

Fire Statement – FS 001.0

Project: Trinity Court, Manchester
Subject: The Town and Country Planning Order - Fire Statement
Date: 24 February 2025
Author: Weimiao Lu
Checked: Roy Little



1 Introduction

This Fire Statement has been prepared by Design Fire Consultants (DFC) and is submitted in support of the planning application made for the replacement / remediation of the external wall construction ('remediation works') at Trinity Court, Manchester.

It is understood that the building works (as far as they relate to planning requirements) are limited to the following:

- Replacement/remediation works to the external wall construction.
- Replacement/remediation works to the walkways.

Other aspects of the building are expected to be unaffected, and the existing condition is to be maintained.

The purpose of this Fire Statement is therefore to evidence that fire safety matters, as they relate to planning, have been considered at an early stage of the remediation works.

This Fire Statement includes a concise summary of the approach to the fire safety design, site layout, access and facilities for firefighting, and details of any consultation undertaken on fire safety and consideration of local development documents.

This is based on the information made available to DFC, in relation to the existing building.

There is an underlying assumption that the fire safety systems / provisions within the building are being well managed and maintained such that they can be relied on.

Any deficiencies identified within the building's fire risk assessment are to be remediated separately to the external wall replacement/remediation works and do not form part of the Fire Statement.

This Fire Statement forms part of the planning application information only. It is not intended for formal Building Regulations submission and should not be used as such.

1.1 Town and Country Planning Order

The requirement for a Fire Statement is requested under The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)¹.

The regulatory regime also establishes the Health and Safety Executive as a statutory consultee.

A Fire Statement is required to be submitted as part of a full planning application (or with the reserved matters planning application) for:

- A development which involves the provision of one or more relevant buildings;
- A development of an existing relevant building; or
- A development within the curtilage of a relevant building.

A relevant building is currently defined as:

- A building that contains two or more dwellings; and is 18m or more in height, or contains 7 or more storeys.
- A building that constitutes educational accommodation; and is 18m or more in height, or contains 7 or more storeys.

The height of a building is measured from ground level to the top floor surface of the top storey of the building (ignoring any storey which is a roof-top machinery or plant area or consists exclusively of machinery or plant rooms).

When determining the number of storeys a building has: any storey which is below ground level is to be ignored; and any mezzanine floor is a storey if its internal area is at least 50% of the internal floor area of the largest storey in the building which is not below ground level.

A storey is treated as below ground level if any part of the finished surface of the ceiling of the storey is below the ground level immediately adjacent to the part of the building.

1.2 Relevant Documents

Table 1: Relevant documents used to inform the Fire Statement

Name	Reference
Type 4 Fire Risk Assessment	210120 Type 4 FRA as amended MAD
Existing Floor Plan	9028 (01) 001 - Existing Ground Floor Plan
Existing Floor Plan	9028 (01) 002 - Existing First Floor Plan
Existing Floor Plan	9028 (01) 003 - Existing Second Floor Plan
Existing Floor Plan	9028 (01) 004 - Existing Third Floor Plan
Existing Floor Plan	9028 (01) 005 - Existing Fourth Floor Plan
Existing Floor Plan	9028 (01) 006 - Existing Fifth Floor Plan.

¹ UK Government, 'The Town and Country Planning (Development Management Procedure and Section 62A Application (England) (Amendment) Order 2021', July 2021

