

Fire statement form

Application information	
1. Site address line 1	360 Apartments
Site address line 2	Rice Street
Site address line 3	
Town	Manchester
County	
Site postcode (optional)	M3 4JL
2. Description of proposed development including any change of use (as stated on the application form):	Replacement of standing-seam zinc cladding with new, including localised increased depth of cladding system.
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience. Guide: no more than 200 words	Martin Durkin BSc(Hons) MRICS MIFireE BSc Engineering degree 1986 Chartered Building Surveyor since 1995 Member of the Institution of Fire Engineers since 1994 Extensive experience since 1991 within both public sector Building Control and private sector design and consultancy, of building construction and pathology within a fire engineering context.
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. Guide: no more than 200 words	No consultation undertaken. The proposal is to strip the existing combustible cladding and insulation and replace with non-combustible alternatives. The localised increases in cladding depth do not affect the original fire strategy.

5. Site layout plan with block numbering as per building schedule referred to in 6.

(consistent with other plans drawings and information submitted in connection with the application)

Site layout plan is:
provided as a separate plan

See **P10078/P/210-211** provided as separate plans.

The principles, concepts and approach relating to fire safety that have been applied to the development

6. Building schedule

Site information				Building information			Resident safety information		
a) block no. as per site layout plan above	b) • block height (m) • number of storeys excluding those below ground level • number of storeys including those below ground level	c) proposed use (one per line)	d) location of use within block by storey	e) standards relating to fire safety/ approach applied	f) balconies	g) external wall systems	h) approach to evacuation	i) automatic suppression	j) accessible housing provided
Core 1	18.275m 6 storeys 7 storeys inc. basement level	residential flats, maisonettes, studios	Storeys 1-6	Approved document B vol 1	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	none	none
Core 2	15.35m 5 storeys 6 storeys including basement level	residential flats, maisonettes, studios	Storeys 1-5	Approved document B vol 1	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	none	none
Core 1	18.275m 6 storeys 7 storeys inc. basement level	shop	Storey 1 (ground floor)	Approved document B vol 1	no balconies	class A2-s1, d0 or better	stay put	none	none

		Choose an item.		Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.
		Choose an item.		Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.

7. Specific technical complexities

Explain any specific technical complexities in terms of fire safety (for example green walls) and/or departures from information in building schedule above

Guide: no more than 500 words

The works comprise the replacement of combustible cladding. The original fire strategy of the building approved as per Building Regulations application FP/06/41433/a will not be changed.

The building has been subject to two further Building Regulations applications FP/11/41433/b *Alterations to the fit out of the penthouse apartment* and FP/05/48531 *Internal fit out of 2 NO new build apartments to form 1 NO unit*. We are not able to access the details of these applications. It is understood that the apartments to the top of core 2 have been combined to form one unit. The unit is occupied by a wheelchair user but we are unable to confirm if the modifications carry an M4 categorisation. It is also understood that the penthouse to core 1 has been extended to incorporate the protected lobby at the top of the protected stair, and benefits from controlled lift access. The proposal in question 2 of this fire statement relates to the cladding, therefore does not affect these alterations to the building, whatever their approved extent may be.

The proposals do not deviate from Approved Document B Part 1, and are class A2-s1, d0 or better. Cavity barriers will be installed to the proposed zinc system to prevent the spread of fire.

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

Explain how any issues which might affect the fire safety of the development have been addressed.

Guide: no more than 500 words

The purpose of the proposed works is to address the fire safety issues identified at the building after the Grenfell Tower Fire, and to ensure compliance with the subsequent regulatory reforms. The risk presented by the combustible insulation within the cladding is to be mitigated with the installation of non-combustible materials and installation of cavity barriers. The works are being undertaken with funding from the Building Safety Fund.

9. Local development document policies relating to fire safety

Explain how any policies relating to fire safety in relevant local development documents have been taken into account.

Guide: no more than 500 words

Left blank intentionally.

