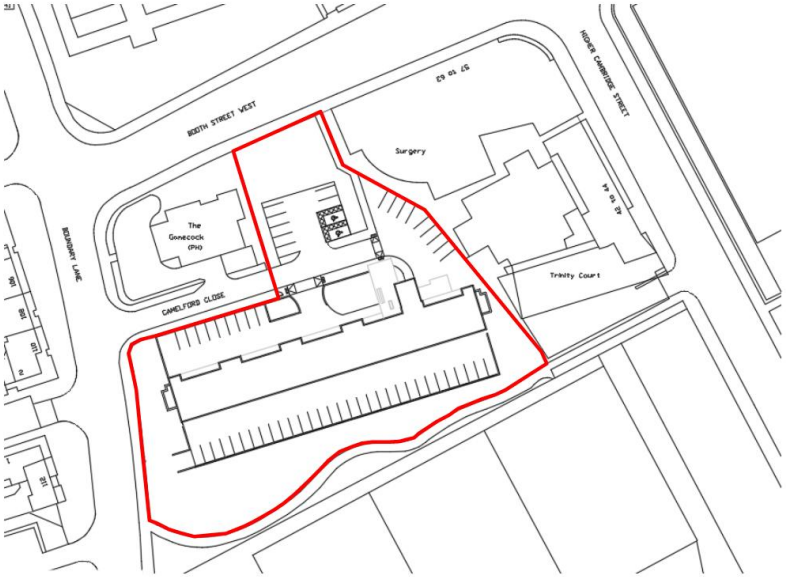
Fire statement form

Application information	
1. Site address line 1	Cooper House
Site address line 2	Camelford Close
Site address line 3	
Town	Manchester
County	
Site postcode (optional)	M15 6DX
2. Description of proposed development including any change of use (as stated on the application form):	Cooper House is a 10-storey residential building located in Manchester. The building was originally constructed in the 1970s as a purpose-built block of flats and was refurbished around 2013 to 2014 involving major works to internal areas, balconies, access walkways, installation of new windows and construction of a new entrance lobby. A sprinkler system was installed in 2021. The building contains 90 residential units on the upper nine floors. The lower ground floor features storage, refuse stores, plant rooms and the caretaker's office. This fire statement relates only to the external wall remediation at the aforementioned development, including any specified attachments. Remediation is based upon a Fire Risk Appraisal of External Wall in accordance with PAS 9980:2022, produced by Hydrock (document reference 33886-HYD-XX-ZZ-RP-FE-0001, Rev.01, dated 09.10.2024).
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience. Guide: no more than 200 words	Prepared by Sara Carvalho, BSc MSc – Graduate Fire Engineer, Stantec Sara joined Stantec in 2024 and has experience of working on external walls and cladding remediation projects. Sara has a Bachelor and a Master of Science degree in Chemical and Biochemical Engineering from NOVA School of Science and Technology from Lisbon, Portugal. Reviewed by Andrew Kennedy, MEng AIFireE – Associate Fire Engineer, Stantec Andrew is an Associate Fire Engineer with over nine years of fire engineering experience. Andrew holds a Masters (MEng) degree in Mechanical Engineering from the University of Strathclyde, and is an Associate member (AIFireE) of the Institution of Fire Engineers (IFE). Andrew has developed FRAEW reports and fire strategy safety reports for a variety of developments, including residential, mixed use and industrial sites, and has a wide range of experience in taking projects from the early design stages through to construction. Approved by Arturo de Paola, MEng CEng MICE MRICS MIFireE – National Fire Director of External Walls Arturo is the Hydrock now Stantec National Fire Director of External Walls and leads six regional teams of highly qualified fire engineers experienced in external walls analyses and appraisals. Arturo has a master's degree in civil

	and structural engineering (MEng), specialised in construction technology, structural and fire safety design and specification of high-rise buildings. Arturo has been practicing his profession for over 30 years, building up specialisms, undertaking specialist consultancy work, providing training and fulfilling appointments by judicial bodies as expert witness. Arturo has a vast experience in leading and managing multidisciplinary teams of fire engineers, structural engineers and building surveyors delivering advanced fire risk assessments, fire safety strategies, PAS 9980 fire risk appraisals of external walls and bespoke safety cases reports for higher-risk residential buildings under the Building Safety Act. Arturo holds full member grade with the following professional institutions » Chartered Engineer with the Engineering Council (CEng no. 594246) » Member of the Institution of Civil Engineers (MICE no. 68150842) » Member of the Royal Institution of Chartered Surveyors (MRICS no. 6982009) » Member of the Institution of Fire Engineers (MIFireE no. 78031).
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	To date, no consultation has been undertaken with the approving authorities or the fire and rescue service, regarding the remediation works to the development.
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: inserted in the form	



