

Fire Statement – FS 001.1

Project: Worsley Mill
Subject: The Town and Country Planning Order - Fire Statement
Date: 18 October 2023
Author: Iris Chang
Checked: Iain Macfarlane



1 Introduction

This Fire Statement has been prepared by Design Fire Consultants (DFC) and is submitted in support of the planning application made by Euan Kellie Property Solutions for the external wall remediation works being carried out at Worsley Mill in Manchester.

Worsley Mill is an existing residential building where the external wall construction was identified to contain combustible insulation by survey. Remediation is being proposed to the wall construction that have been identified to pose an intolerable level of risk to the building occupants. Therefore, the proposed works will improve the fire safety of the existing building.

The purpose of this Fire Statement is to evidence that fire safety matters, as they relate to planning and the extent of the works proposed have been considered.

This Fire Statement includes a concise summary of the approach to the fire safety design and details of any consultation undertaken on fire safety and consideration of local development documents.

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.

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.

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

- A building that constitutes educational accommodation; and is 18m or more in height, or contains 7 or more storeys.

Educational accommodation is defined as:

- Residential accommodation for the use of students who are boarders at school in connection with them attending a school; or
- Residential accommodation for use of students attending higher education courses, further education courses, or course at 16 to 19 Academies.

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

Drawing Description	Reference
Existing Site Plan	WM-BTP-00-SP-DR-A-4297_101.1
Cavity Barrier / Fire Stop Locations – West Elevations	WM-BTP-00-E-DR-A-4297_110.5
Cavity Barrier / Fire Stop Locations – East Elevations	WM-BTP-00-E-DR-A-4297_111.5
Detail 01 – Typical Floor Slab Edge Balcony Detail	WM-BTP-00-ZZ-DR-A-4297_120.5
Detail 02 – Typical Separating Wall Plan Junction Detail	WM-BTP-00-ZZ-DR-A-4297_121.5
Detail 03 – Typical Junctions with Brickwork wall and Zinc	WM-BTP-00-ZZ-DR-A-4297_122.4
Detail 04 – Typical Junctions with Brickwork and Zinc	WM-BTP-00-ZZ-DR-A-4297_123.4
Detail 05 – Typical Junction with Terracotta and Zinc Cladding	WM-BTP-00-ZZ-DR-A-4297_124.4
Detail 06 – Typical Junctions with Terracotta Cladding with Zinc	WM-BTP-00-ZZ-DR-A-4297_125.4
Detail 07 – Typical Zinc Cladding Termination Detail	WM-BTP-00-ZZ-DR-A-4297_126.5

Drawing Description	Reference
Detail 08 – Typical Zinc Cladding Termination Detail	WM-BTP-00-ZZ-DR-A-4297_127.4
Detail 13 – Typical Window / Curtain Wall Reveal Detail	WM-BTP-00-ZZ-DR-A-4297_133.5
Detail 15 – Typical Window / Curtain Wall Reveal Detail – Option 2	WM-BTP-00-ZZ-DR-A-4297_135.3
Detail 20 – Typical Junction Detail with Roof	WM-BTP-00-ZZ-DR-A-4297_140.4
Detail 21 – Balcony Handrail Detail	WM-BTP-00-ZZ-DR-A-4297_150

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	Worsley Mill
	Site Address Line 2	10 Blantyre Street
	Site Address Line 3	
	Town/City	Manchester
	County	
	Site Postcode (Optional)	M15 4LG

