



Fire Statement

1-33, 56 High Street, Manchester

Riverside Group

13 December 2022

FIRE STATEMENT

0.0 Document Verification

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		Signature			
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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.

This fire statement relates only to the remediation works of the external wall system.

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 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.

A fire strategy document will be produced detailing how the proposed building work will satisfy the functional requirements of the Building Regulations 2010 as amended.

The proposals will be subject to a full plans approval process under the Building Regulations 2010.

5.0 Site Layout

The site layout plan is provided as a separate document.



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
1-33, 56 High Street, Manchester, M4 1ED	22m	8	8	Residential Flats	Floors -G to 7

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
1-33 56 High Street, Manchester, M4 1ED	Approved Document B vol 1	Class A2-s1 d0 or better	Class A2-s1 d0 or better	Stay put	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.

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

With regard to the external wall and specified attachments, ORSA have been appointed to provide consultation on the external wall systems.

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

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

An accurate, up-to-date record of all the relevant information required to maintain and operate the building will be kept by the design team.

This will include how the external walls were remediated and their ongoing maintenance.

A digital record of the processes, materials and decisions made about the building work will be maintained.

The information from this Fire Statement will be used to inform the overall fire strategy for the house.

When adopting information from the Fire Statement into the fire strategy, consideration will be given to the accuracy and relevance of the information to ensure the build is as per the design.

All relevant fire safety information contained within the fire strategy will be passed to the building owners including the information required to be provided under Section 38 of the Building Regulations 2010.

8.0 Issues Affecting Fire Safety

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

The building work will be carried out following the guidance in Approved Document B V1 - 2019 edition incorporating 2020 amendments (ADB). If followed, that document will satisfy the functional requirements of the Building Regulations.

The building will be designed to comply with the relevant sections of ADB or the relevant supporting British Standards referenced therein.

The fire strategy document will detail the requirements of Part B of the Building Regulations 2010 and will demonstrate how the proposed works will comply with the functional requirements of Part B of Schedule 1 of the Regulations.

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.

The building work will incorporate the minimum fire safety standards set out in ADB and correspond to the requirements of local planning law.

The recommendations of ADB will be complied with and the proposed design will exceed the minimum standards of the relevant guidance documents. The highest standards of fire safety will be provided for all building users and all persons in the vicinity.

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.

Access to the site is available directly from The High Street, fire service access is not affected by the building work.

Access will continue to be provided for a pumping appliance to within 18m of the fire main inlet connection point on the face of the building.

The fire main inlet connection point will be visible from the parking position of the appliance, and satisfy paragraph 14.10.ADB V1.

11.0 Emergency Road Vehicle Access

Access to the site is available directly from The High Street, fire service access is not affected by the building work.

The emergency vehicle tracking route for appliances is clear and unobstructed.

12.0 Siting of Fire Appliances

Access will continue to be provided for a pumping appliance to within 18m of the fire main inlet connection point on the face of the building.

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 the High Street. The proposed development relies on existing hydrants that are currently usable/operable.

14.0 Fire Service Site Plan

The fire service site plan is provided as a separate plan.





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