



Chorlton Mill

3 Cambridge Street, Manchester, M1 5BY

Fire Statement (Gateway 1)

CONTENTS

CONTENTS	2
APPLICANT INFORMATION	3
1. Site Address:	3
2. Description of proposed development including any change of use (as stated on the application form):	3
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience.	3
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.	3
5. Site layout plan with block numbering as per building schedule referred to in 6.	4
THE PRINCIPLES, CONCEPTS AND APPROACH RELATING TO FIRE SAFETY THAT HAVE BEEN APPLIED TO THE DEVELOPMENT	5
6. Building schedule	5
7. Specific technical complexities	6
8. Issues which might affect the fire safety of the development	6
9. Local development document policies relating to fire safety	6
EMERGENCY ROAD VEHICLE ACCESS AND WATER SUPPLIES FOR FIREFIGHTING PURPOSES.....	7
10. Fire service site plan	7
11. Emergency road vehicle access	7
12. Siting of fire appliances	8
13. Suitability of water supply for the scale of development proposed	8
14. Fire service site plan	8
15. Fire statement completed by	8
References	9

APPLICANT INFORMATION

1. Site Address:

Chorlton Mill
3 Cambridge Street
Manchester
M1 5BY

2. Description of proposed development including any change of use (as stated on the application form):

The works comprise of the design and construction of the remediation of aluminium rainscreen cladding, including projecting soffits and fire barrier systems including all associated ancillary works to windows, entrance doors.

There is no change of use proposed.

3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience.

(Guide: no more than 200 words)

I, Stephen McGrill, have prepared this report. I consider myself to be suitably qualified and competent to write this fire statement.

I have a BEng (Hons) in Fire Risk Engineering, I am an Incorporated Engineer (IEng) and Chartered Building Engineer (C. Build E MCABE) accredited by the Chartered Association of Building Engineers and UK Engineering Council, drawing upon a diverse professional background in maritime and aviation firefighting cultivated during my time with the Royal Navy and Warsash Maritime Academy. With over 14 years of dedicated practice in fire safety engineering, consultancy and risk assessment across varied building typologies, my expertise has evolved into a specialised focus on residential fire safety. In the past 7 years, my commitment has centred on collaborating with housing authorities, managing agents, and private property owners. This engagement involves delivering comprehensive fire safety solutions, encompassing strategy development, design implementation, consultancy services, technical support, and meticulous fire risk assessments. My affiliation with the Institution of Fire Engineers (IFE) as a Member (MIFireE) and as a registered fire risk assessor (life safety) underscores my dedication to maintaining industry standards and professional integrity.

Examples of recent fire engineering consultancy:

- Portsmouth – fire strategy development for conversion of a former hospital into residential accommodation.
- Fareham – fire strategy development for new build mixed use residential/commercial building.
- Nottingham – consultancy and fire strategy development for existing residential building with unsafe external wall system.

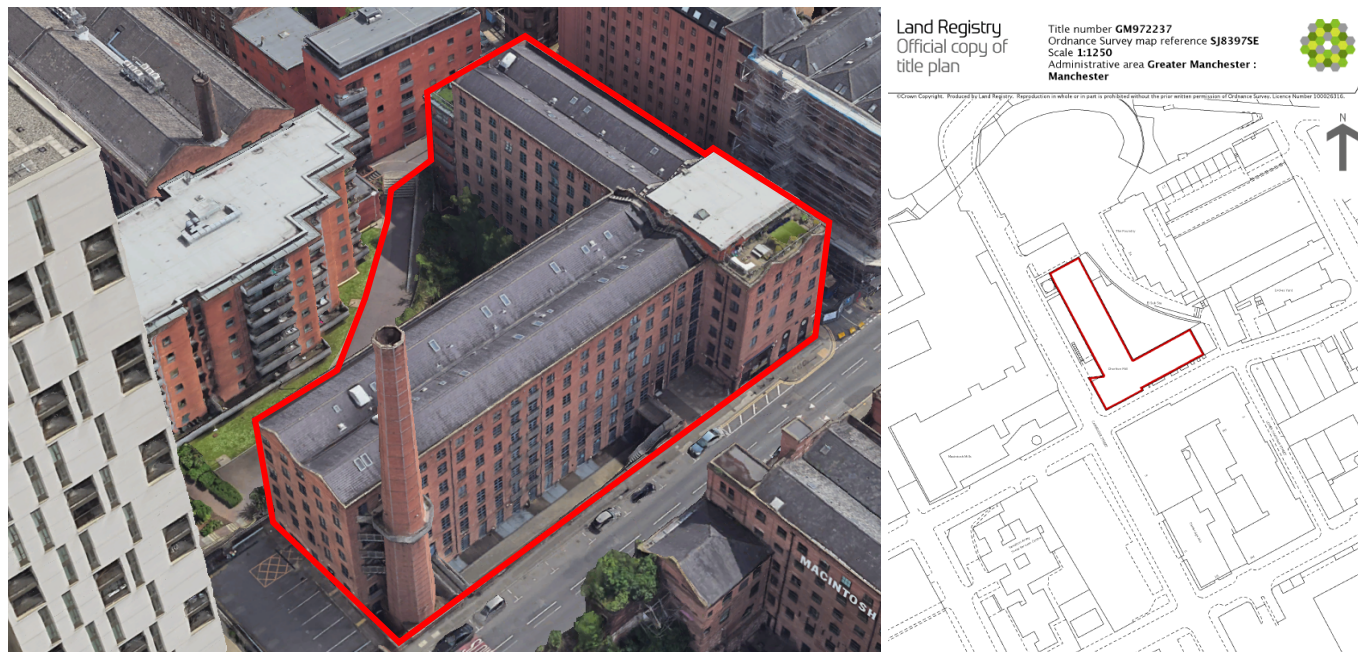
4. State what, if any, consultation has been undertaken on issues relating to the fire safety of the development; and what account has been taken of this.

