



JBH
PROPERTY CONSULTING

Design & Access Statement

In support of
Listed Building Application at
37 Cross Street,
Manchester
M2 4JE

For the:

Internal Passive Fire Protection Works

Prepared for:

**Manchester City Council Planning
Department**

On behalf of

37 Cross Street Management

Company Ltd

c/o Dagmara Stunell

Casserly Property Management

July 2023

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1.0 INTRODUCTION

- 1.1 This statement is to accompany the Listed Building application submitted on behalf of 37 Cross Street Management Company Ltd, to undertake passive fire protection works to internal communal and residential areas at 37 Cross Street, Manchester, M2 4JE.
- 1.2 This project involves the passive fire protection works identified in a Type 4 Fire Risk Assessment undertaken by 4Site Consulting Limited. Planned works include penetration and compartmentation fire stopping works, replacement of timber doors with glazing panels, particularly where the existing fire rating is unknown, and fire protection of the escape routes.
- 1.3 The building was originally constructed in 1895 and formerly housed the Northern Rock Society. The building is believed to be in Flemish Renaissance style with 2no. prominent Dutch gables and minor decorative architectural features.
- 1.4 The building is Grade 2 listed and was transformed in 1980 into a modern, mixed-use building providing 12 apartment units/duplexes across 1st, 2nd and 3rd floors with commercial space on the ground floor.
- 1.5 The original stone construction still stands externally. Internally, the original timber spiral staircase and open-plan stairwell is believed to be the only remaining original (large) feature with an incorporated modern glazed passenger lift centrally to the staircase. The remaining residential areas have been renovated with modern materials such as plasterboard and gypsum skim.
- 1.6 Access to all upper apartments is via either the original main staircase, or the single passenger lift.
- 1.7 In particular, the original, open plan timber staircase poses a significant risk in the event of a fire on a lower level. Proposed works will include retaining this feature, coated with a clear intumescent paint, along with rectifying other identified issues followed by reinstatement of finishes.

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2.0 DESIGN DEVELOPMENT

- 2.1 Our proposals are to provide improved fire protection as identified in the fire risk assessment by 4Site Consulting Limited with as little intrusion and aesthetic alterations as possible.
- 2.2 Our solution to poorly sealed service penetrations is to open up identified areas, install sufficient barriers (either through installation of fire bats or intumescent fire collars) and reinstate finishes with either existing fascia's or with modern plasterboard.
- 2.3 Where internal doors have been identified to have insufficient fire protection, our proposal is to replace with like for like aesthetic appearance with sufficient ironmongery, fire rated glazing panels and intumescent strips and seals.
- 2.4 Further proposed works involve coating the underside of the existing spiral staircase with a clear intumescent and flame-retardant paint to provide added protection in the event of fire. The aesthetic appearance of the staircase will remain unaltered.
- 2.5 No external works are currently proposed.

3.0 SCALE & APPEARANCE

- 3.1 The planned works are limited to internal areas noted to require upgrade works individually listed in the Type 4 Fire Risk Assessment undertaken on the property by 4Site Consulting Ltd.
- 3.2 Works include approximately 45 individual items addressable throughout the communal stairwell to apartments and up to 12no. residential apartments situated on the 1st, 2nd and 3rd floors.
- 3.3 Materials and finishes to demolished areas for the purpose of access to work areas will be re-instated with as similar materials as possible, e.g. plasterboard for opened up stud partitions.

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3.4 No alterations in appearance are currently included in the planned passive fire protection works, including the original, timber spiral staircase.

3.5 No structural works are to be undertaken as part of planned works.

4.0 ACCESS

4.1 Pedestrian and vehicular access to the site will not be altered.

5.0 SUSTAINABILITY

5.1 The proposals should not adversely affect thermal properties, ventilation or power usage following completion of works.

5.2 The proposals should increase the protection from the passage of fire and smoke through compartmentation and service penetration protection.

6.0 CONCLUSION

6.1 The proposed works are a consequence of poorly installed service penetrations and compartmentation, likely due to lesser standards at the time of original renovations. By carrying out the proposals, the residential flats will be better protected from the risk of fire and smoke spread in the event of a fire.

6.2 The proposals are designed to cause minimal visual impact both internally with no alterations or works being undertaken externally.