Name	Reference
Existing Floor Plan	9028 (01) 007 - Existing Sixth Floor Plan
Existing Floor Plan	9028 (01) 008 - Existing Seventh Floor Plan
Existing Floor Plan	9028 (01) 009 - Existing Eighth Floor Plan
Existing Floor Plan	9028 (01) 010 - Existing Ninth Floor Plan
Existing Floor Plan	9028 (01) 011 - Existing Roof Plan
Existing Elevation	9028 (02) 001 - North Elevation as Existing
Existing Elevation	9028 (02) 002 - East Elevation as Existing
Existing Elevation	9028 (02) 003 - South Elevation as Existing
Existing Elevation	9028 (02) 004 - West Elevation as Existing
Existing Elevation	9028 (02) 005 - Existing North Elevation - Gable
Existing Section	9028 (03) 001 - Section A-A as Existing
WT1 - Brickwork - Typical wall build up	9028 (04) 001- WT1 - Brickwork - Typical wall build up
WT1 - Brickwork - Floor slab edge detail	9028 (04) 002- WT1 - Brickwork - Floor slab edge detail
WT1 - Brickwork - Window jamb detail	9028 (04) 003- WT1 - Brickwork - Window jamb detail
WT2 - Timber - Typical wall build up	9028 (04) 004- WT2 - Timber - Typical wall build up
WT2 - Timber - Typical window cill detail	9028 (04) 005- WT2 - Timber - Typical window cill detail
WT2 - Typical walkway detail - Type 1	9028 (04) 006 - WT2 - Typical walkway detail - Type 1
WT2 - Walkway detail - Type 2	9028 (04) 007 - WT2 - Walkway detail - Type 2
WT3 and 4 - Typical wall build up	9028 (04) 008- WT3 and 4 - Typical wall build up
WT3 and 4 - Floor slab edge detail	9028 (04) 009- WT3 and 4 - Floor slab edge detail
WT3 and 4 - detail	9028 (04) 010- WT3 and 4 - detail
Small Balcony Detail	9028 (04) 011- Small Balcony Detail

Name	Reference
Large Balcony Detail	9028 (04) 012- Large Balcony Detail
WT1A - Brickwork - Typical wall build up	9028 (04) 013- WT1A - Brickwork - Typical wall build up

2 Fire Statement Form

The Fire Statement form includes a concise summary of the approach to fire safety taken, the site layout, access and facilities for firefighting, details of consultation undertaken on fire safety and consideration of local development documents.

Table 2: Application information

Application information		
1.	Site Address line 1	Trinity Court
	Site Address Line 2	44 Higher Cambridge Street
	Site Address Line 3	
	Town/City	Manchester
	County	
	Site Postcode (Optional)	M15 6AP
2	Description of proposed development including any change of use (as stated on the application form)	Trinity Court is an existing residential building in Manchester. The building comprises two wings (High Rise and Low Rise); the High Rise wing is 10 storeys and approx. 28m in height, the Low Rise wing is 5 storeys and approx. 13m in height. The building primarily provides residential accommodation above commercial space and car park on the ground floor. Works are limited to the replacement / remediation of existing external wall systems and walkways.

Application information		
3	Name of person completing the Fire Statement (as Section 15), relevant qualifications and experience.	Author's Name: Weimiao Lu Post-Nominals: PhD, AIFireE, MSFPE Relevant Qualifications and Experience: Weimiao has a PhD in Structural Fire Engineering and is an Associate Member of the Institution of Fire Engineers (IFE). Weimiao has over 5 years of experience in fire safety consultancy and has worked on a range of projects across England in multiple sectors including residential, office and mixed-use buildings. CV available upon request. Checker's Name: Roy Little Post-Nominals: BEng MSc CEng MIFireE MSFPE Relevant Qualifications and Experience: A Chartered Fire Engineer with extensive knowledge of residential buildings. His approach to fire safety emphasises providing options and engaging stakeholders – thereby allowing flexibility in design. Roy has managed and developed integrated fire strategies for major developments from concept stage to handover. He is familiar with the legislative fire safety requirements across all design stages, and regularly advises on their applicability with regards to new build, existing, and refurbishment/extension schemes. CV available upon request.
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.	There has been no consultation with the approval authorities regarding the remediation works on the building.

