

Fire Statement – FS 001.0

Project: Lincoln Gate, Redbank, Manchester
Subject: The Town and Country Planning Order - Fire Statement
Date: 20 May 2024
Author: Stephen Murphy
Checked: Adam Monaghan



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 Lincoln Gate, Red Bank, Manchester.

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

It is understood that the building works (as far as they relate to planning requirements) are limited to the replacement/remediation works on the external wall construction only. Therefore, other aspects of the building are expected to be unaffected, and the existing condition is to be maintained.

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 fire risk assessment are 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.

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

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
Proposed Elevation – 01	3739-DMWR-DR-110
Proposed Elevation – 02	3739-DMWR-DR-111
Proposed Elevation – 03 & 04	3739-DMWR-DR-112
Proposed Elevation – 05	3739-DMWR-DR-113
Proposed Elevation – 06	3739-DMWR-DR-114
Floor Level LG	M184/169
Floor Level UG	M184/170
Floor Level L01	M184/171
Floor Level L02	M184/172
Floor Level L03	M184/173
Floor Level L04	M184/174
Floor Level L05	M184/175
Floor Level L06	M184/176
Floor Level L07	M184/177
Floor Level L08	M184/178
Site Location Plan	3739-DMWR-DR-001

Name	Reference
Fire/Health & Safety Risk Assessment	Lincoln Gate, 39 Redbank, Manchester, M4 4AB, 3 Nov 2023

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	Lincoln Gate
	Site Address Line 2	39 Red Bank
	Site Address Line 3	
	Town/City	Manchester
	County	Greater Manchester
	Site Postcode (Optional)	M4 4AB
2.	Description of proposed development including any change of use (as stated on the application form)	<p>The Applicant, acting on behalf of the building owner, is proposing to replace the existing cladding on the building with non-combustible cladding to ensure compliance with current fire regulations.</p> <p>Works are limited to the replacement / remediation of existing cladding and render with materials of similar appearance to reduce risk of external fire spread / fire spread via the external wall as mandated by Government.</p>
3.	Name of person completing the Fire Statement (as Section 15), relevant qualifications and experience.	<p>Author's Name: Stephen Murphy</p> <p>Post-Nominals: BSc, MSc</p> <p>Relevant Qualifications and Experience:</p> <p>Stephen has 17 years' experience in fire safety engineering consultancy, including residential and mixed-use developments.</p> <p>Checker's Name: Adam Monaghan</p> <p>Post-Nominals: BSc, CEng, FIFireE, MSFPE</p> <p>Relevant Qualifications and Experience: A Chartered Engineer and an active fellow of the Institution of Fire Engineers, 24 years of consulting experience, specialising in residential, commercial offices, heritage, developments.</p>

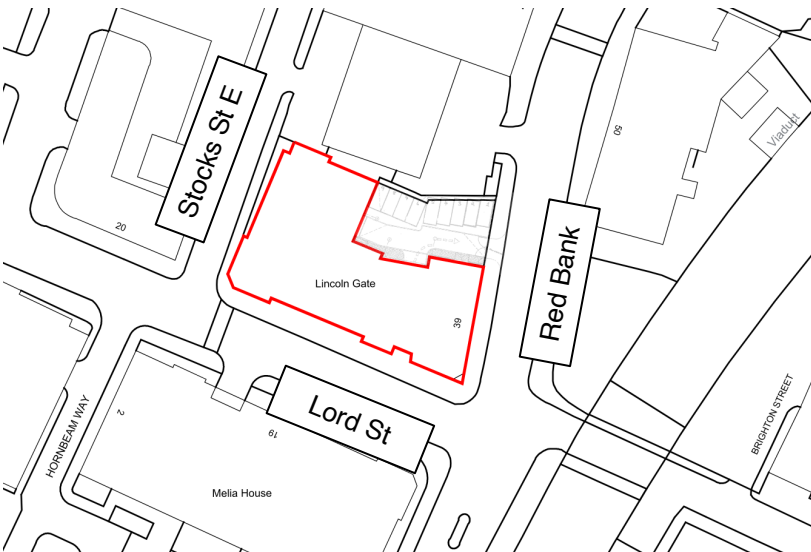
Application information		
4.	State what, if any, consultation has been undertaken on issues relating to the fire safety of the development; and what account has been taken of this.	The designer and client have developed proposals in consideration of input received from Assent Building Control, who were consulted at various stages of the proposal development.
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>	<i>Site layout is:</i> 

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	N/A; this application concerns a single building.
b) Block height (m) Number of storeys excluding those below ground level Number of storeys including those below ground level	26.9m to the topmost occupied storey from lowest adjacent ground level. There are a total of 10 storeys; consisting of Lower Ground, Upper Ground and a further 8 above ground storeys.

