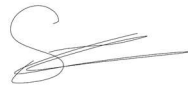


Fire Statement Form

|                    |                                              |
|--------------------|----------------------------------------------|
| Project Name       | The Grand, Manchester                        |
| Document Title     | Fire Statement                               |
| Site Address       | The Grand, 514 Aytoun St, Manchester, M1 3DB |
| Client Name        | Earl Kendrick                                |
| Document Reference | TGM-PTB-ZZ-ZZ-RP-FE-6000                     |
| Internal Reference | 10655                                        |
| Revision           | 02 – Final                                   |
| Date               | 17 October 2024                              |

Document Control

|                                          | Issue 01                                             | Issue 02                                                                              |
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| Issue Version                            | Draft Issue                                          | Final Issue                                                                           |
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| Signature                                |                                                      |  |

| Application Information                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Site address line 1                                                                                 | The Grand                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Site address line 2                                                                                    | 514 Aytoun St                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Site address line 3                                                                                    | Manchester                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Town                                                                                                   | England                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| County                                                                                                 | M1 3DB                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Site postcode (optional)                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| 2. Description of proposed development including any change of use (as stated on the application form) | <p>The Grand is a residential development, in Manchester. The building was converted from a hotel into a residential block of flats around the year 2000, providing 115 flats. The Grand is 23.5 metres in height, measured from firefighting access level to the highest occupied floor.</p> <p>An external wall fire review of the building has been carried out by PartB Group (report number 2969781861, Final Date Issued 19/06/2024).</p> <p>The report concludes that the remediation works are required on the external wall to achieve the acceptable level of fire safety. According to the architect tender package information provided to PartB, the proposed work to the building includes:</p> <ul style="list-style-type: none"> <li>• All existing EPS render system will be removed and replaced with an alternative which achieves European Classification A2-s1,d0/A1</li> <li>• Siderise RV90/60 closed-state cavity barriers will be installed around openings through all of the cladding wall type on the fifth floor. The existing cladding will be removed and replaced with new zinc cladding.</li> <li>• All timber decking will be removed and replaced with 'New Non-Combustible Decking K11/585'</li> </ul> <p>It is PartB's understanding that the proposed building works are only on external wall, there is no internal work carried out for the building.</p> |

|                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>3. Name of person completing the fire statement (as Section 15), relevant qualifications and experience.</p> <p><i>Guide: no more than 200 words.</i></p>                                                  | <p>Ian James BSc MIFireE<br/>Regional Director<br/>33 years' experience fire safety engineering, fire risk management and operational firefighting<br/>BSc (1st Class Hons) Fire Engineering<br/>Member of the Institution of Fire Engineers (MIFireE)</p> <ul style="list-style-type: none"> <li>14 years' firefighting &amp; command experience internationally at a senior level within the Royal Air Force.</li> <li>11 years' as Senior Fire Advisor for the NHS in Wales (Welsh Health Estates) and Fire Safety Manager for West London Mental Health NHS Trust.</li> <li>7 years' experience at senior and director level, within four leading national multi-disciplinary and fire engineering companies: Waterman Group, Hurley Palmer Flatt, Clarke Banks Fire Engineering and Part B Group Ltd.</li> </ul> <p>Ian, with 33 years' experience, has developed extensive skills to understand fire safety design.</p> |
| <p>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.</p> <p><i>Guide: no more than 200 words.</i></p> | <p>The fire statement relates to building work to remediate the external wall and its attachments (i.e. balconies). It is understood that the EPS render system, zinc cladding system and balconies are to be replaced with material of European Classification A2,s1-d0 or better, or with systems that have been tested under the relevant BS 8414 test. PartB has been involved reviewing the proposed changes to the external façade.</p> <p>Other consultation relating to fire safety at The Grand which PartB is aware of includes:</p> <ul style="list-style-type: none"> <li>Fire Strategy Report from Vemco Consulting in March 2023.</li> <li>External Wall Report from Thomasons on the 12 February 2021.</li> </ul>                                                                                                                                                                                              |
| <p><b>5. Site layout plan with block numbering as per building schedule referred to in 6.</b><br/>(consistent with other plans, drawings and information submitted in connection with the application)</p>    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <p>Site layout plan is:</p> <p style="height: 40px; border: 1px solid black; margin-top: 10px;">inserted in the form</p>                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