(Guide: no more than 200 words)

N/A

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)



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
N/A single building	24.85m No of storeys excluding basements 7	Residential flats, maisonettes, studios	Whole Block	BS9991*	worse than class A2-s1, d0	class A2-s1, d0 or better	stay put	none	none
	No of storeys including basements 9 – 2 Basement levels, ground and 6 upper floors	Commercial areas	Ground floor	BS9999*	no balconies	N/A as above	simultaneous	none	none

*Retrospective fire strategy created by Ark Workplace Risk in 2023, has used 9991:2015 and BS9999:2017, original design strategy assumed ADB 1992 and/or BS5588

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)

There are no specific technical complexities in terms of fire safety.

The proposal involves the removal of ACM cladding, combustible insulation and provision of cavity barriers to the new system. The majority of the building is of masonry cavity wall construction and posed a low risk of promoting fire spread, the area for remediation forms a small extension created in 2013 (20 Hume Road).

Balconies are all provided below 18m and have would have met with diagram 36 of the 1992 edition of ADB at the time of construction. To the rear there are 3 stacked balconies with a small area of timber provided, such that it is of a low risk of promoting any significant fire spread, the balcony structure is predominantly steel.

To the front and side at third floor level is a wrap round balcony with timber decking in conjunction with ACM. These two areas are considered to be high risk because of the proximity to the ACM. As the ACM is to be removed and replaced with a non-combustible alternative the residual risk posed by the timber will be reduced to low risk.

No departures from the above standard stated in section 6 are proposed and the proposed works will meet the functional requirements of Building Regulations.

No changes are proposed to the existing fire safety arrangements.

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 proposed works are not considered to create any issues which may affect the internal fire safety of the building. The ACM is limited in quantity and can be removed quickly thereby significantly reducing any risks posed.

Issues which may affect the fire safety of the building during the proposed works:

Access for the fire service is required to be maintained and during the works, the erection of scaffolding and storage of materials has the potential to obstruct means of escape and fire service access and fire hydrants etc.

The Principal Contractor will carry out a site fire risk assessment and keep it under review for the duration of the works and ensure access and egress is maintained during the duration of the project.

The Principal Contractor will develop a fire prevention, alert and evacuation plan including, methods of raising the alarm, telephone numbers and locations of nearby fire stations will be included. This will be explained to everyone during induction and posted on the site notice board.

Site security/risk of Arson - Temporary hoarding to be provided to secure scaffolding and maintain security.

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)

N/A no local policies relating to fire safety.

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)

As an existing building no changes are proposed to the fire service access arrangements and facilities.

