

Fire Statement – FS 001.1

Project: City South
Subject: The Town and Country Planning Order - Fire Statement
Date: 7 November 2022
Author: James Mawdsley
Checked: Neal Butterworth



1 Introduction

This Fire Statement has been prepared by Design Fire Consultants (DFC) and is submitted in support of the planning application made by BWP for the City South development located in 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.

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

Educational accommodation is defined as:

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

- 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

Name	Reference
Location Plan	CS-BTP-01-LP-DR-A-3872_100
Level Basement	CS-BTP-00-B1-DR-A-3872_102
Level Ground	CS-BTP-00-GF-DR-A-3872_103
Level 01	CS-BTP-00-01-DR-A-3872_104
Level 02	CS-BTP-00-02-DR-A-3872_105
Level 03	CS-BTP-00-02-DR-A-3872_106
Level 04	CS-BTP-00-04-DR-A-3872_107

Name	Reference
Level 05	CS-BTP-00-05-DR-A-3872_108
Level 06	CS-BTP-00-06-DR-A-3872_109
Level 07	CS-BTP-00-07-DR-A-3872_110
Roof	CS-BTP-00-R1-DR-A-3872_111

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	City South
	Site Address Line 2	City Road East
	Site Address Line 3	
	Town/City	Manchester
	County	Greater Manchester
	Site Postcode (Optional)	
2.	Description of proposed development including any change of use (as stated on the application form)	The development comprises of three separate blocks which range in height up to 7 storeys. The blocks consist of 190 self contained apartments. A basement provides car parking and hosts storage and other ancillary accommodation. The three separate blocks are adjoined and create a courtyard in the middle of the development. - Block A: 7 storeys, ground plus six, with duplex on the sixth floor, height to uppermost occupied floor is 21.5m. The block has three stairs, with the exception of floors six and seven being served by two stairs. - Block B: 6 storeys, ground plus four, height to the upper most occupied floor is 16.2m. The block is served by three stairs. - Block C: 5 storeys, ground plus four, height to upper most occupied floor is 12.9m. the block is served by three stairs. Proposed Development Removal and replacement of curtain walling and rainscreen cladding systems to all above ground external walls, including doors and windows.

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: James Mawdsley Post-Nominals: Cert Ed Relevant Qualifications and Experience: Level 4 Diploma in Fire Safety. James has 20 years experience with the fire sector as both an operational Firefighter and Fire Safety Enforcing Officer in a metropolitan Fire and Rescue Service, before moving to private practice as a Fire Engineer. James has experience in regulating high rise residential buildings under The Regulatory Reform (Fire Safety) Order 2005. James has experience in the development of fire strategies for high rise office buildings, academic buildings and residential schemes. Checker's Name: Neal Butterworth Post-Nominals: MPhil, CEng, MIFireE Relevant Qualifications and Experience: MPhil in Structural Fire Engineering. Chartered Engineer with the Institute of Fire Engineers. 23 years of consulting experience in fire life safety design in the UK. Neal has technical expertise across the fire engineering discipline having been involved in the development of remediation designs of multiple residential buildings since Grenfell. Neal has co-authored the <i>PAS 9980 Fire risk appraisal of external wall construction and cladding of existing blocks of flats</i> document. Neal's expertise is recognised within the industry as evidenced by his involvement code development and professional standing as well as his involvement in expert witness work.

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.	Intrusive façade surveys have been completed to identify materials and material compliance. A Fire Engineering assessment and subsequent reports have been produced, including a PAS9980 assessment which details remediation measures to be taken. Consultation between the following parties has been initial and will be ongoing during this project: • Client Client will be kept abreast of project to ensure they understand any changes from the original requirement. Changes may be due to other fire safety issues revealed during the project which may have a direct or indirect potential for overall building safety • Principal Contractor (PC) PC to understand the specific requirements of products within the market which relate to the needs and standards of this project as per Building (Amendment) Regulations 2018, Approved Document B 2019 Section B4 and Appendix C • Greater Manchester Fire and Rescue Service As part of the Building Regulations submission process the Approved Inspector will consult Greater Manchester Fire and Rescue Service as a statutory consultee as required by the Regulatory Reform (Fire Safety) Order 2005. The recommendations of the fire service will be considered and implemented into the design as appropriate. A specific Building Regulations 2010 Regulation 38 information gathering tool has been requested in addition to the CDM 2015 Health and safety file. This will be provided to both the client Responsible person under the FSO 2005 together with the nominated accountable person and building safety manager (BSM) under the proposed building safety reform.

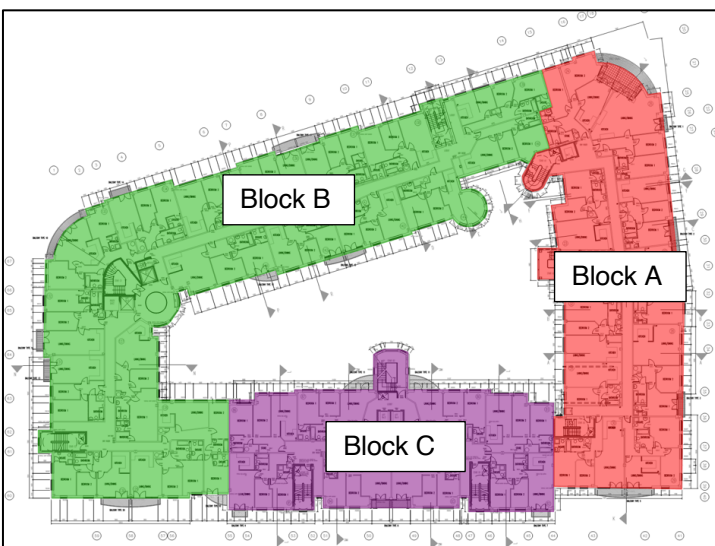
Application information		
5.	Site layout plan with block numbering as per building schedule referred to in 6. <i>(consistent with other plans drawings and information submitted in connection with the application)</i>	Site layout is: 