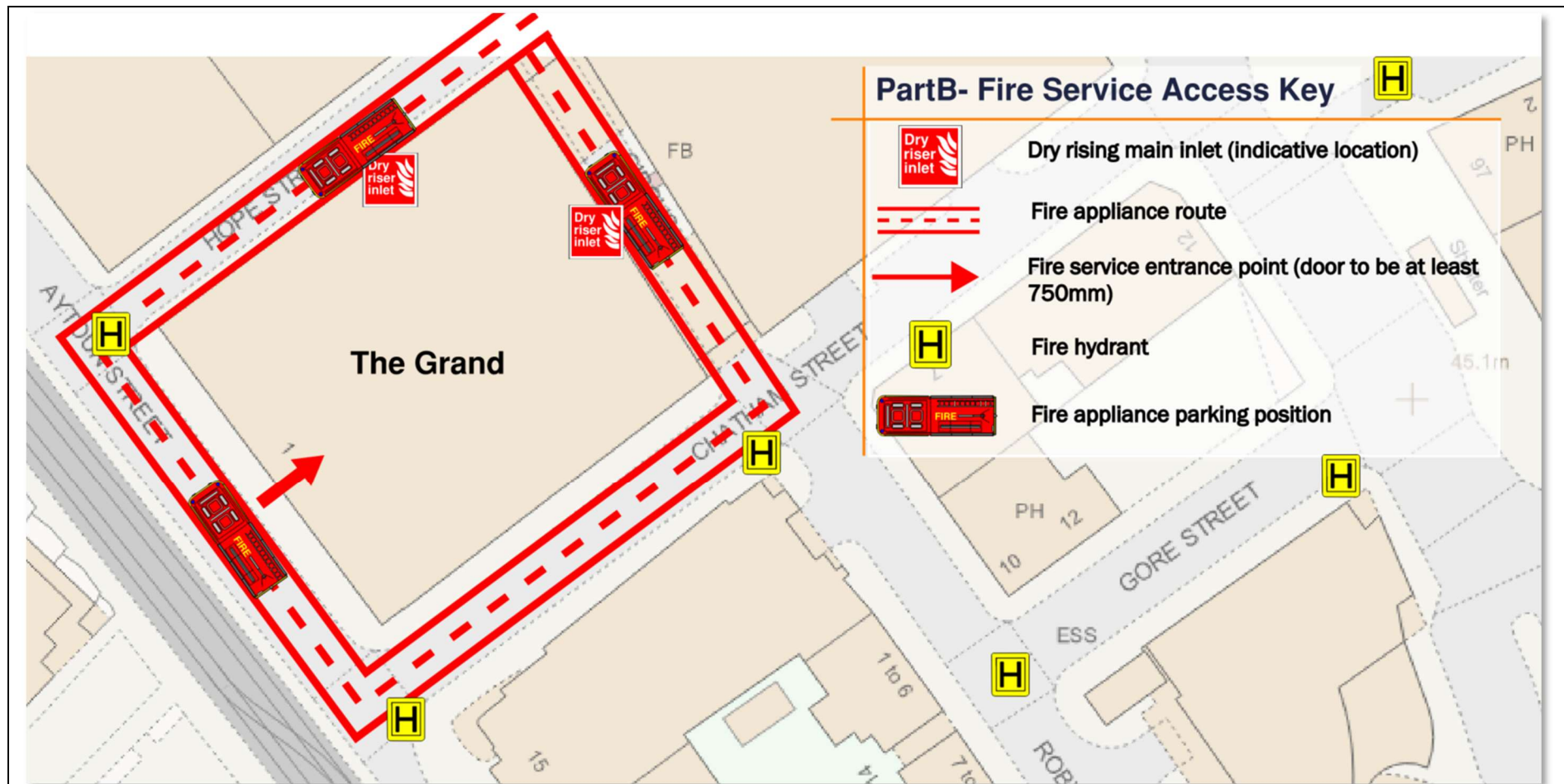


Figure 1: Fire Service Access Plan based on Fire Hydrant Location Map provided to PartB

PartB has not been provided with a fire service access plan or detailed site plan drawings. The fire service access plan above has been created using a fire hydrant location map provided to PartB. The Grand has accessible fire appliance routes surrounding the building on existing roads. The proposed building work is not expected to change the above.