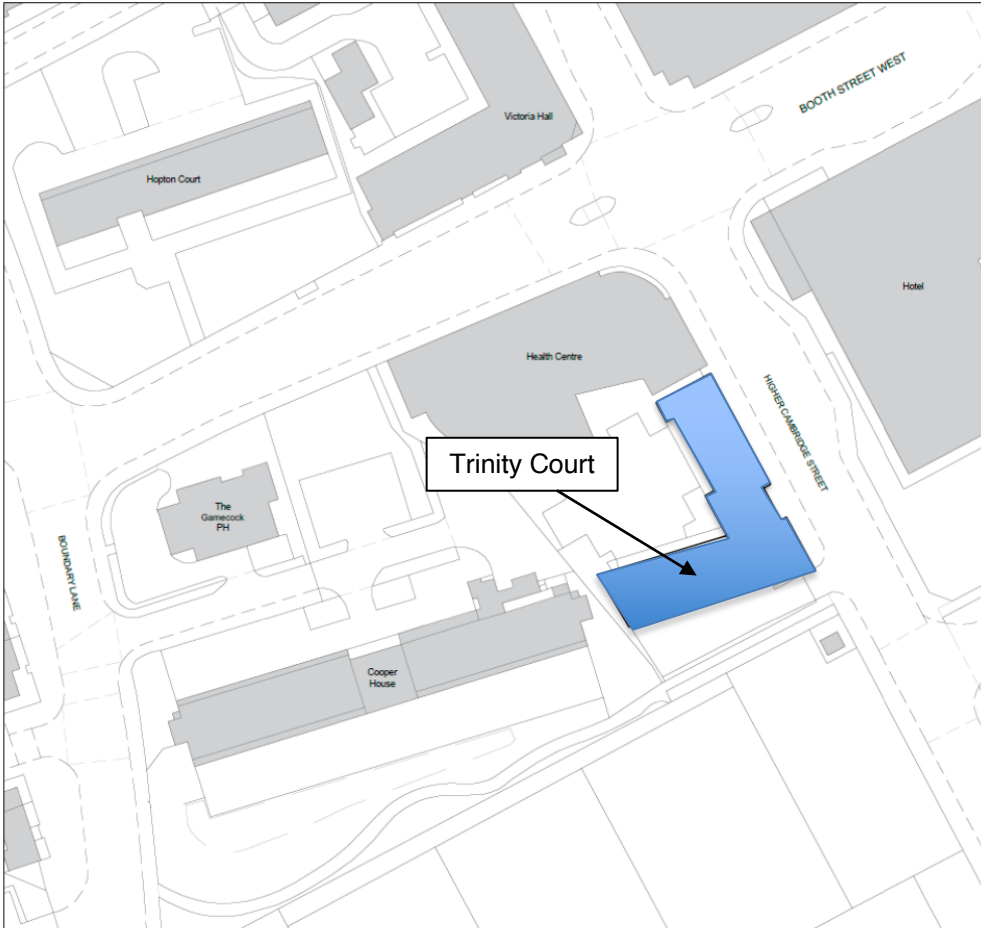
Application information		
5	Site layout plan with block numbering as per building schedule referred to in 6. <i>(consistent with other plans drawings and information submitted in connection with the application)</i>	A site layout plan is shown below. Trinity court is located in Manchester city centre, accessible from Higher Cambridge Street. 

Table 3: The principles, concepts and approach relating to fire safety

The principles, concepts and approach relating to fire safety	
6. Building Schedule	
Site Information	
a) Block no. as per site layout plan above	Trinity Court
b) Block height (m) Number of storeys excluding those below ground level Number of storeys including those below ground level	The building comprises two wings (High Rise and Low Rise); the High Rise wing is 10 storeys and approx. 28m in height, the Low Rise wing is 5 storeys and approx. 13m in height. The building does not contain any basement storeys.
c) Proposed use (one per line)	Residential flats, maisonettes, and studios. Ancillary areas (refuse store, plant rooms, car park). Commercial space.
d) Location of use within block by storey	Ground Floor: Ancillary areas, commercial unit. First Floor – Ninth Floor: Residential flats.
Building Information	
e) Standards relating to fire safety/ approach applied	Approved Document B Volume 1 BS 9991 PAS 9980
f) Balconies	Timber balcony. Following the remediation works, the balcony balustrades are to achieve Class A2-s1, d0 or better – further detail is given in Section 7.
g) External wall systems	Following the remediation works, the external wall systems are to achieve Class A2-s1, d0 or better, with permitted exception as set out under Regulation 7.
Residential Safety Information	
h) Approach to evacuation	Due to the risk associated with existing external wall system the building currently operates a simultaneous evacuation strategy. Following completion of the remediation works, a stay-put evacuation strategy will be re-implemented.

The principles, concepts and approach relating to fire safety	
i) Automatic suppression	None; to remain as per existing condition.
j) Accessible housing provided	None; to remain as per existing condition.
7. Specific technical complexities <i>Explain any specific technical complexities in terms of fire safety (for example green walls) and/or departures from information in building schedule above</i> The building has small cantilevered balconies which are offset from the structure, with a cantilever steel frame, Prodema lignum 'Ontal' board balustrades and timber decking floors. For a number of flats with these balconies, the balconies are vertically stacked on every other floor, with a corner configuration. This type of construction presents a hazard because of the timber decking and Prodema lignum 'Ontal' board balustrades which are combustible and can be a medium of fire spread. The rate of combustion/flame spread is influenced by the orientation of the timber (fire spread in horizontally timber is opposed to the direction of the flame, whereas in vertical timber it is concurrent). Due to this increased risk, the vertical balustrades (Prodema lignum board) are to be replaced with products that achieve <i>Class A1</i> or <i>Class A2-s1, d0</i>. Walkways with timber deck presents risks to health or safety, as they provide the only means of escape and fire service access for a number of apartments on the upper floors. This is assessed as part of the attachments of the external wall construction and the walkways are to be replaced with structures achieving 30 minutes fire resisting construction (EI) with imperforate walking surface and balustrades.	