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	Block A	Block B	Block C
b) Block height (m) Number of storeys excluding those below ground level Number of storeys including those below ground level	Block Height: 21.5m No. of storeys: 7 No. storeys below ground: 1	Block Height: 16.2m No. of storeys: 5 No. storeys below ground: 1	Block Height: 12.9m No. of storeys: 4 No. storeys below ground: 1
c) Proposed use (one per line)	Residential flats,	Residential flats	Residential flats,
d) Location of use within block by storey	All above ground storeys offer residential accommodation	All above ground storeys offer residential accommodation	All above ground storeys offer residential accommodation

The principles, concepts and approach relating to fire safety			
Building Information			
e) Standards relating to fire safety/ approach applied	Approved Document B Volume 2	Approved Document B Volume 2	Approved Document B Volume 2
f) Balconies	Class A2-s1, d0 or better	Class A2-s1, d0 or better	Class A2-s1, d0 or better
g) External wall systems	Class A2-s1, d0 or better	Class A2-s1, d0 or better	Class A2-s1, d0 or better
Residential Safety Information			
h) Approach to evacuation	Stay Put	Stay Put	Stay Put
i) Automatic suppression	None	None	None
j) Accessible housing provided	None	None	None

The principles, concepts and approach relating to fire safety**7. Specific technical complexities**

It may be during the overall review of the building, other internal fire safety complexities may be uncovered such as:

- Wider aspects of passive compartmentation is discovered within ancillary communal areas such as service or ventilation shafts
- Review of installation of the rainscreen facades against already identified nuances of the existing external wall where building structure and/or spandrel panels are currently present and require to be reviewed prior to allowance of facades to be installed & rebuilt

To achieve consideration of the above to remain in compliance against expected standards, a periodic building review group (BRG) between:

- Principal Contractor project manager
- Principal Designer representative
- Client Building Safety Manager
- Fire engineer/fire safety consultant
- Fire and Rescue Service representative dual role as authority having jurisdiction (AHJ) and BSR nomination)
- Invited individuals regarding any specific material requirements (e.g., fire door supplier)

The BRG will be responsible to ensure the following:

- All specifications and installation programme are followed to the expected standards
- Any variation or deviation is agreed by the BRG and underwritten by the fire safety consultant and reflected within the regulation 38 information
- All persons working on the project are suitable competent in their specific roles as defined within the principles of BSI Flex 8670-V3: 2021
- Regular audit programmes of all installations are undertaken and captured digitally

It is expected the BRG will hold fortnightly meetings regarding the progress of the project. At any point the BRG can require a hold or hard stop if any issue being discussed is felt of such gravitas to affect the overall fire safety of City South.

The principles, concepts and approach relating to fire safety

8. Issues which might affect the fire safety of the development

The BRG will determine an initial Terms of Reference (ToR) to include any perceived issue to affect overall fire safety.

The ToR will include:

- All project works and stock hold are separated from any required intervention routes and areas by the fire and rescue service
- All project works are managed to ensure only the correct specified materials are on site and checked accordingly
- All project works which vary from the approved test evidence data is discussed within the BRG and outcomes miniuted/recorded
- All project works which vary from the approved installation data is discussed within the BRG and outcomes miniuted/recorded
- All project works which vary due to supplier lead in times (variance of 'like for like' products) is discussed within the BRG and outcomes miniuted/recorded
- All project works, where possible will be separate from the day to day activities of residents, and if unachievable, will be minimal in their interaction
- All project works will be overseen for quality assurance (QA) by the Principal Contractor. This QA will be independent of the works carried out by the contractors on each particular element and will be completed by a suitably competent person as deemed by the BRG
- The suitably qualified person will be empowered by the BRG to enact hard stops to the project if deemed necessary and report back to the BRG for discussion and evaluation
- All decisions by the BRG will be recorded on a suitable project management facility
- A daily review of intervention routes will be captured to ensure they remain open and consistent with the needs of the fire and rescue service

Periodic site inspections by the whole BRG will be agreed . This will be dynamic dependant upon the stage of the project.

Fire and Rescue Service operational crews will be have an open invitation to site. This will allow:

- Initial site specific risk information (SSRI) to be captured and promulgated to all appliance mobile data terminals (MDT)
- Update to any changes of the SSRI as the project is underway

9. Local development document policies relating to fire safety

Not applicable, this is an existing building.

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 This is an existing building and no changes to the access routes.
11. Emergency road vehicle access Fire Service Access to all four elevations on; - River Street - Garwood Street - City Road East - Shortcroft Street Is the emergency vehicle tracking route within the site to the siting points for appliances clear and unobstructed? As existing so not applicable
12. Siting of Fire Appliances Blocks A, b and C are fitted with dry fire mains and shall therefore have access for a pump appliance to within 18m of each fire main inlet connection point, typically located on the face of the building close to the entrance point leading to the fire-fighting shaft, with the inlet visible from the fire appliance.
13. Suitability of water supply for the scale of development proposed Existing building so water supply not being changed Nature of water supply (Choose one below): As existing so not relevant Does the proposed development rely on existing hydrants and if so, are they currently usable / operable? As existing so not relevant

Emergency road vehicle access and water supplies for firefighting purposes**14. Fire service site plan**

Existing building so not relevant

Table 5: Fire Statement completed by

Fire Statement completed by	
15. Signature	Author: James Mawdsley 
	Checker: Neal Butterworth 
16. Date	7 November 2022