Site Plan

Figure 1 – Cooper House development site

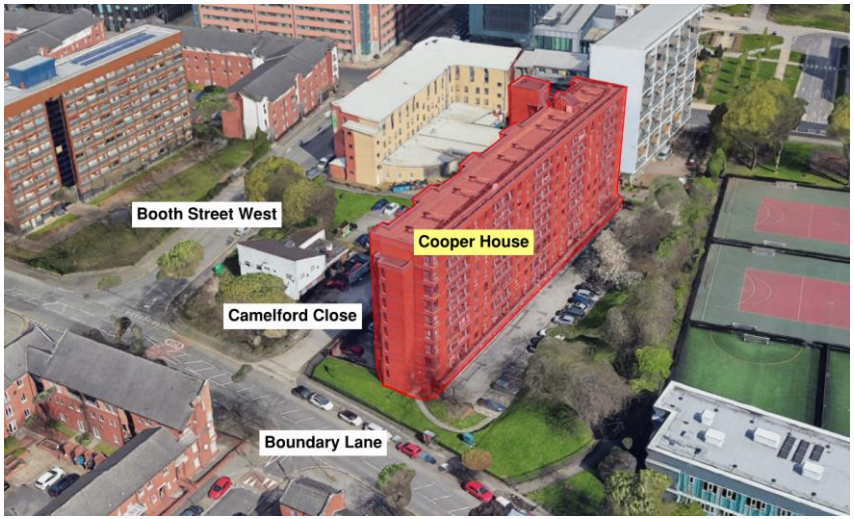


Figure 2 – Cooper House development site

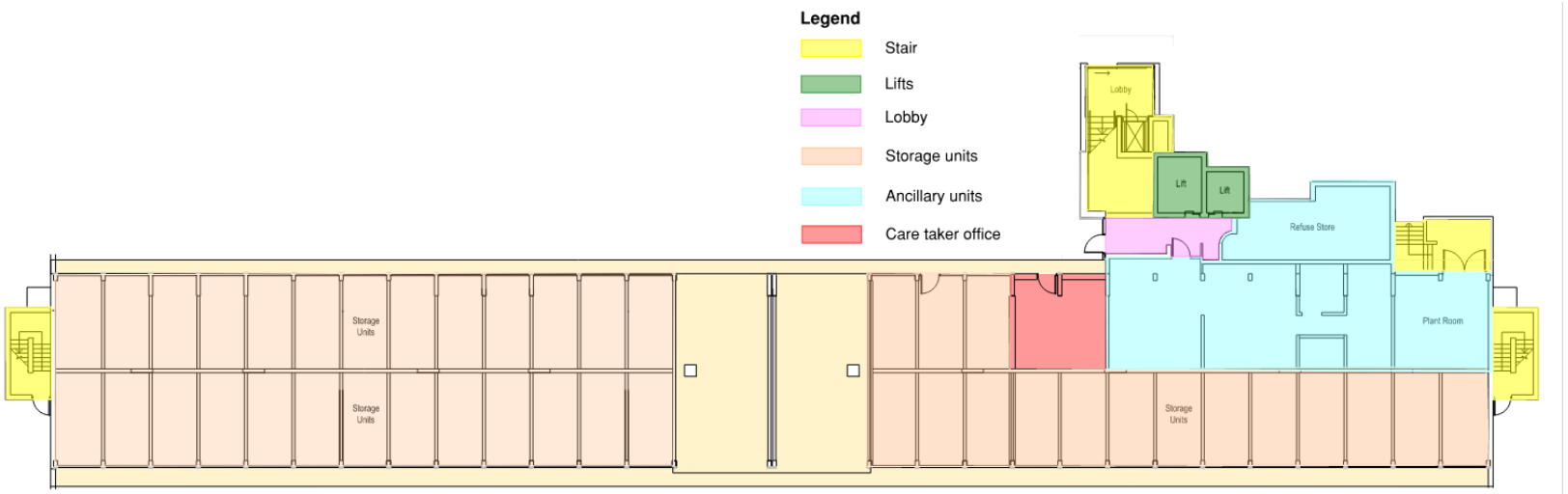


Figure 3 – Lower Ground Floor Plan

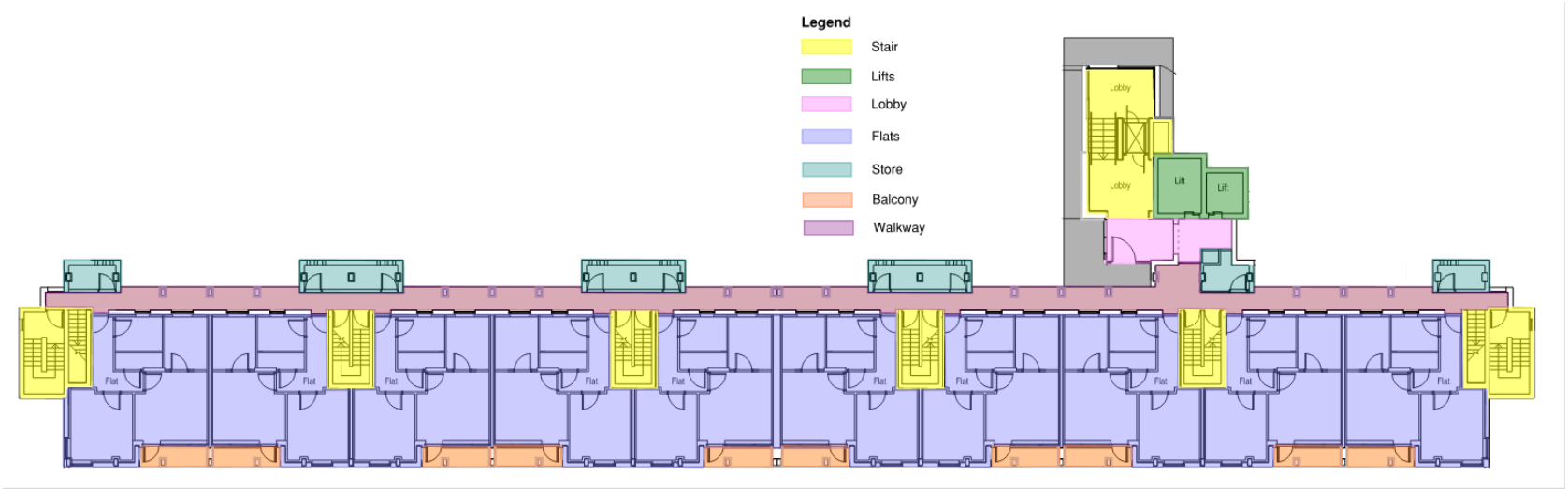


Figure 4 – Ground Floor Plan

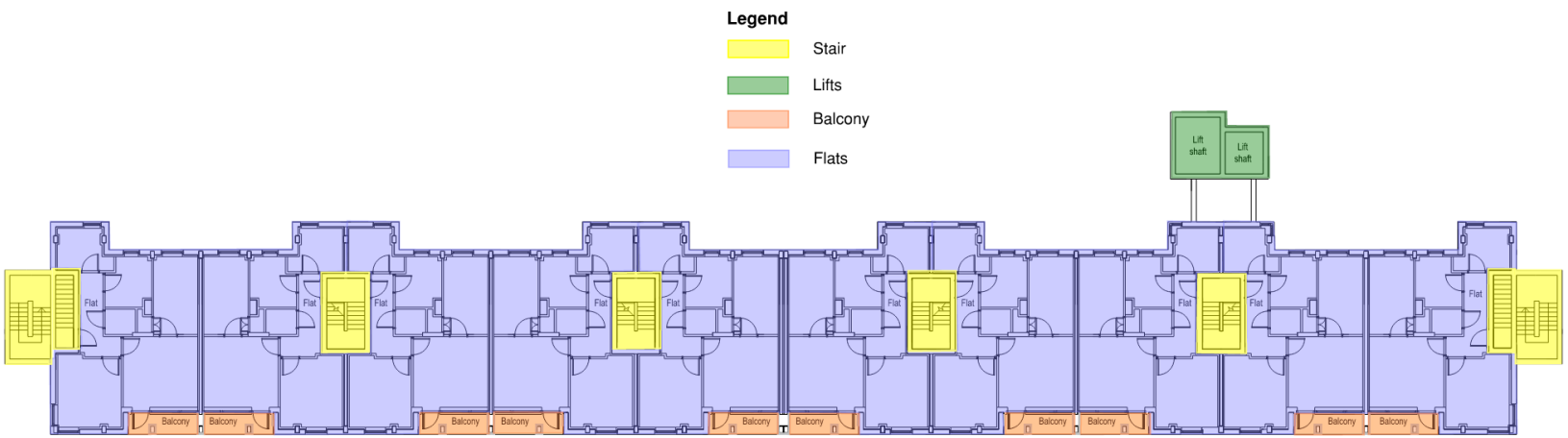


Figure 4 – First, Fourth, Sixth and Eight Floor Plan

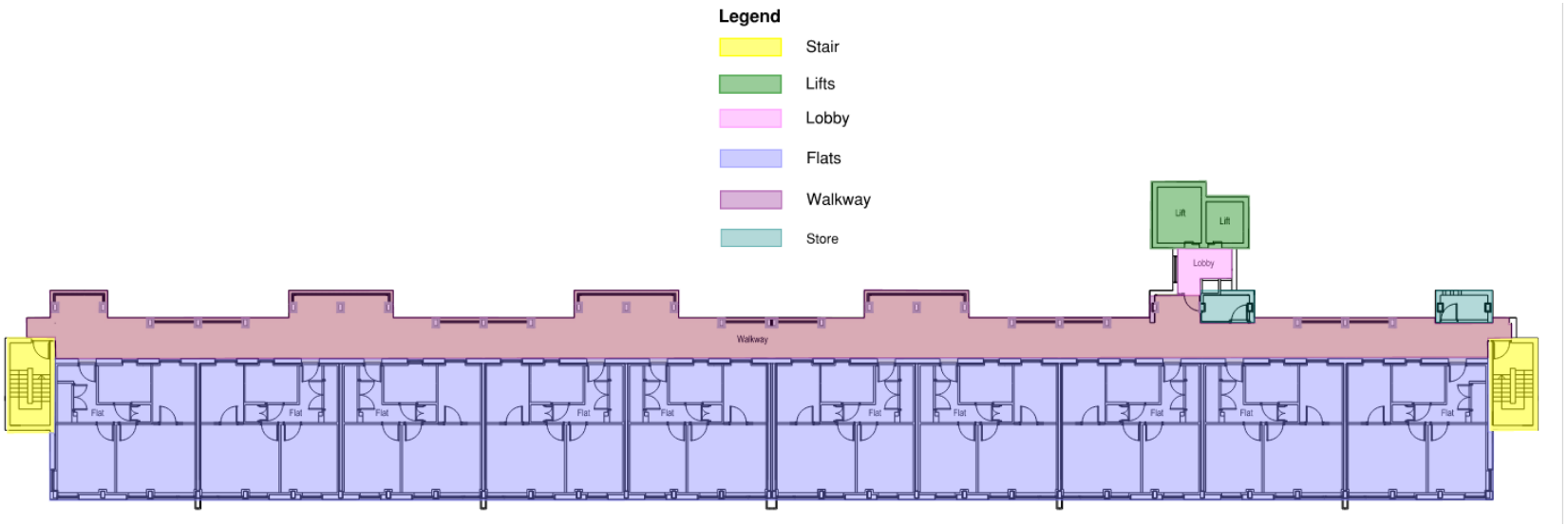


Figure 5 – Second Floor Plan

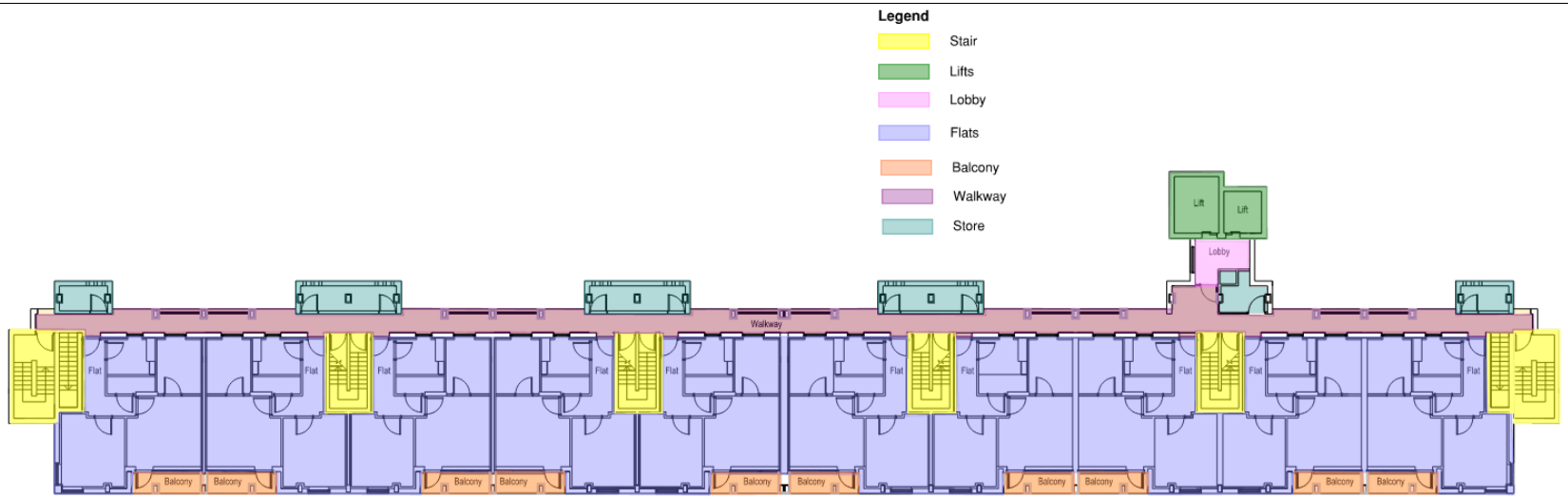


Figure 6 – Third, Fifth and Seventh Floor Plan

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
Cooper House	Building height: 23.3m Number of storeys above ground (including ground floor): 10	residential flats	Lower Ground Floor: storage, refuse store, plant room, caretaker's office Ground Floor – Eight Floor: residential units	Approved document B vol 1	class A2-s1, d0 or better	class A2-s1, d0 or better For all new materials	stay put	yes- residential sprinklers, full	M4(3)