Application information		
2.	Description of proposed development including any change of use (as stated on the application form)	The owners of Worsley Mill have identified a need to replace the existing combustible materials / cladding on the modern extension to Worsley Mill and replace them with materials that are: i) fire safety compliant; and ii) of matching appearance (so far as possible) to those that were originally approved in 2001. The proposed works comprise of the following components: • Recladding the building in VMZinc flat lock cladding in finish "Quartz-Zinc" horizontal stretcher bond pattern to match existing, following the removal of the existing grey zinc cladding (as indicated in elevation drawings provided in the main planning submittal). For the avoidance of doubt, no new areas of cladding would be created beyond those that already exist. • Installation of aluminium decking (Alideck XL Board aluminium decking in Textured Sand) to the balconies following the removal of the existing timber decking on the balconies. All the proposed balcony structures will occupy the same footprint as those that they replace. Importantly the proposed cladding would closely match the appearance, finish and means of fixing associated with the existing zinc finish that can currently be seen on the building, as demonstrated by the 'typical detail' drawings that have been submitted with the application. Consequently, it is considered that this element of the proposed works would not have a material impact on the appearance of the existing building. Turning to the timber balconies, notwithstanding their non-compliance with modern Building Regulations, it is also apparent that their condition and visual appearance has deteriorated over time. Replacing these features with a more robust, weatherproof and aesthetically pleasing material will improve the overall appearance of the Worsley Mill building.

Application information		
3.	Name of person completing the Fire Statement (as Section 15), relevant qualifications and experience.	<i>No more than 200 words</i> Author's Name: Iris Chang Post-Nominals: MEng, AIFireE Relevant Qualifications and Experience: 10 years of experience in fire safety consultancy. Iris has worked on a range of projects across England at different design and build stages. She has worked in multiple sectors but majority of her portfolio is with high rise residential buildings. Checker's Name: Iain Macfarlane Post-Nominals: BSc, CEng, MIFireE, MSFPE Relevant Qualifications and Experience: A Chartered Engineer and has a BSc (Hons) in Fire Safety and Business Management. Iain has 20 years of experience in the fire safety consultancy industry and has led fire safety engineering on a wide range of projects in the UK, Europe, the Middle East, Africa as well as North America. Iain has technical expertise across the discipline, and across building sectors, although specialises in strategies for high rise and complex building design as well as with residential buildings.
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.	Assent is the appointed Building Control (the Approved Inspectors) for the proposed works. They have providing ongoing review of the drawings produced for the works as part of the construction design process. A comments tracker and response procedure have been adopted by the project team. They have not communicated any fire safety concerns with the drawings produced for the proposed works.

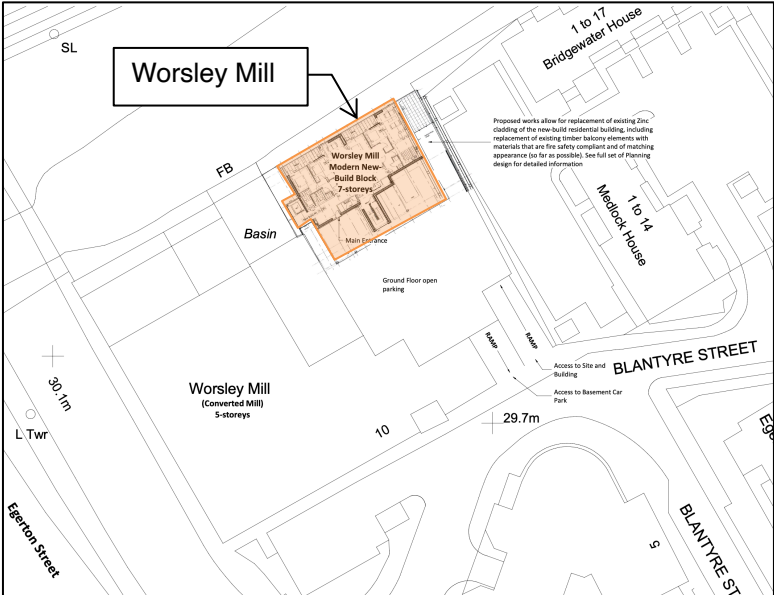
Application information		
5.	Site layout plan with block numbering as per building schedule referred to in 6. <i>(consistent with other plans drawings and information submitted in connection with the application)</i>	The building in question has been highlighted in the site location drawing below. 

