



Fire Statement

1-33, 56 High Street, Manchester, M4 1ED
The Riverside Group Limited
12 September 2023

0.0 Document Verification

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0.0 Document Verification	2
1.0 Introduction	4
2.0 Proposed Development Description	4
3.0 Fire Statement Author	4
4.0 Consultation on Fire Safety Issues.....	4
5.0 Site Layout.....	4
6.0 Building Schedule	5
7.0 Specific Technical Complexities	6
8.0 Issues Affecting Fire Safety	6
9.0 Local Development Document Policies Relating to Fire Safety	6
10.0 Fire Service Site Plan	6
11.0 Emergency Road Vehicle Access	6
12.0 Siting of Fire Appliances	6
13.0 Water Supply Suitability	6
14.0 Fire Service Site Plan	7



1.0 Introduction

This fire statement has been prepared by ORSA Fire Limited, on behalf of The Riverside Group.

The site address for the development is:

- 1-33, 56 High Street, Manchester, M4 1ED.

2.0 Proposed Development Description

This section sets out a description of the proposed development including any change of use.

56 High Street is a block of residential apartments situated above commercial premises (shops) on the ground floor.

The building comprises 33 apartments.

Intrusive investigations undertaken have identified some of the external wall systems are non-compliant with current standards and that remedial works are recommended.

This existing provision is considered to be non-compliant with the updated Building Regulations, Fire Safety Order and Fire Safety Act.

The project objectives to upgrade the building such that it meets current building safety and fire regulations.

It is proposed to replace the existing non-compliant materials and to install/replace cavity barriers and cavity closers in accordance with the recommendations of Approved Document B – Volume 1 & Volume 2 - 2019 edition incorporating 2020 & 2022 amendments [ADB].

The works will ensure that all materials and attachments of the external walls achieve Euroclass A2-s1,d0 or better.

The proposal for the development relates only to the external wall remediation. It should be noted that the consideration within this Fire Statement is provided for the remediation works only. It is considered that by providing remediation to these external walls, the fire safety of the development is not being made any worse than existing condition – and is in fact being made significantly better.

3.0 Fire Statement Author

This document has been produced by our fire engineer Phil Barry B.Sc. M.I.Fire E.

Phil served for 30 years in the fire service and specialised in fire safety working in London, South Wales, and Avon.

As part of his fire service career, he spent over 10 years at The Fire Service College in Gloucestershire as a senior instructor in the fire engineering school.

He has a degree in Building Fire Safety Studies and is a Member of The Institute of Fire Engineers (IFE).

He is on the IFE approved register of fire risk assessors and is an expert advisor to Fire Safe Europe.

Phil has worked as a fire safety consultant since 2006 and has provided fire safety consultancy services to a diverse range of clients across the UK, Europe, and The Middle East.

Phil continues to lecture on all aspects of fire safety, fire engineering, fire safety law, housing law and Building Regulations as an associate tutor for The Fire Service College, The Fire Protection Association, and The Chartered Institute of Environmental Health.

The experience and expertise of our consultant gives him the status of "Competent Person" as described in The Management Regulations, and in The Regulatory Reform (Fire Safety) Order 2005, which supersedes all previous fire safety legislation.

4.0 Consultation on Fire Safety Issues

This section states that, if any, consultation has been undertaken on issues relating to the fire safety of the development; and what account has been taken of this.

Orsa have carried out a Fire Risk Appraisal of External Walls in September 2022.

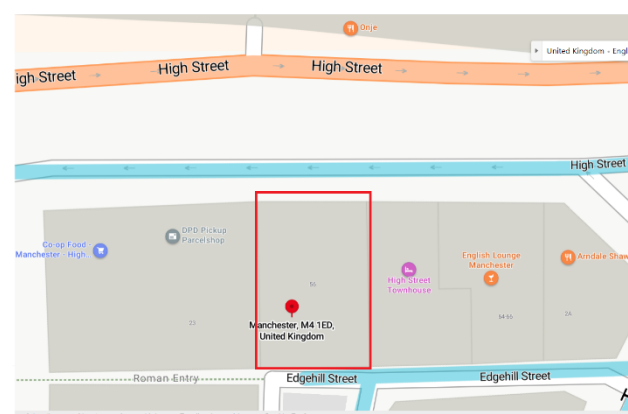
An approved inspector has been appointed and is being consulted to ensure that the proposed works meet the functional requirements of the Building Regulations.