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 existing wall types consist of the following two wall types:

Wall Type 1 (A)
External > 102.5mm Brickwork > 50mm Cavity > 100mm Blockwork > 90mm PIR/PUR insulation and 12.5mm plasterboard

Wall Type 1 (B)
External > 102.5mm Brickwork > 50mm Cavity > 100mm Blockwork > 12.5mm plasterboard on dabs

Wall Type 2:
External > 102.5mm Brickwork > 50mm Cavity > Tyvek membrane on cement particle sheathing board > Timber stud wall with Celotex (PIR) insulation within studs > 12.5mm plasterboard

The following attachments are also present:

Balcony – Build-up of Trespa Panel (Class D-s2, d0), timber battens and Celotex (PIR) insulation provided to columns, balcony dividers and return walls

Soffit – Build-up of Trespa Panel (Class D-s2, d0), timber battens and Celotex (PIR) insulation, provided to walkway and balcony soffits

Entrance Lobby – Build-up of Trespa Panel (Class D-s2, d0) and timber battens, provided to entrance lobby on north elevation

Store Room – Build-up of Trespa Panel (Class D-s2,d0), provided internally to store rooms to close openings

Slab Edge – Build-up of aluminium flashing at floor slab level

Storage unit – Build-up of Trespa Panels (Class D-s2,d0), timber battens and plywood, provided above storage unit doors. Build up of Trespa Panels (Class D-s2,d0), painted plywood, timber battens and Celotex (PIR) insulation, provided to lower ground storage units soffit

Corner Window – Build-up of PPC Aluminium flashing provided to windows on east and west elevations

The scope of this fire statement is related solely to the proposed works to the external wall system and is prepared based on the fact that any remediation of the external wall will improve the existing condition of those external walls to achieve a tolerable level of risk to life safety under the building regulations functional requirement B4(1) – fire spread over the external walls.
The following section outlines the remediation measures as proposed in the FRAEW.

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

At present, the external walls and balconies of Cooper House do not meet the minimum reaction to fire classification required for a relevant building (i.e. external wall materials to have a reaction to fire classification of A2-s1,d0 or better, in line with Regulation 7(2) of the Building Regulations [as amended]).

The development has received a Fire Risk Appraisal of External Wall in accordance with PAS 9980:2022, produced by Hydrock (document reference 33886-HYD-XX-ZZ-RP-FE-0001, Rev.01, dated 09.10.2024) based on intrusive inspection of the external walls done by Hydrock and Bickerdike Allen Partners. The report outlines recommendations to remove some of the combustible materials present and replace with those achieving reaction to fire classification A2-s1,d0 or better, in order to achieve a tolerable level of risk in accordance with PAS 9980:2022.