The principles, concepts and approach relating to fire safety
8. Issues which might affect the fire safety of the development <i>Explain how any issues which might affect the fire safety of the development have been addressed.</i> An FRAEW has been carried out for the building in accordance with Part B of the Building Regulation², the Regulatory Reform (Fire Safety) Order 2005³ and MHCLG advice⁴. The FRAEW concluded that replacement/remediation works were required to the external wall systems and walkways to reduce the risk to an acceptable level. This Fire Statement has been developed to support the planning application. The works will be subject to Building Regulation approval for the works, and an updated FRAEW on completion to demonstrate that the risk has been reduced to an acceptable level. Any issues relating to fire safety, beyond the scope of the works are to be managed / enforced under the Regulatory Reform (Fire Safety) Order 2005 and remain the responsibility of the Responsible Person.
9. Local development document policies relating to fire safety <i>Explain how any policies relating to fire safety in relevant local development documents have been taken into account.</i> There are no relevant local development documents for the proposed remediation works.

Table 4: **Emergency road vehicle access and water supplies for firefighting purposes**

Emergency road vehicle access and water supplies for firefighting purposes
10. Fire service site plan <i>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?</i> The existing fire service site access provisions will be retained / are unaffected by the remediation works. From the information provided it is understood that the stair is provided with a dry riser. The inlet is located adjacent to the main entrance / entrance to the stair, with outlets located on each floor within the stair. The dry riser inlet and entrance to the stair is accessed from Higher Cambridge Street. Access is available for a pump appliance to within 18m of the dry riser inlet / entrance to the stair. All areas of the building can be reached within 45m of the dry riser outlet. Fire service access and provisions are unaffected by the works and will remain as per existing conditions.

² Statutory Instruments, '2000 No. 2531 Building and Buildings, England and Wales, The Building Regulations 2000', (as amended).

³ Statutory Instruments, '2005 No. 1541 Regulatory Reform, England and Wales, The Regulatory Reform (Fire Safety) Order 2005', 2005

⁴ Ministry of Housing, Communities and Local Government, 'Advice for Building Owners of Multi-storey, Multi-occupied Residential Buildings', 20 January 2020.

Emergency road vehicle access and water supplies for firefighting purposes
11. Emergency road vehicle access <i>Specify emergency road vehicle access to the site entrances indicated on the site plan</i> Fire vehicle access is via a public road (Higher Cambridge Street). Access to the site is unaffected by the works and will remain as per existing conditions. Is the emergency vehicle tracking route within the site to the siting points for appliances clear and unobstructed? There is no emergency vehicle tracking provided however, access is via a public road (Higher Cambridge Street) assumed to be suitable for fire vehicle (pump appliance) use. Access to the site is unaffected by the works and will remain as per existing conditions.
12. Siting of Fire Appliances The dry riser inlet and entrance to the stair is accessed from Higher Cambridge Street. Access is available for a pump appliance to within 18m of the dry riser inlet / entrance to the stair. Access to the site is unaffected by the works and will remain as per existing conditions.
13. Suitability of water supply for the scale of development proposed The site relies on existing hydrants located within 90m of the fire service entry points. Nature of water supply: Hydrant – Public Does the proposed development rely on existing hydrants and if so, are they currently usable / operable? Yes – Existing, however, operational, and maintenance status is unknown. As this falls outside of the scope of the works, confirmation of the appropriateness of existing fire hydrant provisions is the responsibility of the Responsible Person under the Regulatory Reform (Fire Safety) Order. Fire hydrant(s) were understood to be under the control of the local authority. The hydrant provisions are unaffected by the works and will remain as per existing conditions.

Emergency road vehicle access and water supplies for firefighting purposes

14. Fire service site plan

Access is via a public road (Higher Cambridge Street) assumed to be suitable for fire vehicle (pump appliance) use.