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)<br>block no.<br>as per site<br>layout plan<br>above | B)<br>block height<br>(metres)<br><br>number of<br>storeys<br>excluding those<br>below ground<br>level<br><br>number of<br>storeys<br>including those<br>below ground<br>level | C) proposed use<br>(one per line)                | D)<br>Location of use within block by<br>storey                                                                                | E)<br>Standards<br>relating to<br>fire<br>safety/appro<br>ach applied | F)<br>Balconies          | G)<br>External wall<br>systems | H)<br>Approach to<br>evacuation | I)<br>Automatic<br>suppressio<br>n | J)<br>accessible<br>housing<br>provided |
| The<br>Grand                                           | Building<br>height is<br>23.5 metres                                                                                                                                           | residential<br>flats,<br>maisonettes,<br>studios | Basement: plant and<br>services. Ground:<br>reception and 12 flats.<br>first - fourth: 15 flats.<br>Fifth and sixth: 13 flats. | BS 9991                                                               | Proposed A2-<br>s1,d0/A1 | Proposed<br>A2-s1,d0/A1        | Stay put                        | None                               | None                                    |

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.*

This fire statement relates to external wall remediation work only.

The relevant wall systems will be replaced with either materials of European Classification A2-s1,d0/A1 or wall systems that have been tested the relevant part of BS 8414.

Where a suitably tested wall system is specified, the construction details will be exactly the same or within the allowance of BS 9414 deviations when compared with the tested system. This may place technical complexities and challenges for the design and construction. However, provided a tested system is installed as designed, fire safety will not be negatively impacted.

### **8. Issues which might affect the fire safety of the development**

Explain how any issues which might affect the fire safety

As noted above, this fire statement relates only to the external wall remediation at the development.

PartB is not aware of any internal works being carried out. Therefore, the proposed building work would generally improve the fire safety provision to the building. However, the on-site construction work may introduce different fire hazards to the building occupants. These risks will be dealt with by a construction site fire risk assessment under the HSE legislation.

### **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.*

PartB has not been made aware of any local planning policies that apply in the area.

Nevertheless, PartB recommends compliance of the Functional Requirement (B4) of Building Regulations:

*'The external walls of the building shall adequately resist the spread of fire over the walls and from one building to another, having regard to the height, use and position of the building. The roof of the building shall adequately resist the spread of fire over the roof and from one building to another, having regard to the use and position of the building.'*

- B4 External Fire Spread, Building Regulations (2010)

As the building is over 18 metres in height and is considered to be a relevant building under Building Regulations Regulation 7, all parts of the external wall are expected to achieve European Classification of A2-s1,d0 or better, except for those exempt from regulation 7(3), as outlined in Approved Document B 2019, incorporating 2020 amendments.

**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*

Road access is provided to the full perimeter of The Grand. The roads adjacent to the building are:

- Aytoun Street: South-West Elevation
- Hope Street: North-West Elevation
- Circus Street: North-East Elevation
- Chatham Street: South-East Elevation

The building is provided with two rising mains. The rising main inlets are located at street level on Hope Street and Circus Street. Both rising main inlets are remote from wall types with proposed remedial work such that the works are not expected to restrict access to the rising main inlets.

There are two stairs within The Grand, both of which are accessed from the atrium space on the ground floor. Both stairs are lobbied and protected stairs but are not firefighting stairs. Although this is not compliant with modern guidance, it is assumed that this was compliant at the time of construction or justified by an appropriate engineering assessment. However, as the building was converted into flats circa 2000, it is expected that firefighting provisions in line with guidance at that time should have been provided. It should be noted that the proposed works are for the external wall only and will not affect internal provisions for the building.

**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 building is existing and the proposed works to the external wall are not expected to have a negative effect on emergency road vehicle access. No works are proposed to the existing vehicle access routes.

The emergency vehicle access to the building is provided via Aytoun Street, Hope Street, Circus Street and Chatham Street. The road with the smallest width is Circus Street, which gives access to the second rising main inlet. Circus Street was measured to have a curb-to-curb width of 4.3 metres during PartB's Firefighting Facilities and Building Configuration Assessment, which exceeds the recommended minimum width for both pump and high-reach appliances in ADB.

As full perimeter access has been provided around the building, there are not expected to be any dead ends and therefore the fire appliances are not expected to be required to reverse (see figure 1 or 2).

## **12. Siting of fire appliances**

*Guide: no more than 200 words*

The siting of fire appliances and external access to the building is existing. There are no works proposed to the existing fire appliance access routes or to the existing external access routes to the building.

The main entrance (on Aytoun Street) and rising main inlet (on Hope Street) are both accessible from existing roads, approximately 5 metres in width from curb to curb. The secondary rising main inlet is located within a passthrough road (Circus Street) which connects Hope Street and Chatham Street.

The siting of fire appliances will be next to the main entrance to the building or in proximity to the rising main inlets, as illustrated below.