The principles, concepts and approach relating to fire safety	
c) Proposed use (one per line)	Residential flats, maisonettes, studios Car parking
d) Location of use within block by storey	Lower Ground; Car parking All other storeys; Residential flats, studios, and ancillary spaces
Building Information	
e) Standards relating to fire safety/ approach applied	Approved Document B Volume 1 BS 9991 PAS 9980
f) Balconies	Class A2-s1, d0 or better
g) External wall systems	Following the remediation works, the external wall systems are to achieve Class A2-s1, d0 or better.
Residential Safety Information	
h) Approach to evacuation	Stay Put from residential flats Simultaneous from car park (Level LG)
i) Automatic suppression	None; to remain as per existing condition.
j) Accessible housing provided	None; to remain as per existing condition.

The principles, concepts and approach relating to fire safety

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

The remediation works do not include proposed variations from the fire safety principles of the standards referenced in Section 6(e).

As a remediation project, to improve fire safety provisions, technical complexities in terms of fire safety are limited. From experience, a technical complexity that can occur regards fire barrier fixings or adjoining construction specification. Therefore, the design team has inspected multiple junction locations and included internal leaf/structure works where fire barriers will be installed.

Technical complexities relating to construction works on an operational building are to be addressed by the contractor, who have responsibility for fire safety; a) of the site under Construction Design and Management Regulations (CDM); and, b) of the building, in conjunction with the relevant/accountable persons, under the Regulatory Reform (Fire Safety) Order (FSO).

Technical complexities relating to the existing fire safety provisions / systems are beyond the scope of the works; but are understood to be documented in the operational fire risk assessment.

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.

An FRAEW (Fire Risk Assessment, External Wall) has been carried out for the building in accordance with PAS 9980. The FRAEW concluded that replacement/remediation works were recommended to the external wall systems to reduce the risk to an acceptable level. The remediation works will significantly improve the current level of fire safety, by reducing the risk of external fire spread / fire spread via the external walls. It is understood that the client has gained eligibility from Home England for the proposed remediation works.

This Fire Statement has been developed alongside the external wall remediation design, to support the planning application. The works will be subject to Building Regulation approval for the design, and an updated FRAEW will be undertaken 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/accountable person(s).

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.

No local policies relating to fire safety have been identified 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
<p>10. Fire service site plan</p> <p><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></p> <p>The existing fire service site access provisions will be retained / are unaffected at completion of the remediation works. This includes access to the entrances of all three protected stairs of the building within 18m of vehicle access routes. Fire hydrants are signed on Red Bank in close proximity to the building and site access, as illustrated in Section 14.</p> <p>From the information provided it is understood that the central protected stair is provided with an internal fire main (dry riser) and a firefighting lift. The dry riser inlet is located adjacent to the stair entrance, accessed via the on-site parking/bin store access route off Red Bank.</p> <p>Fire service access and provisions are not changed by the remediations and will be as per existing conditions upon completion of the works. Existing provisions include common corridors that are served by a minimum of two protected stairs and an internal fire main.</p>
<p>11. Emergency road vehicle access</p> <p><i>Specify emergency road vehicle access to the site entrances indicated on the site plan</i></p> <p>Fire vehicle access to site, and adjacent to 2 of 3 stairs is via public roads; Red Bank, Lord St, and Stocks St E. The onsite access route is tarmac vehicle access for car park and deliveries. Upon completion of the works, access to the site will be as per existing conditions.</p> <p><i>Is the emergency vehicle tracking route within the site to the siting points for appliances clear and unobstructed?</i></p> <p>No. Upon completion of the works, access to the site will be as per existing conditions.</p>
<p>12. Siting of Fire Appliances</p> <p>Upon completion of the works, access to the site will be as per existing conditions. This includes access along the routes identified in Sections 11 & 14, along public roads and tarmac vehicle site access, to within 18m of the access point of each stair and dry riser inlet.</p>

Emergency road vehicle access and water supplies for firefighting purposes

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

The site relies on existing hydrants located within 90m (60m approx.) of the fire service entry points.