Emergency road vehicle access and water supplies for firefighting purposes

10. Fire service site plan

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?

Guide: no more than 200 words

The application relates to an existing building that does not have a fire service site plan (held neither by responsible person or Greater Manchester Fire and Rescue Service).

Plan provided is informed by existing site layout, the GOV.UK fire statement guidance and aspects of the NFCC PIB guidance.

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

Emergency road access is via the A6143 Liverpool Road>Duke Street>Rice Street>Duke Place. Alternative routes are available depending on the starting point of the responding appliance.

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

no

12. Siting of fire appliances

Guide: no more than 200 words

The plan does not include specific appliance siting, The building is surrounded by highways to three sides and siting will be at the discretion of the incident commander. It should be noted that parked vehicles may obstruct siting and access to Duke Street, Rice Street and Duke Place.

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

Guide: no more than 200 words

The existing water supply requirements will not be changed by the proposals. Nearby hydrants are marked on the fire service site plan, and ancillary plan provided by Greater Manchester Fire and Rescue Service.

Nature of water supply:

hydrant- public

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

don't know

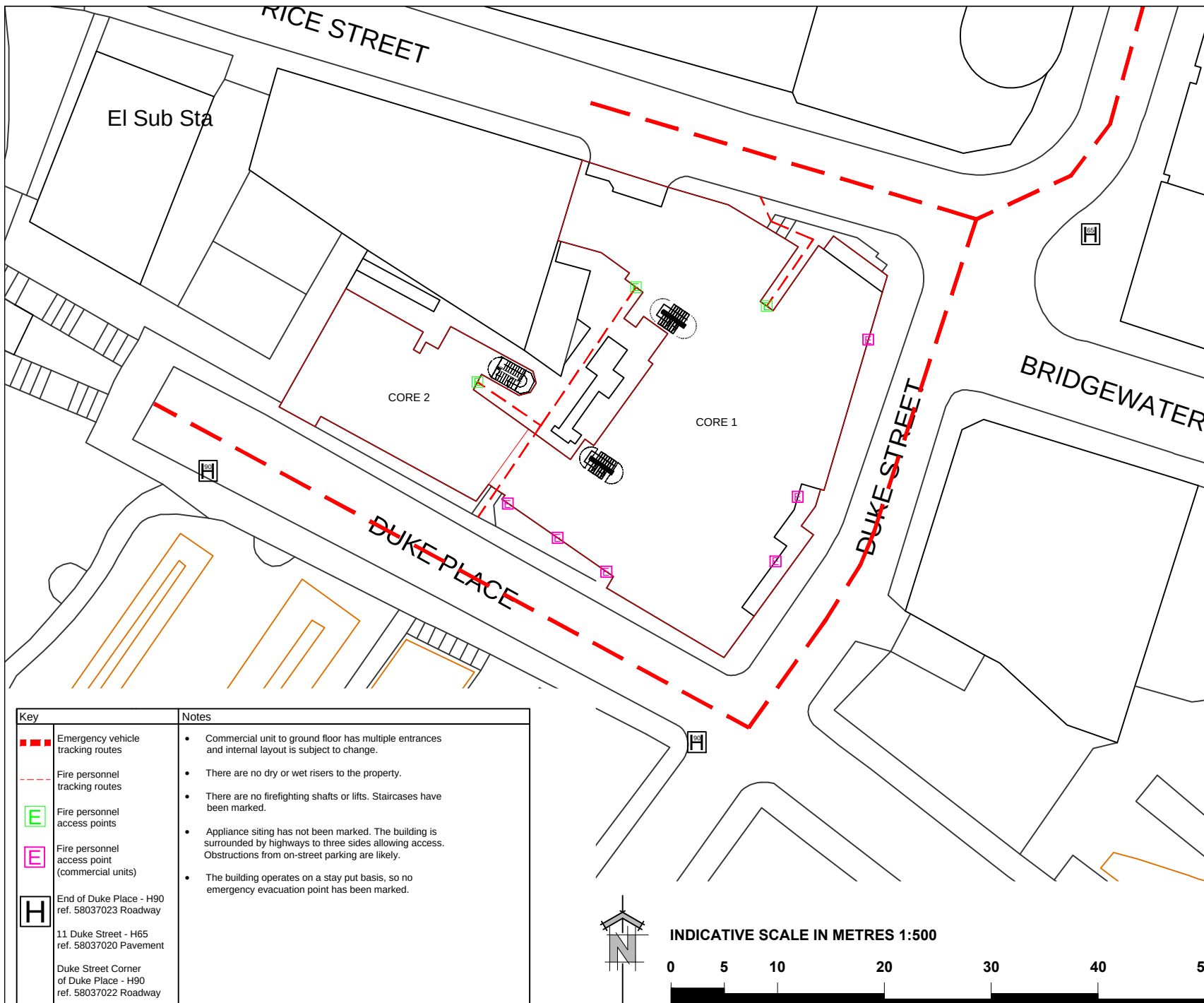
14. Fire service site plan

Fire service site plan is:
provided as a separate plan

See **P10078/P/210-211** provided as separate plans.

Fire statement completed by**15. Signature****16. Date**

03/11/2022



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6. Note to Contractor: The current Building Regulations and all relevant British standards and Codes of Practice are to be complied with whether noted on this drawing or not.

PLANNING

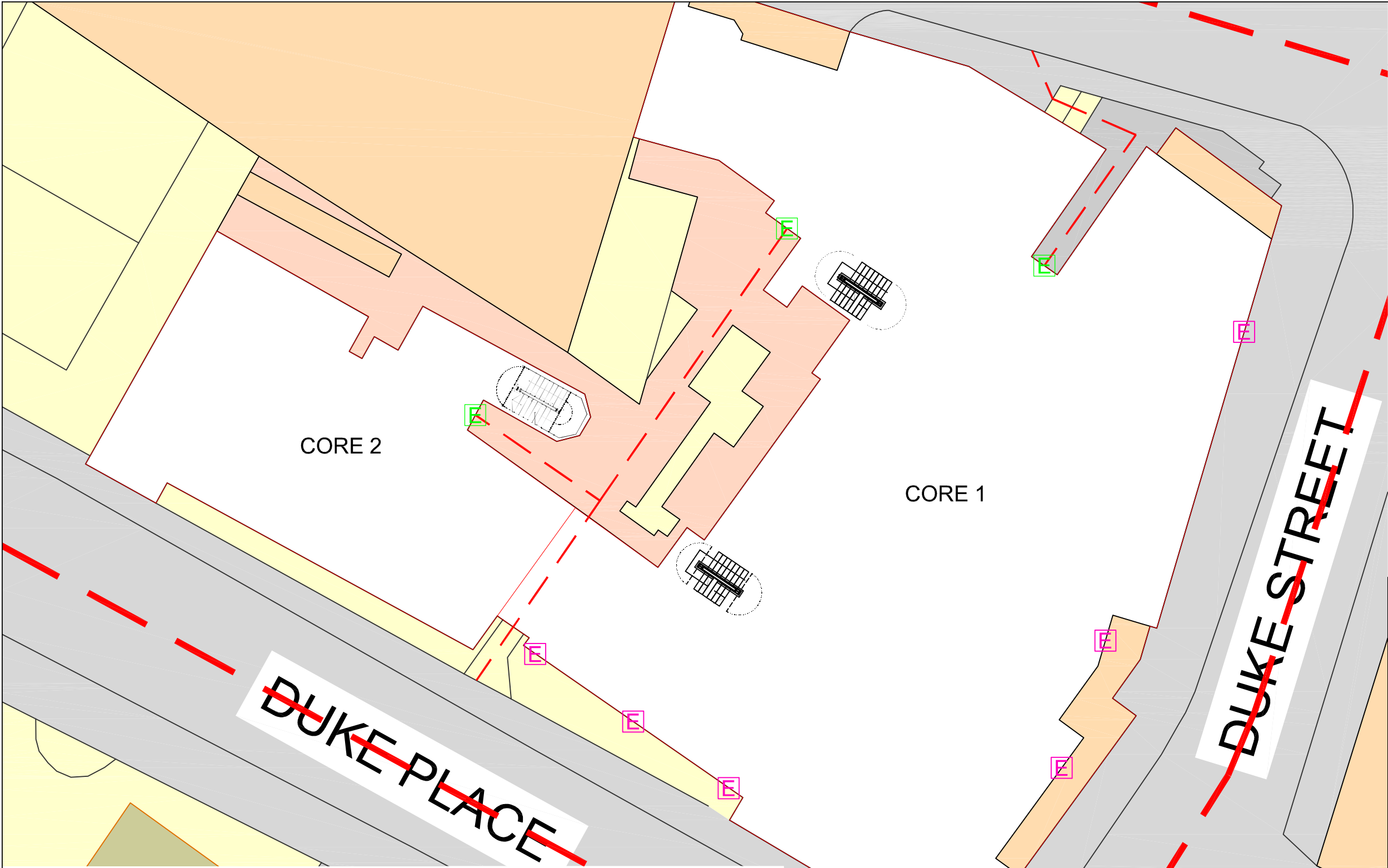
Rev:	Date:	Amendment:	Amended by:
.	.	.	.
Client: 360 Management Company Ltd.			
Project title: 360 Apartments, Rice Street, Manchester, M3 4JL			
Drawing title: Fire service site plan (1:500)			
Scale(s) @ A4: 1:500	Date: Nov 2022	Drawn by: HC	
Drawing number: P10078/P/210	Revision: .	Chkd by: AW/MTD	