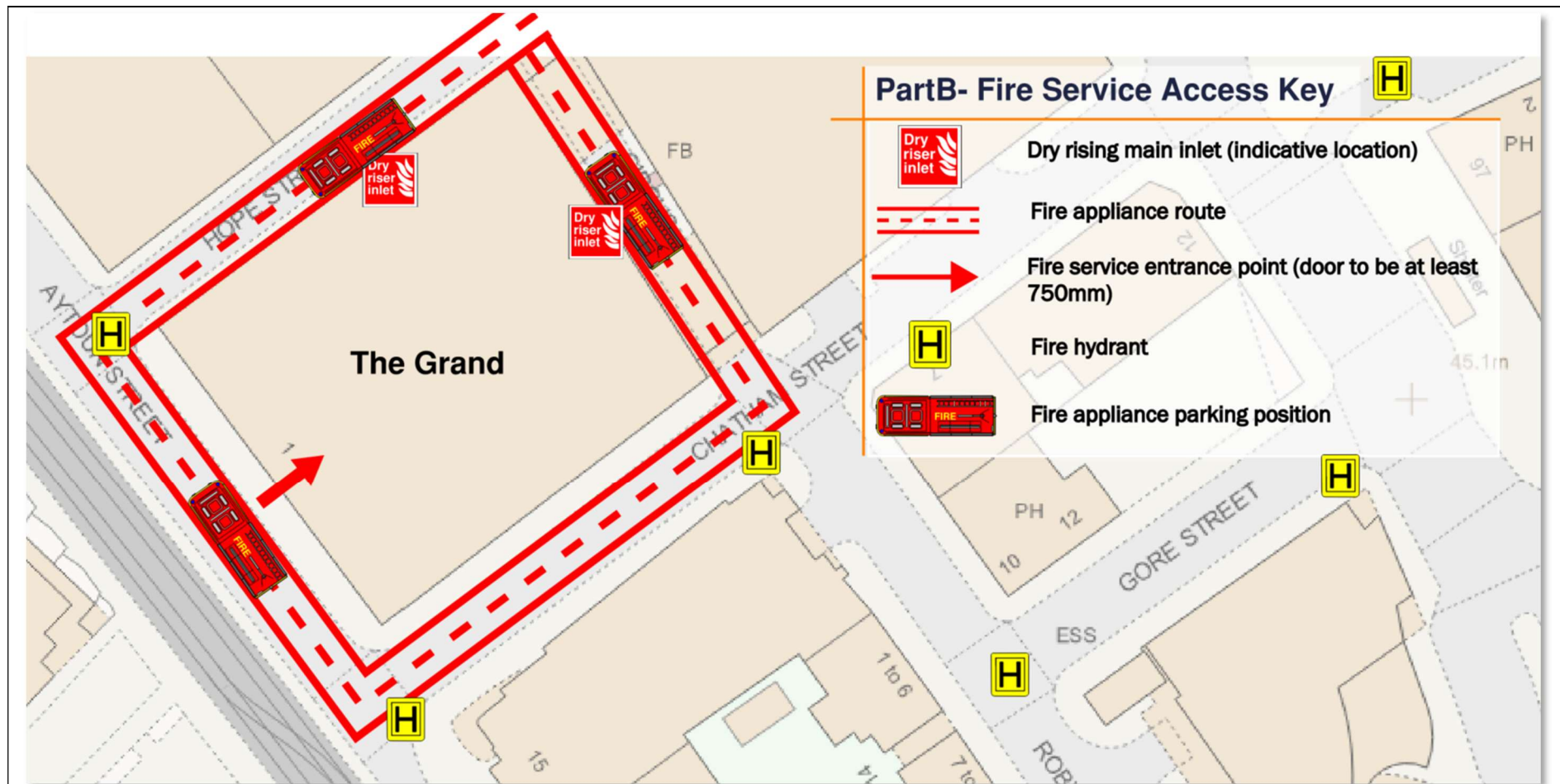


Figure 2: Fire Service Access Plan Showing Siting of Fire Appliances around the Perimeter of the Building (Source: Fire Hydrant Location Map provided to PartB)

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

Guide: no more than 200 words

PartB has been provided with a fire hydrant location plan for The Grand, which has been included below.