The dry riser inlet and entrance to the stair is accessed from Higher Cambridge Street.

Access is available for a pump appliance to within 18m of the dry riser inlet / entrance to the stair.

Fire service access and provisions are unaffected by the works and will remain as per existing conditions.

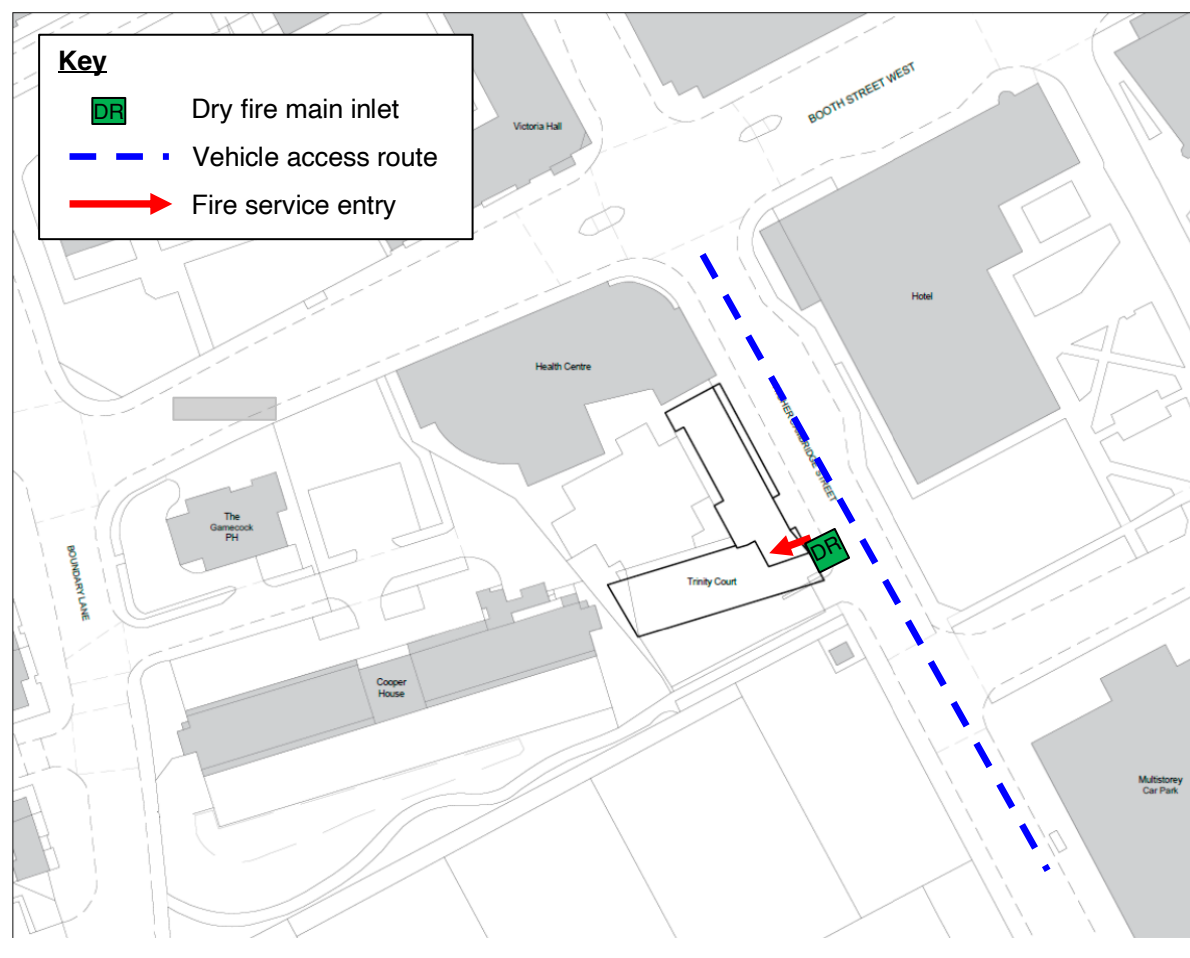
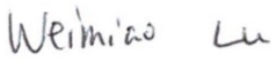


Table 5: Fire Statement completed by

Fire Statement completed by	
15. Signature	Author: Weimiao Lu  Checker: Roy Little 
16. Date	24 February 2025