinkler install



Existing ceilings **after** sprinkler install



Existing ceilings **after** sprinkler install



Existing ceilings **after** sprinkler install

Appendix B: details of listing by English Heritage

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

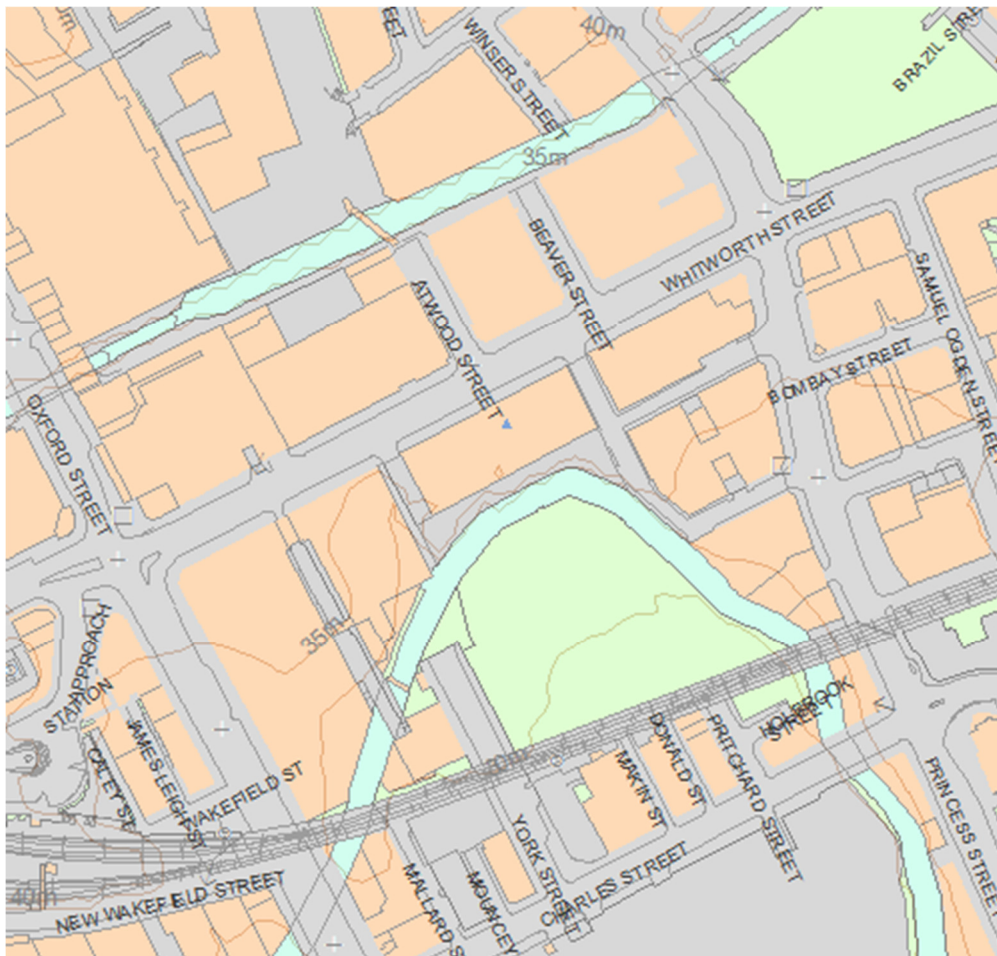
Grade: II*

List Entry Number: 1254836

Date first listed: 03-Oct-1974

Statutory Address:

INDIA HOUSE (INCLUDING ATTACHED WROUGHT IRON GATEWAY LINKED TO LANCASTER HOUSE), 73 AND 75, WHITWORTH STREET



Manchester (Metropolitan Authority)