Orsa have been appointed provide fire engineering advice on the external wall systems.

The replacement materials and insulation build-ups—as agreed with the fire engineer, building control and the client—are indicated on the “as proposed” drawings.

The complete set of plans included with the main application pack.

5.0 Site Layout



Site Location



6.0 Building Schedule

The following table provides the site information for the development.

Block no. [as per site layout plan above]	Block height [m]	No. of storeys excluding those below ground level	No. of storeys including those below ground level	Proposed use [one per line]	Location of use within block by storey
56 High Street	25.35m	8	8	Residential flats, maisonettes, studios.	Floors 1 to 7
				Shops	Floor G

The following table provides the building information and resident safety information for the development.

Block no. [as per site layout plan above]	Standards relating to fire safety/approach applied	Balconies	External wall systems	Approach to evacuation	Automatic suppression	Accessible housing provided
56 High Street	Approved Document B volume 1	No balconies	Class A2-s1 d0 or better	Stay Put	None	None
	Approved Document B volume 2	No balconies	Class A2-s1 d0 or better	Simultaneous	None	None



7.0 Specific Technical Complexities

This section sets out any specific technical complexities in terms of fire safety [for example green walls] and/or departures from information in the building schedule above.

The external walls currently contain material of worse than Euroclass A2-s1,d0 including combustible insulation; the proposed remediation replaces these materials to ones which achieve Euroclass A2-s1,d0 or better.

The construction methods do not impact on the fire safety provisions for neighbouring sites and building occupants.

The building methodologies do not pose a high risk of fire.

It is therefore considered, under the scope of this Fire Statement [i.e., no comment on the development design, with the exception to the external wall construction] there are no specific technical complexities.

8.0 Issues Affecting Fire Safety

This section explains how any issues which might affect the fire safety of the development have been addressed.

This Fire Statement relates only to the external wall remediation at the development. The external walls currently contain materials of worse than Euroclass A2-s1,d0; the proposed remediation replaces these material to ones which achieves Euroclass A2-s1,d0 or better.

It is therefore considered, under the scope of this Fire Statement [i.e., no comment on the development design, with exception to the external wall construction] there is no specific technical complexities.

It should be noted that the consideration within this Fire Statement is provided for the aforementioned remediation only. It is considered that by providing remediation to these external walls, the fire safety of the development is not being made any worse than existing condition – and is in fact being made significantly better.

9.0 Local Development Document Policies Relating to Fire Safety

This section explains how any policies relating to fire safety in relevant local development documents have been taken into account.

Guidance 'Advice for Building Owners of Multi-Storey, Multi-Occupied Residential Buildings' was issued by the Ministry of Housing, Communities and Local Government [MHCLG] on 20th January 2020. The MHCLG Consolidated Advice Note confirmed the need to assess and manage risk of external fire spread applies to buildings of any height.

The consolidated advice note was withdrawn 12/01/22 and was replaced with PAS 9980 which takes a holistic view of fire safety considering all fire safety provisions including occupancy profiles.

Orsa adhered to all the above guidance when advising on the remediation proposals.

10.0 Fire Service Site Plan

This section explains the fire service site plan[s] provided in section 14, including the guidance documents, and the proposed arrangements for fire service access and facilities.

This Fire Statement relates only to the external wall remediation. Access for the fire service will not be adversely affected by the proposed works. The existing provision complies with current Building Regulations.

11.0 Emergency Road Vehicle Access

This section specifies the emergency road vehicle access to the site entrances indicated on the site plan.

Access to the building is available for fire appliances in High Street.

Road access is available to a parking position directly outside the building in close proximity to the entrance door and the inlet of the fire main.

The emergency vehicle tracking routes to the siting points for appliances are clear and unobstructed.

12.0 Siting of Fire Appliances

The building is fitted with a dry rising main. Access is available from the public road to within 18 m of the fire main inlet connection point which is located adjacent to the entrance door on the face of the building.

The inlet is visible from the parking position of the fire appliance.

13.0 Water Supply Suitability

This section describes the suitability of water supply for the scale of development proposed.

A fire hydrant is located directly outside the building in High Street as shown on the fire service site plan. The nature of the water supply is hydrant - public. The proposed development relies on existing hydrants that are currently usable/operable.



14.0 Fire Service Site Plan



Fire service site plan.



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