Fw: Great Northern - HSE comments 135565

Jennifer Atkinson <[redacted]
Fri 13/01/2023 15:29
To: Planning <[redacted]

3 attachments (19 MB)
221125-R01-MA21195-WP3-Leisure Box_Outline_Fire_Strategy-OF-CIC.pdf; Fwd: Great Northern Development proposals; 230113-R00-MA21195-WP3- Fire Service Access Residential Floor-DN-CIC.pdf;

Please can you upload to this application including email

Jennifer Atkinson
Principal Planning Manager

Development Management Central Core
Planning Building Control and Licensing - Growth and Development
Manchester City Council

Tel: [redacted]
Email: [redacted]
www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.
Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

From: Percival, Michael <[redacted]
Sent: 13 January 2023 15:12
To: Jennifer Atkinson <[redacted]
Cc: Eyre, Ollie <[redacted]
Subject: RE:Great Northern - HSE comments

Hello Jen

Please see below and attached for a detailed response to HSE's comments.

1.5 and 1.6 – The design of the residential building facades has been undertaken in compliance with Regulation 7 of the Building Regulations. The proposed anodised aluminium façade panels will not include any prohibited metal composite materials.

1.7 – We consider that the green wall proposed on Alport Street is exempt from the requirements of regulation 7 as it is not attached to a relevant building. It is attached in part to the bottom of the Deansgate Mews area, which is then separate from the podium level upon which the residential buildings sit. It really comes down to what is considered to be a relevant building, as technically all of this site could be given that every building on site is physically connected with one another in some form. If HSE do not agree with our interpretation and believe that Regulation 7 applies, we would be more than happy to propose an alternative treatment to this area, for example some other form of planting and an alternative treatment to this elevation. We would recommend that the treatment of soft landscaping features would fall under the discharge of a landscaping condition that is typically attached to any similar planning permission.

1.8 – We consider the canopy roof to be exempt from the requirements of regulation 7. This is because we consider it to be a roof connected to an external wall and covered by Regulation 7(3)(b) of the building regulations. We are however more than happy to consider alternative materials for this pergola if HSE do consider that Regulation 7 applies, for example through a metallic finish. We would look to agree the exact specification of this element through the discharge of planning conditions, specifically those relating to landscaping and features in the public realm. At this stage, we do not believe it would be necessary to update the planning drawings to reflect this and can be covered by a later stage of design.

1.9 – It is acknowledged that this arrangement does not meet the recommendations contained within BS 9991, however given the existing site constraints it is not possible to strictly meet the recommendations of guidance. Therefore an alternative solution has been proposed which is discussed within Section 8.2.2 of the fire strategy (see attached). In summary, the fire service will only need to access the firefighting shafts in the event of a fire on an upper level. If the fire is located on an upper level, then the open plan reception area will not be affected by the fire allowing a safe route for fire service personnel to access the building and access the firefighting shaft. If a fire were to occur in the open plan reception area then there would be no necessity for the fire service to access the firefighting shaft.

In addition, a secondary access to the firefighting stair is to be provided via the undercroft. The fire service will be able to park within 18 m of all specified access points into the building and fire hydrants are provided within 90 m of all access points into the building. The exact positions of the wet riser inlet replenishment points are yet to be confirmed and will be developed at the next design stage with the rest of the design team however the intention will be to locate these adjacent the fire service access points into the building.

The fire service access has been discussed with the local fire service who have agreed in principle to the approach adopted. Please see attached correspondence. The local fire service will continue to be consulted for the full duration of the design period and it will be ensured that they are happy with the fire service access once the design has been finalised. It is therefore considered that the functional requirement B5(1) of the Building Regulations will be met by adopting this approach.

1.10 – The design aligns with the recommendations of BS 9991. Please refer to the attached design note. Within this note there is discussion on the recommendation within PD 7974-5 relating to the fire service not having to travel more than 30 m in a single direction in a corridor and why the design meets this recommendation.