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	Worsley Mill
b) Block height (m) Number of storeys excluding those below ground level Number of storeys including those below ground level	The building is approximately 18.1m high, when measured from the lowest adjacent ground level to the topmost occupied storey. The building consists of 7 storeys that sits above an under-croft car park.
c) Proposed use (one per line)	The building consists of residential flats and an under-croft car parking storey.
d) Location of use within block by storey	Residential flats on the Ground Floor to the Sixth Floor. Top storey flats are 2-storey duplex flats. External car park located on Ground Floor. Under-croft car park below the residential building.

The principles, concepts and approach relating to fire safety	
Building Information	
e) Standards relating to fire safety/ approach applied	Approved Document B Volume 1 is adopted as a reference guidance when reviewing the proposed external wall works.
f) Balconies	Existing balconies consist of timber decking supported on steel frame construction. The timber decking is proposed to be replaced by a product that will achieve Class A2-s1,d0 or better.
g) External wall systems	The building consists of different wall types; zinc cladding, brick construction, curtain walling and terracotta tiles. The works being proposed will be limited to the external wall areas that consist of zinc cladding. The existing zinc cladding consists of a timber core, which will be replaced with cladding that will achieve Class A2-s1,d0 or better. Cavity barrier provision behind the zinc cladding in the existing condition have been found to be inadequate. Therefore, cavity barriers will be installed as part of the works to limit the spread of fire and smoke within the external wall construction.
Residential Safety Information	
h) Approach to evacuation	Not relevant. The proposed works will be limited to the external wall construction and will improve the fire safety of the building. No change will be imposed to the existing evacuation approach.
i) Automatic suppression	Not relevant. The proposed works will be limited to the external wall construction and will improve the fire safety of the building. No change will be imposed to the requirements for sprinkler system protection in the building.
j) Accessible housing provided	Not relevant. The proposed works will be limited to the external wall construction and will improve the fire safety of the building. There will be no impact on the accessible housing provision in the building.

The principles, concepts and approach relating to fire safety
7. Specific technical complexities <i>Explain any specific technical complexities in terms of fire safety (for example green walls) and/or departures from information in building schedule above</i> <i>Guide: no more than 500 words</i> The proposed remediation to the external wall construction will need to be cognisant of the surrounding construction that are existing. ADB will be used as the reference guidance in the provision of cavity barriers in the external wall construction. Wherever a compliant approach cannot be achieved due to the constraints posed by the existing construction, an assessment approach may be considered to ensure that Part B of the Building Regulations are met. Discussions will be held with the building control and client, as appropriate. There are no departures from ADB in the design that needs to be highlighted for the purpose of planning.
8. Issues which might affect the fire safety of the development <i>Explain how any issues which might affect the fire safety of the development have been addressed.</i> <i>Guide: no more than 500 words</i> The extent of the works required onsite may change as further opening ups occur as part of the remediation. Particularly due to the existing nature of the building. Whenever additional works are identified to be required, ADB will be used as reference for assessment, and those works will be discussed with building control and the client, as appropriate. Where the proposed works may impact planning, they will be made known to the planning case officer accordingly.
9. Local development document policies relating to fire safety <i>Explain how any policies relating to fire safety in relevant local development documents have been taken into account.</i> <i>Guide: no more than 200 words</i> Not applicable.

Table 4: Emergency road vehicle access and water supplies for firefighting purposes

Emergency road vehicle access and water supplies for firefighting purposes
10. Fire service site plan <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> <i>Guide: no more than 200 words</i> The proposed works will have no impact on the fire service access strategy and arrangement for the building. Any existing firefighting facilities in the building will be retained.

Emergency road vehicle access and water supplies for firefighting purposes
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

Access to the building will be via Blantyre Street, which is a public highway that is likely to allow fire tender access.

Proposed works will not change the fire service vehicle access strategy to site.

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

Access condition to the building will remain as existing.