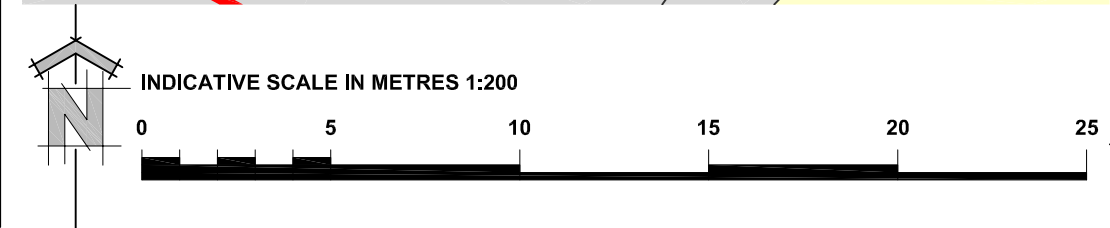
Unit 26, Osprey Court
Hawkfield Way
Bristol
BS14 0BB

T 0117 942 7876
F 0117 942 7871
E info@eastonbevins.co.uk
W www.eastonbevinslimited.co.uk

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Key		Notes
	Emergency vehicle tracking routes	- Commercial unit to ground floor has multiple entrances and internal layout is subject to change. - There are no dry or wet risers to the property. - There are no firefighting shafts or lifts. Staircases have been marked. - Appliance siting has not been marked. The building is surrounded by highways to three sides allowing access. Obstructions from on-street parking are likely. - The building operates on a stay put basis, so no emergency evacuation point has been marked.
	Fire personnel tracking routes	
	Fire personnel access points	
	Fire personnel access point (commercial units)	



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PLANNING

Rev:	Date:	Amendment:	Amended by:
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Client: **360 Management Company Limited**

Project title: **360 Apartments, Rice Street, Manchester, M3 4JL**

Drawing title: **Fire service site plan (1:200)**

Scale(s) @ A3:	Date:	Drawn by:
1:200	November 2022	HC
Drawing number:	Revision:	Chkd by:
P10078/P/211	.	AW/MTD



Unit 26, Osprey Court
Hawkfield Way
Bristol
BS14 0BB

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F 0117 942 7871
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W www.eastonbevinslimited.co.uk

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