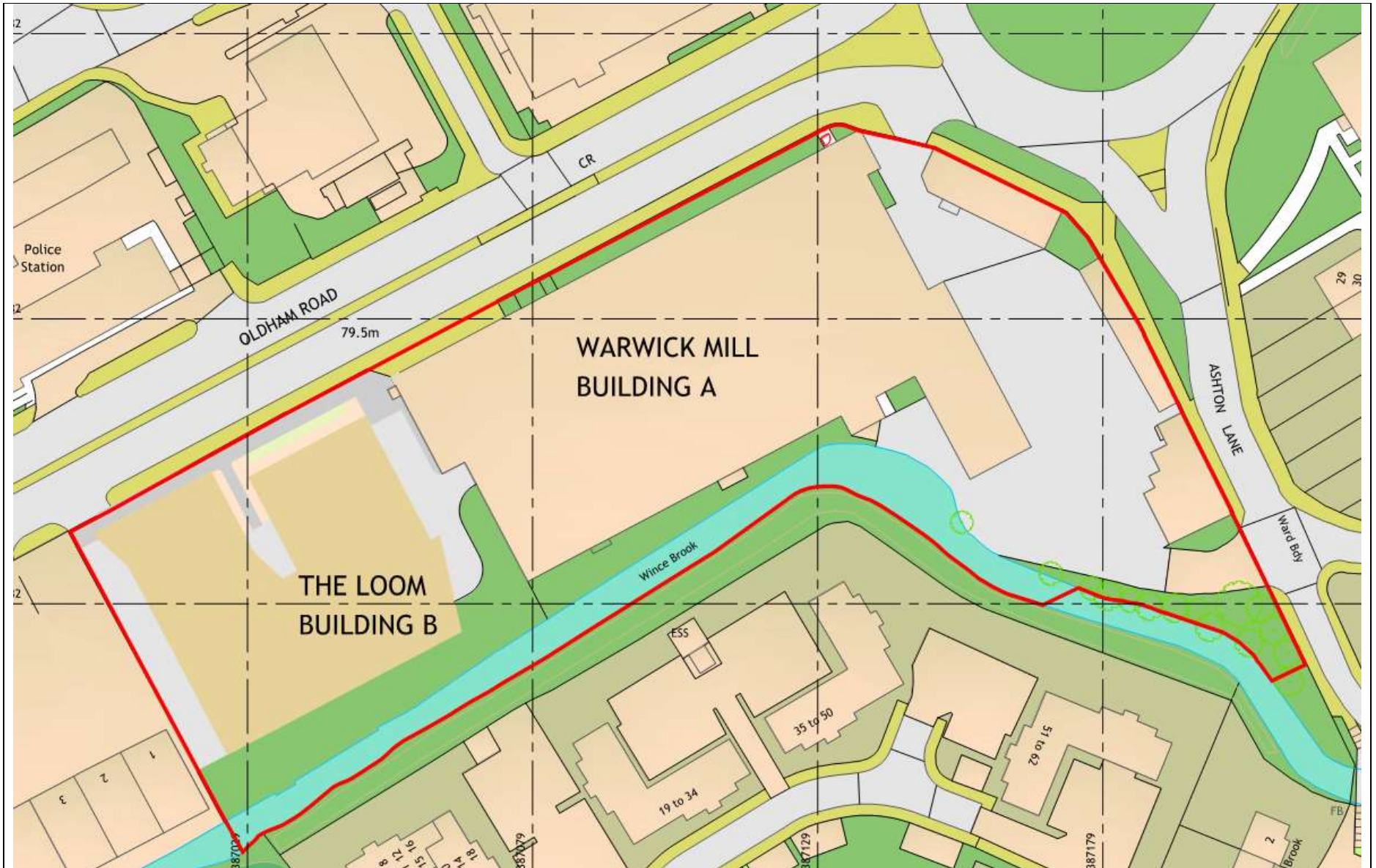


Fire statement form

Application information	
1. Site address line 1	Warwick Mill
Site address line 2	Oldham Road
Site address line 3	
Town	Middleton
County	Rochdale
Site postcode (optional)	M24 1AZ
2. Description of proposed development including any change of use (as stated on the application form):	Redevelopment of site comprising re-purposing of Warwick Mill to residential (Use Class C3) and flexible commercial space (Use Class E) and demolition of existing London House and erection of a new building for a mix of uses comprising residential apartments (Use Class C3) and flexible commercial space (Use Class E). Ancillary hard and soft landscaping; rationalisation of and improvements to vehicular accesses onto Oldham Road (A669) and Ashton Lane; vehicular and cycle parking; and associated works and infrastructure.
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience. Guide: no more than 200 words	Henry Wilkinson MEng, CEng, MIFireE Senior Director, UK & Ireland, Fire Engineering, Jensen Hughes UK Henry Wilkinson is the Director of the Jensen Hughes Manchester office and has over 15 years experience in developing fire strategies for all building types, including residential buildings. He is a Chartered Engineer with the Institute of Fire Engineers. Henry's experience of residential buildings includes many residential towers of more than 30 storeys. Henry has addressed many fire engineering issues within residential buildings, including extended travel distances in corridors, limitations on flat layouts, interface between residential and non-residential areas, and structural fire engineering analysis. Some notable residential projects are as follows: • The Lightbox, MediaCityUK • SOYO, Leeds • The Mercian, Birmingham