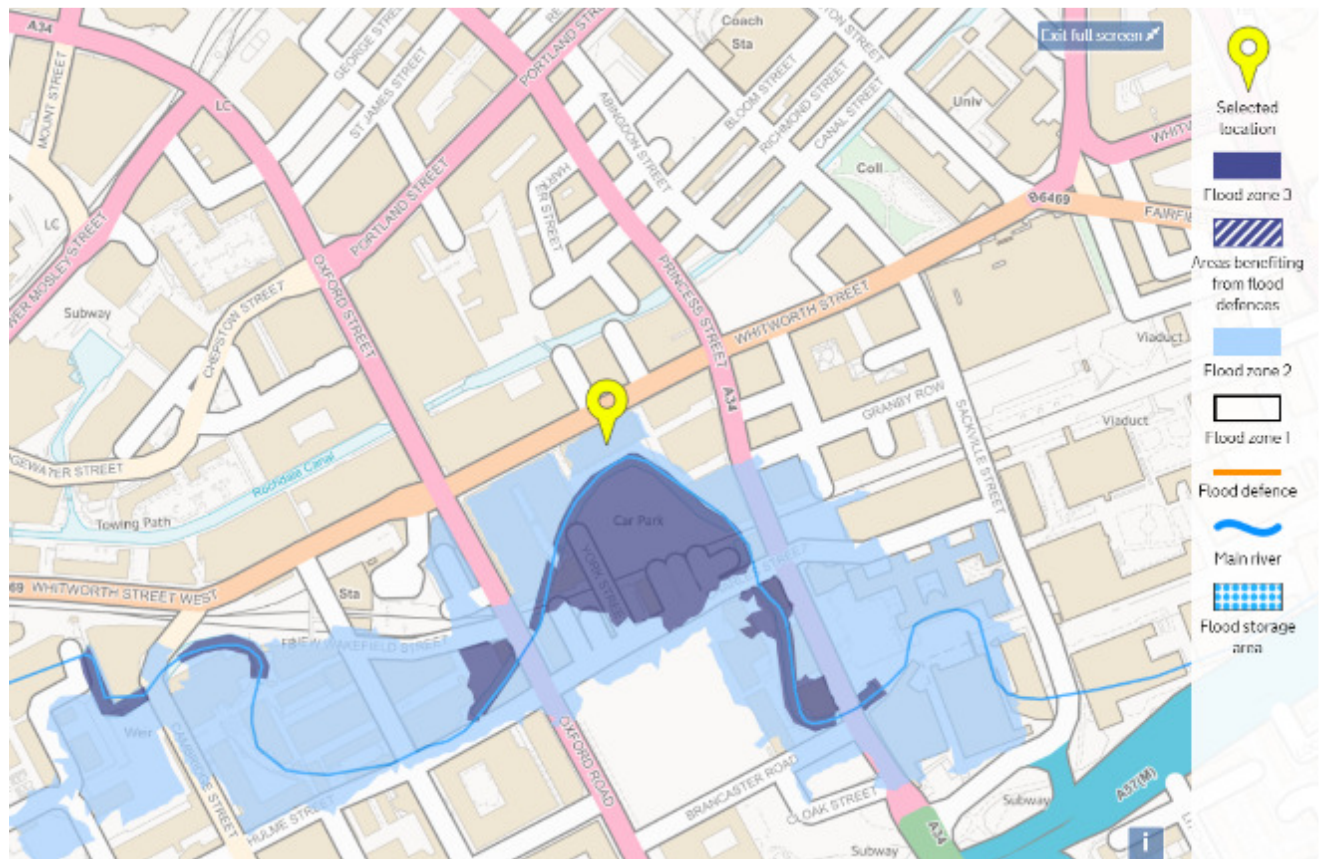
National Grid Reference: SJ 84215 97619

GV II*

Packing warehouse, converted as apartments 1988-9. Dated 1906, built between 1905 and 1912; by Harry S. Fairhurst. Steel-framed, with cladding of buff terracotta and red brick with buff terracotta dressings (roof concealed). Large rectangular plan. Edwardian Baroque style. Six storeys with basement and attic, 3:4:6:4:3 windows at 1st floor, symmetrical; rock-faced plinth, channelled buff terracotta to ground and 1st floors with mutuled cornice on brackets (a cartouche under this at each corner lettered "INDIA HOUSE"), giant arcades to the next 4 floors with brick pilasters, very heavily enriched terracotta frieze (swags, volutes, cartouches, etc.) and modillioned cornice, and attic treated as a parapet. The strong horizontal emphasis of the facade is relieved by vertical features flanking the 6-bay centre: these have entrances at ground floor with elaborate surrounds of grey ashlar including large semi-circular open pediments with mutules over recessed doorways with flanking Ionic semi-columns, and panelled side-bays under mutuled cornices supported by cartouches (lettered "73" and "75" respectively); canted bay windows of terracotta tiered from 2nd to 5th floors, with various forms of enrichment including corbelled plaques at the top lettered "1906", and flanked by broad banded terracotta pilasters; and attics under hefty semi-circular open pediments with mutules and cartouches. The other bays have segmental-headed windows at 1st floor, round-headed at 5th floor, and square-headed elsewhere, mostly containing 3-light sashes and mostly also with triple keystones; and the attic has low recessed 3-light windows. Return walls similar. Attached at the left end, and linked to No.71 (Lancaster House), is a large gateway composed of double gates with ramped tops and semicircular 4-strand overthrow forming a complete circle from the apex of which is suspended a slender lamp in Art Nouveau style. Forms group with Nos 67 to 71 (Lancaster House) to the left (q.v.), with Refuge Assurance building to the right (Oxford Road, q.v.), and with Nos 58 to 60 (Bridgewater House) opposite (q.v.). Interior not inspected.

Listing NGR: SJ8421597619

APPENDIX C: Flood zone



The site is within Flood zone 2, however this information is not relevant to the above application for roof repairs and decoration