Note: for clarity, Hydrock produced the FRAEW report originally, and due to a name change as part of an acquisition, are now referred to as Stantec. Therefore, the originators of the FRAEW have also been involved in the remediation scheme, under the Stantec name.

The proposed remediation is to undertake the following remediation measures:

- Remove all combustible cladding, insulation and timber provided to the entrance lobby and around the storage units and ground floor soffits, with all materials to be replaced with materials achieving Euroclass A2-s1,d0 or better, with appropriate cavity closers to be provided around openings. These products, as per the Design and Access Statement produced by BAP (Bickerdike Allen Partners – architects and lead designer on the scheme) are defined as:

  9mm Rockpanel rainscreen panels – Class A2-s1,d0

  PPC Aluminium spandrel panels – Class A2-s1,d0

  PermaRock EWI Soffits, 50mm external wall insulation system – Class A2-s1,d0

- Remove all combustible Trespa Panels, timber battens and insulation provided to the balcony walkway soffits and columns, as it poses a risk as the escape routes could become impassable due to partial enclosure of areas within the walkways. All new materials are to be replaced with materials achieving a minimum Euroclass A2-s1,d0 or better. These products, as per the Design and Access Statement produced by BAP are defined as:

  9mm Rockpanel rainscreen panels – Class A2-s1,d0

  PermaRock EWI Soffits, 50mm external wall insulation system – Class A2-s1,d0

- Remove all combustible Trespa Panels, timber and Celotex (PIR) insulation provided to the private residential balcony soffits, dividers and columns. As the balconies are set back with significant quantities of combustible materials, this may result in an increased vertical flame height and vertical fire spread between balconies. The Trespa cladded columns may also contribute to horizontal fire spread between flats via the balconies. Therefore, all materials are to be replaced with materials achieving Euroclass A2-s1,d0 or better.

  9mm Rockpanel rainscreen panels – Class A2-s1,d0

  PermaRock EWI Soffits, 50mm external wall insulation system – Class A2-s1,d0

- Replacement of PVCu window spandrel panels with PPC aluminium spandrel panels, achieving a fire classification of A2-s1,d0.

It is considered that, by providing these remediation measures, the fire safety of the development is not being made any worse than existing condition, and, subject to the detailing of the cladding and good workmanship, it is expected that this remedial work will significantly improve the existing condition.

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

Fire safety regulations are governed by national legislation in Manchester; Specific local development document policies are not applicable for Cooper House.

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 scope of this fire statement relates solely to the external wall systems and the attachments, and it is prepared based on the fact that any remediation to the external wall only improves the existing condition. Although the original fire strategy for the building has not been located, it is considered that by providing remediation to these external walls, the fire safety of the development is not being made any worse than existing condition under the functional requirement B5 approved by the Building Control Body at the time of the refurbishment.

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

Cooper House can be accessed from the West elevation via Boundary Lane and the North elevation via Camelford Close.

This is shown on the figure in Section 14.

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

As outlined in Section 14, a fire tender is able to park within 18m of the dry riser inlet.

There is one operational dry riser within the lift lobby (the main fire service entrance point). The guidance in Approved Document B Volume 1, 2025 states that all parts of a floorplate should be within 45m of a dry riser outlet. As an existing condition, this is not achieved, however this is an existing non-compliance with the current guidance.

13. Suitability of water supply for the scale of development proposed
Guide: no more than 200 words

Using Google Maps Street View, RISC Authority Hydrant Mapping Tool and RISC Authority Informer database no existing public hydrants within 90m of the residential entrance to Cooper House were found.