Nature of water supply (Choose one below):

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) are understood to be under the control of the local authority. Fire hydrants are located at the corner of Red Bank and Lord St.

The hydrant provisions are unaffected by the works and will remain as per existing conditions.

14. Fire service site plan

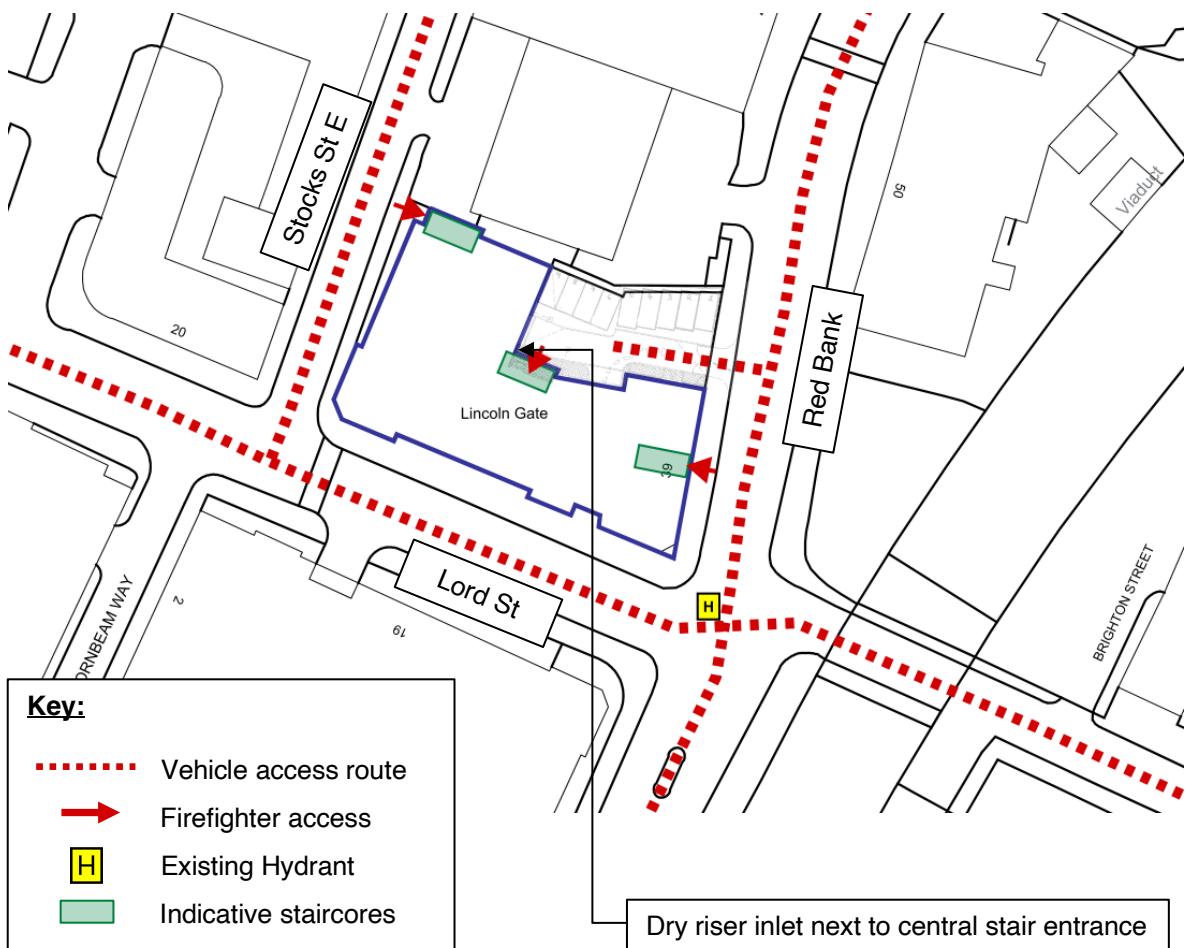


Table 5: Fire Statement completed by

Fire Statement completed by	
15. Signature	<p>Author: Stephen Murphy</p>  <p>Checker: Adam Monaghan</p> 
16. Date	20 May 2024