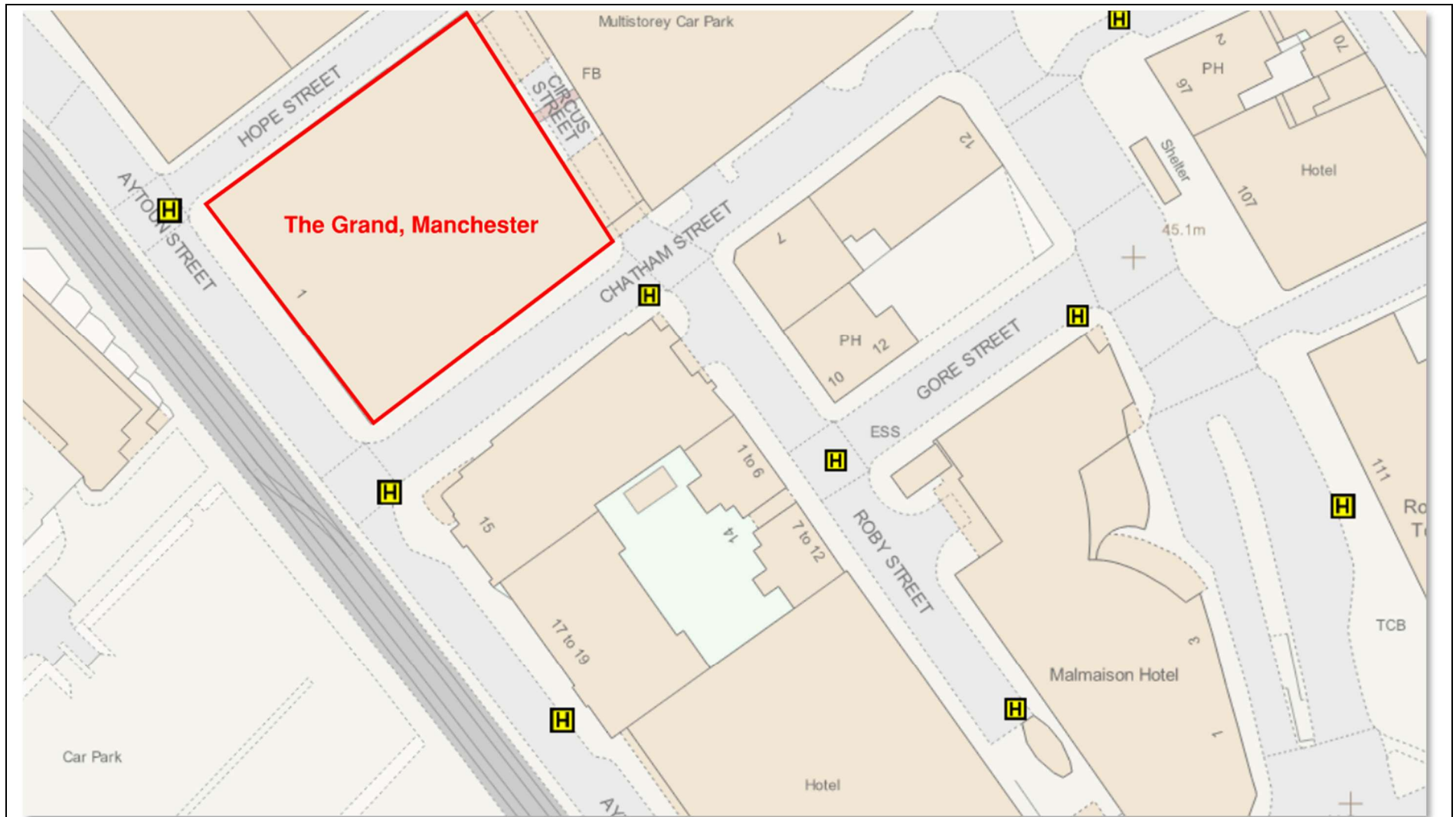


Figure 3: Fire Hydrant Location Map around The Grand in Manchester

Hydrants are available and located off Aytoun Street and Chatham Street. Both rising main inlets are positioned within 90 metres of a fire hydrant. The exact availability and hydraulic capabilities of hydrants surrounding the property is unknown at this time. It is recommended that the client requests this information from the local responsible authorities to ensure that the hydrants are in working order.

Nature of water supply:  
Public Hydrant

Does the proposed development rely on existing hydrants and if so, are they currently usable/operable?  
The development relies on existing hydrants, but the condition is unknown. This should be confirmed by the client.

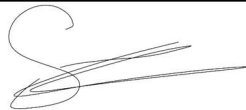
#### 14. Fire service site plan

Fire service site plan is:

See figures 1 and 2.

Fire statement completed by:

15. Signature



16. Date

16/10/2024