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:
inserted in the form

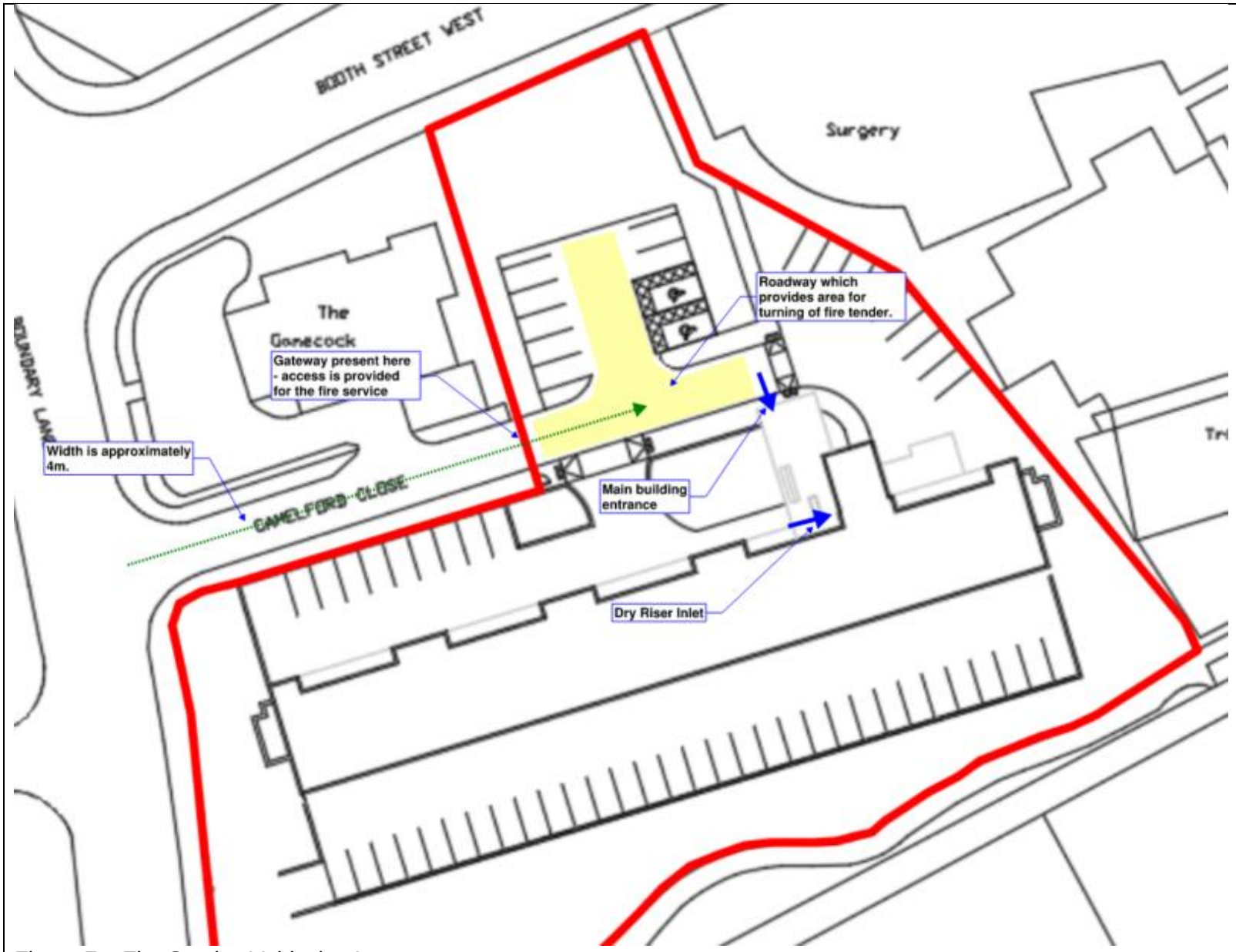
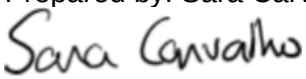


Figure 7 – Fire Service Vehicular Access

As previously noted, the original fire strategy of the building is not available. As per the guidance from Approved Document B Volume 1, 2025, the minimum width between kerbs should be 3.7m, width between gateways 3.1m and the minimum turning circle 16.8m between kerbs. As shown on the site plan, the widths of the route and the gateway appear to conform with this as indicatively measured. There is a drop key for the fire service for access. An area for turning has been highlighted in yellow. As an existing public roadway, it is expected that the minimum carrying capacity of 12.5 tonnes is achieved. Additionally, the dry riser inlet will sit within 18m of a parking position for a fire tender. This is an existing layout, which is being made no worse than the works to the external wall.	
Fire statement completed by	
15. Signature	Prepared by: Sara Carvalho BSc MSc – Graduate Fire Engineer, Hydrock  Reviewed by: Andrew Kennedy, MEng AIFireE – Associate Fire Engineer, Stantec  Approved by: Arturo De Paola MEng CEng MICE MRICS MIFireE – National Fire Director of External Walls 
16. Date	24/06/2025