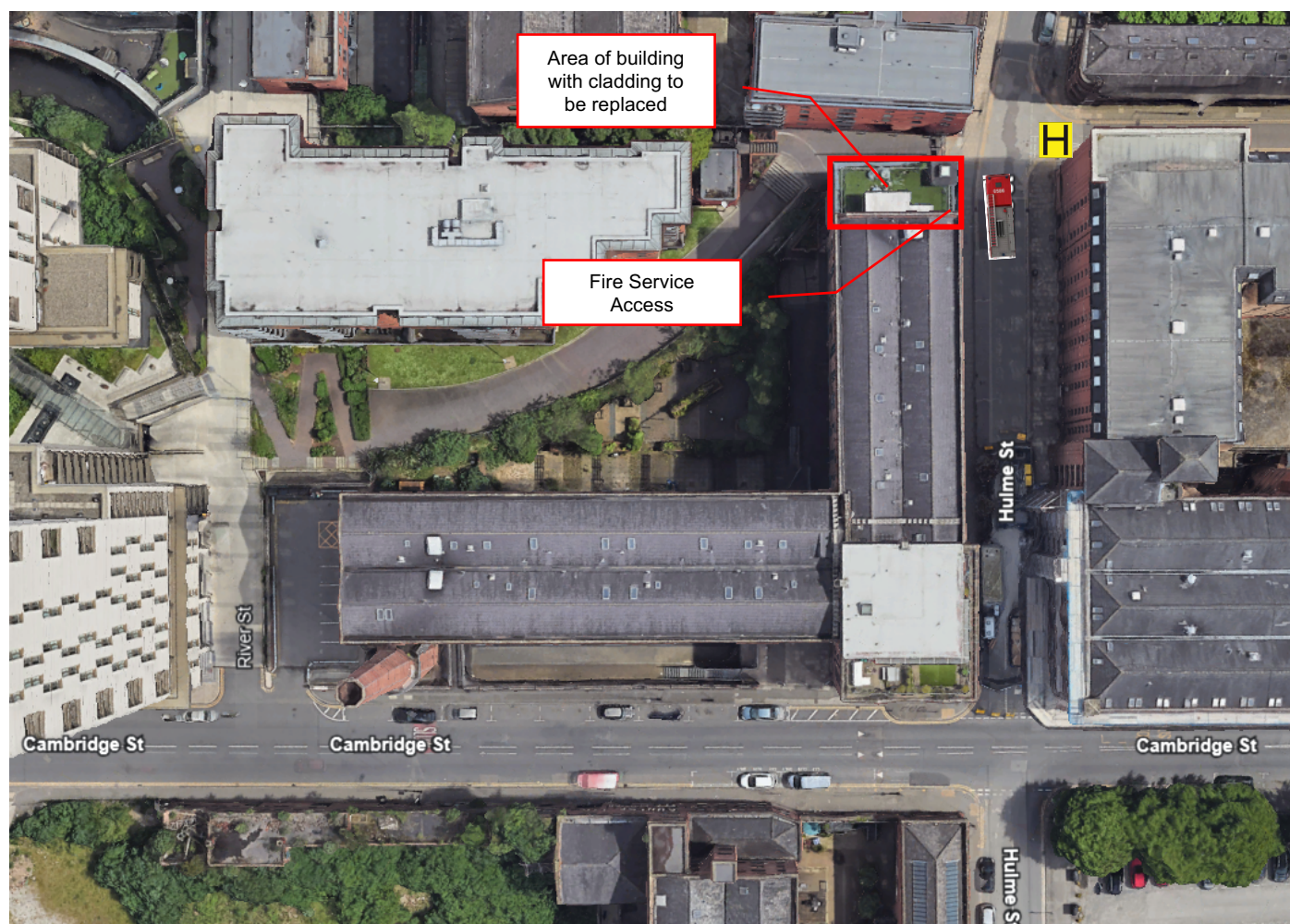
The site plans in Section 11 emergency road vehicle access, and section 12 siting of fire appliances, shows the fire service access and facilities.

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 Fire service can access the apartments being remediated via Hulme Street, there is access to the front, side and rear of the building.



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)

Appliance access is available directly outside the entrance the building.

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

(Guide: no more than 200 words)

Water supplies are considered adequate. An existing public fire hydrant is located outside the entrance to the site. The distance is within 90m of the entrance to the building, as shown on the above fire service vehicle access plan.

No dry risers provided; previous FRA and fire strategy provide recommendations for their addition and/or extra access provided for the FRS.

Nature of water supply:
hydrant- public

Does the proposed development rely on existing hydrants and if so, are they currently usable / operable?
don't know

Public hydrants are assumed operational.

14. Fire service site plan

Fire service site plan is:
inserted in the form

15. Fire statement completed by

Stephen McGrill
BEng (Hons) IEng C.Build E MCABE, MIFireE

Signature:



Date: 31/01/2025

Document Control

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Prepared by:	Stephen McGrill <i>BEng (Hons) IEng C.Build E MCABE, MIFireE</i>
Approved by:	Richard Vetì <i>MA LLB MIFireE</i>

References

- [1] Legislation.gov.uk, "The Building Regulations 2010," 6 September 2010. [Online]. Available: <https://www.legislation.gov.uk/ukxi/2010/2214/introduction/made>. [Accessed 21 May 2024].
- [2] H. Government, "Approved Document B Volume 1:Dwellings 2019 Edition, incorporating 2020 and 2022 amendments.," HM Government, <https://www.gov.uk/government/publications/fire-safety-approved-document-b>, 2022.