APPENDIX D: Extracts from The Fire Safety Upgrade Report



**INTERNATIONAL FIRE
CONSULTANTS LIMITED**

PRIVATE & CONFIDENTIAL

**India House,
73/75 Whitworth Street,
Manchester M1 6LG**

Fire Safety Upgrade Report

IFC Report FSA/21470/01

Prepared on behalf of:

The Guinness Partnership Ltd
Bower House
1 Stable Street
Hollinwood
Oldham
OL9 7LH

Introduction

Based on the findings of the Type 4 Fire Risk Assessment and noted high-level recommendations for remedial action, IFC have been requested to prepare this Fire Safety Upgrade Report to expand and outline the fire safety measures necessary with a view to ensuring an adequate degree of fire safety for building occupants when viewing the existing building design holistically from a Building Regulation (Part B) and Fire Engineering viewpoint.

It is intended for this report to include a Fire Safety Risk Matrix to highlight and prioritise critical fire safety works that need to be undertaken based on importance to fire and life safety. This is an extension to the Type 4 Fire Risk Assessment that introduces a simple mechanism to increase visibility of risks but can also be used as a tool in terms of decision making when prioritising remedial works to address identified defects.

Sprinkler Installation

There is a Sprinkler system to BS EN 12845 protecting the Basement Carpark on Level 2 and Level 1.

As part of the remedial works programme, each flat should be protected throughout with a residential sprinkler system in accordance with BS 9251 for the purpose of reducing fire severity and to mitigate the risks associated with existing building defects that would be problematic to remediate at this point.

Residential sprinkler system

- Each apartment should be protected throughout with a residential sprinkler system in accordance with BS 9251.
- The sprinkler system should be Category 2 using a minimum design discharge density of 4mm/min for single head operation or 2.8mm/min through each sprinkler operating simultaneously up to a maximum of two sprinklers in a single area of operation.
- Any installed sprinkler system should be interfaced with the dwelling smoke alarm system by means of a flow switch for example, so that a fire alarm signal is given within the flat when a sprinkler head operates. Each sprinkler head can be regarded as a heat detector on the basis that the operation of a single head will still cause the fire alarm devices to operate in the event of mains failure.