

Fire statement form

Application information	
1. Site address line 1	Bracken House
Site address line 2	Charles Street
Site address line 3	
Town	Manchester
County	
Site postcode (optional)	M1 7BD
2. Description of proposed development including any change of use (as stated on the application form):	Bracken House is an existing mixed use development of nine storeys (ground floor to 8th floor), plus a basement level in Manchester city centre. The basement level of the building contains ancillary plant areas and tenant storerooms, the ground floor comprises predominantly of a private children's nursery and the upper floors contain residential apartments. The proposed works include the removal of combustible materials from the existing external wall cladding systems (excluding Wall Type 3 Masonry system) and the replacement of these materials with non-combustible alternatives. Cavity barriers should be provided in the correct locations in the external wall cladding systems where remedial works are to take place.
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience. Guide: no more than 200 words	Richard Coggon BSc (Hons) MIFireE University of Leeds degree of Bachelor of Science with Honours Class II Division ii in Fire Science. Member of the Institution of Fire Engineers. Level 3 NVQ Diploma in Emergency Fire Services Operations in the Community. Registered fire risk assessor for life safety with the Institution of Fire Engineers. Qualified fire engineer for Buro Happold and Fire Prevent in the United Kingdom and USA since 2006. Previously an operational wholetime fire-fighter for 10 years.
4. State what, if any, consultation has been undertaken on issues relating to the fire safety of	A fire engineering review report was issued by Jeremy Gardner Associates following concerns raised by Manchester Fire and Rescue Service. The report identifies fire safety measures from a design perspective that should be adopted so that an adequate standard of fire safety is achieved.

the development; and what account has been taken of this. Guide: no more than 200 words	A Type 4 fire risk assessment was completed by Keystone Fire Safety Ltd, which included an intrusive investigation of the building internal areas. An intrusive external wall investigation and subsequent report was provided by WHP and a Fire Risk Appraisal of External Walls (FRAEW) report was completed by CHPK Fire Engineering Ltd based on these intrusive external wall investigations, the building layout and existing active and passive fire safety measures provided in the building. The FRAEW report describes the remedial actions necessary to reduce the external fire spread risk on the building to a satisfactory level.
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: provided as a separate 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
Block 1	26 metres from lowest ground floor level to top storey finished floor level 9 storeys 10 storeys	residential flats, maisonettes, studios	1 st floor to the top floor	Approved document B vol 1	no balconies	class A2-s1, d0 or better	stay put	none	none
		community use, childcare (not school)	Ground floor	Approved document B vol 2	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.

		other residential accommodation	Basement	Approved document B vol 2	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.
		Choose an item.		Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.
		Choose an item.		Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.

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

External wall cladding systems that have been deemed to pose an external fire spread risk to the building, such as the fibre cement board rainscreen cladding, the Trespa Meteon rainscreen cladding, aluminium insulated core cladding and steel insulated core cladding should have all combustible materials removed and replaced with alternatives that have a minimum European fire classification of A2-s1, d0 and comply with the current Building Regulations. Cavity barriers will be installed in these cladding systems where necessary.

The Wall Type 3 Masonry system that forms part of the building external walls contains a combustible insulation material in the cavity between the masonry brickwork outer cladding and masonry blockwork substrate. This wall system will not be remediated and will remain in situ. Although a combustible insulation material is present in the system, its presence has been deemed to be a low external fire spread risk.

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

As an interim fire safety measure prior to remediation works being completed on the external walls, a temporary BS 5839-1 fire detection and alarm system has been installed in all areas of the building, which includes inside residential apartments. The provision of a BS 5839-1 fire detection and alarm system in these areas allows a simultaneous evacuation strategy to be initiated in the event of a fire in the building.

The temporary BS 5839-1 fire detection and alarm system in the residential areas of the building should be removed once remedial works to the building external wall cladding systems have been completed so that the fire evacuation strategy in the residential areas can revert back to a 'stay put' / safe to stay policy.

Rather than completely remove the temporary BS 5839-1 fire detection and alarm system from the residential areas of the building, it has been deemed advantageous to convert the current temporary system in the residential areas of the building into an Evacuation Alert system. An Evacuation Alert system will allow the fire service incident commander to evacuate residents of the building by sounding a fire alarm alert if they deem this necessary upon attendance at a fire incident or during protracted fire-fighting operations.

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 – There is no reference to additional requirements for 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

N/A – Part B5 of the Building Regulations was met at the time of construction and has no bearing on the necessary remedial actions addressing issues with the building external façade.

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

N/A – Part B5 of the Building Regulations was met at the time of construction and has no bearing on the necessary remedial actions addressing issues with the building external façade.

Is the emergency vehicle tracking route within the site to the siting points for appliances clear and unobstructed?

Choose an item.

12. Siting of fire appliances

Guide: no more than 200 words

N/A – Part B5 of the Building Regulations was met at the time of construction and has no bearing on the necessary remedial actions addressing issues with the building external façade.

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

Guide: no more than 200 words

N/A – Part B5 of the Building Regulations was met at the time of construction and has no bearing on the necessary remedial actions addressing issues with the building external façade.

Nature of water supply:

Choose an item.

Does the proposed development rely on existing hydrants and if so are they currently usable / operable?

Choose an item.

14. Fire service site plan

Fire service site plan is:

Choose an item.

N/A – Part B5 of the Building Regulations was met at the time of construction and has no bearing on the necessary remedial actions addressing issues with the building external façade.

Fire statement completed by

15. Signature



16. Date

01/05/2024