I trust that this response addresses HSE's queries and provides a suitable way forward should they consider that the issues regarding the green wall and the canopy remain, although note that this is not in line with the advice that we have received.

I believe that our Fire Consultants are also trying to speak to HSE directly on this point that should also give comfort that it can be satisfactorily resolved.

Kind regards
Mikey

Michael Percival
Assistant Director | FA - Real Assets Advisory | Deloitte LLP
D: [redacted]
[redacted] | www.deloitte.co.uk/realestate

From: Jennifer Atkinson <[redacted]
Sent: 10 January 2023 16:50
To: Percival, Michael <[redacted]
Subject: [EXT] Great Northern - HSE comments

Michael

I am in receipt of comments from HSE. There are a couple of key points about the cladding material and fire fighting routes which you will need to respond to. Please note that HSE are poor at turning responses around quickly so I would be grateful for a quick response on this.

Thanks Jen

External walls

1.5. The Leisure Box elevation drawings detail anodised aluminium panels (item 5 on the materials keys) to be used in external wall systems. On 1st December 2022, Building Regulations were amended and now state 'Building work shall be carried out so that relevant metal composite material does not become part of an external wall, or specified attachment, of any building'.

1.6. It is unclear whether the proposed metal panel systems include the prohibited relevant metal composite materials. Any design changes necessary to ensure that only suitable materials are used in external walls may affect land use planning considerations such as the appearance of the building.

1.7. The Leisure Box north elevation drawing details a green wall on a section of external wall. It is not apparent from the information provided that the green wall will satisfy the fire performance classification requirements for relevant buildings. Regulations require that all materials in external walls of relevant buildings, and specified attachments, must meet the minimum fire performance classification 'class A2-s1,d0'. Any design changes necessary to Health and Safety Executive ensure that only suitable materials are used within, or attached to, external walls may affect land use planning considerations such as the appearance of the development.

1.8. Similarly, drawings appear to show a timber canopy system between, and attached to, the Leisure Box and Deansgate Terraces. Again, it is not apparent from the information provided that this attachment to the external wall of a relevant building will satisfy the fire performance classification requirements. Any design changes necessary to ensure that only suitable materials are used within, or attached to, external walls may affect land use planning considerations such as the appearance of the development.

Fire service access

1.9. Fire service access routes to the Leisure Box block B firefighting shafts are not suitable. The ground floor drawing shows the firefighting shafts are accessed via the Deansgate Terraces and via a large open plan reception area, over a distance exceeding 30m. Entry to a firefighting shaft at fire service access level should be available either directly from the open air or by way of a protected corridor not exceeding 18m in length. Design changes necessary to provide suitable access routes to firefighting shafts will affect land use planning considerations such as the layout and the appearance of the development.

1.10. The firefighter travel distances in Leisure Box block A appear excessive. For instance, the Level 11 drawing indicates a distance of 36m from the firefighting staircase door to the door of the remote flat (labelled A-11-07 3-14-A). Fire safety guidance states that single direction travel distances over 30m in length (measured from the staircase door to the furthest flat entrance door) in common escape routes are considered to present onerous conditions for firefighters. Whilst a secondary escape staircase is available, firefighting operations will be launched from the firefighting staircases. Accordingly, firefighters will be travelling from the firefighting staircases to the remote flats. Design changes necessary to reduce firefighter travel distances will affect land use planning considerations such as the layout and appearance of the development, and the spaces available for, and number of, dwellings.

Jennifer Atkinson
Principal Planning Manager

Development Management Central Core

Planning Building Control and Licensing - Growth and Development
Manchester City Council

Tel: [redacted]
Email: [redacted]
www.manchester.gov.uk

Location address: Manchester City Council Town Hall Extension Lloyd Street Manchester M2 5DB.
Postal Address: Manchester City Council P.O. Box 532 Town Hall Manchester M60 2LA

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