12. Siting of Fire Appliances

Guide: no more than 200 words

Fire appliances will be able to park up on Blantyre Street to access the Worsley Mill building. Access condition to the building will remain as existing.

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

Guide: no more than 200 words

The proposed works will not have impact on the firefighting requirements for the building. Water supply that is available to the existing building will remain adequate for the remediated condition.

DFC have been informed by Greater Manchester Fire and Rescue Service that there are existing hydrants along Blantyre Street.

Nature of water supply:

Hydrant – Public

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

Yes

Emergency road vehicle access and water supplies for firefighting purposes

14. Fire service site plan

Fire service site plan is as follows:

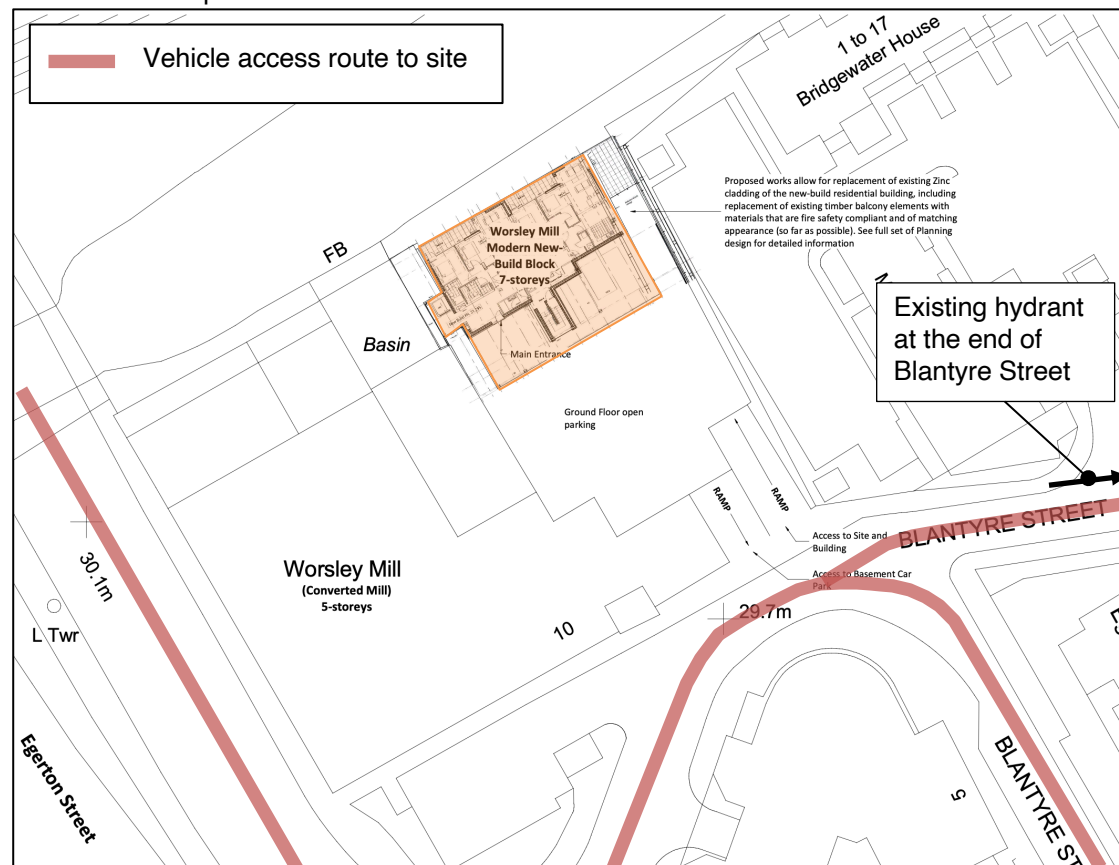
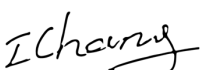


Table 5: Fire Statement completed by

Fire Statement completed by	
15. Signature	Author: Iris Chang  Checker: Iain Macfarlane 
16. Date	18 October 2023