	As part of Jensen Hughes, Henry can draw from the experience of other fire engineers in the UK and around the world, which will ensure the quality and the robustness of the fire strategy developed for the project.
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	Jensen Hughes are a professional fire engineering consultancy firm who have been appointed to provide fire engineering advice and help develop the fire strategy in order to achieve Building Regulations compliance with functional requirements B1 to B5. The fire strategy is being considered from the onset of the design and the building design and architect's plans are being developed in line with Jensen Hughes's advise to ensure a robust fire strategy that will result in a good standard of fire safety exceeding minimum legislative requirements. Critical fire strategy elements that are being addressed include: Warwick Mill (Block A) • The design of the atrium and smoke control strategy which will play a crucial role in ensuring safety escape from the apartments; • The number of escape routes and methods of fire protection; • The interface and fire separation between the commercial and residential areas; • Firefighting provisions to the building; • External facade design to restrict external fire spread via the elevations. The Loom building (Block B) • The number of escape routes and methods of fire protection; • The interface and fire separation between the commercial units, car park and residential areas; • Firefighting access and provisions to the building; • External facade design to restrict external fire spread via the elevations.
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: inserted in the form	



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
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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
Block A	23.7m 6 Floors	residential flats, maisonettes, studios	Upper Ground Floor to Fourth Floor	BS9991	no balconies	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	none
Block A	23.7m 6 Floors	Shop / mixed use commercial	Lower ground Floor	BS9991	no balconies	class A2-s1, d0 or better	simultaneou s	yes- commercial sprinklers, full	none
Block A	23.7m 6 Floors	car parking	Lower ground Floor	BS9991	no balconies	class A2-s1, d0 or better	simultaneou s	yes- commercial sprinklers, full	none
Block B	31.2m 10 Floors	residential flats, maisonettes, studios	First to Ninth Floor	BS9991	no balconies	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	none

Block B	31.2m 10 Floors	Shop / mixed use commercial	Ground Floor	BS9991	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	none
Block B	31.2m 10 Floors	car parking	Ground Floor	BS9991	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	none

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

There are no major technical complexities envisaged with the current design proposals. However Departures from the prescriptive guidance for fire safety design will occur in Warwick Mill (Block A) which include minor extensions in travel distances due to core layout positions and the large building footprint, and the layout of the firefighting cores which is constrained by the geometry of the existing and grade listed building. A high level of technical input will also be needed on the smoke control design of the atrium, which forms part of the firefighting access and escape route from the apartments. This will be designed in detail during RIBA stages 3 and 4 and will be validated by means of computational smoke modelling analysis (CFD). There are also amenity and commercial spaces and car parks proposed on the Lower Levels which will need to be adequately segregated from the residential areas to ensure that a fire in one area doesn't spread or affect the other areas.

The two buildings will be provided with sprinkler systems suitable for the end use and designed in line with the relevant national codes of practice and will feature multiple protected staircases accessible from all apartments. The structural elements will be fire rated to the appropriate degree based on building height and the facades will be compliant with Regulation 7(2). Each building will have an emergency evacuation alert system.

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.

, code compliant layout will be sought. However there are likely to be minor departures from the prescriptive guidance in the Warwick Mill building following fire engineering principles given in BS7974. Examples include marginally increased travel distances through the atrium and no conventional firefighting core layouts due to the constraints of the existing Grade Listed building. The design is still being developed based on the Fire Engineer's recommendations, but will include as a minimum:

- Sprinkler protection throughout the development, including the non-residential areas such as commercial units and the car parks. .
- At least two firefighting cores each including a fire main and firefighting lifts.
- Smoke control to the atrium.
- Fire Compartmentation to contain the fire to individual flats or the use of origin.
- Evacuation lifts as necessary for mobility impaired occupants.
- Facades designed with non-combustible materials as per Regulations 7(2) in order to adequately resist the spread of fire.
- Measures in place to mitigate the risks associated with developing EV technology in vehicles.

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.

We are not aware of any specific local policies relating to fire safety and the design therefore has taken account of national legislation.

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?

The design is still subject to development however firefighting access will be available within 18m of each fire main inlet for each block. The provisions will follow the recommendations in BS9991 and ADB 2019 editions incorporating 2020 amendments and no major departures from prescriptive recommendations are proposed. There may be minor departures from the guidance to the layouts of the firefighting cores and route due to the constraints of the existing Grade Listed building or site access. The proposed layout for each building will be discussed with the local Fire and Rescue authority to ensure they are satisfied and take on board any comments.

11. Emergency road vehicle access

Specify emergency road vehicle access to the site entrances indicated on the site plan

Guide: This is still being developed but shown indicatively on the site plan with the red line.

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

yes

12. Siting of fire appliances

Guide: no more than 200 words

The landscaping will ensure fire appliances have access to at least 18m of each fire main inlet without having to reverse more than 20m, in line with Building Regulations recommendations. If necessary suitable turning points will be provided to achieve this.

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

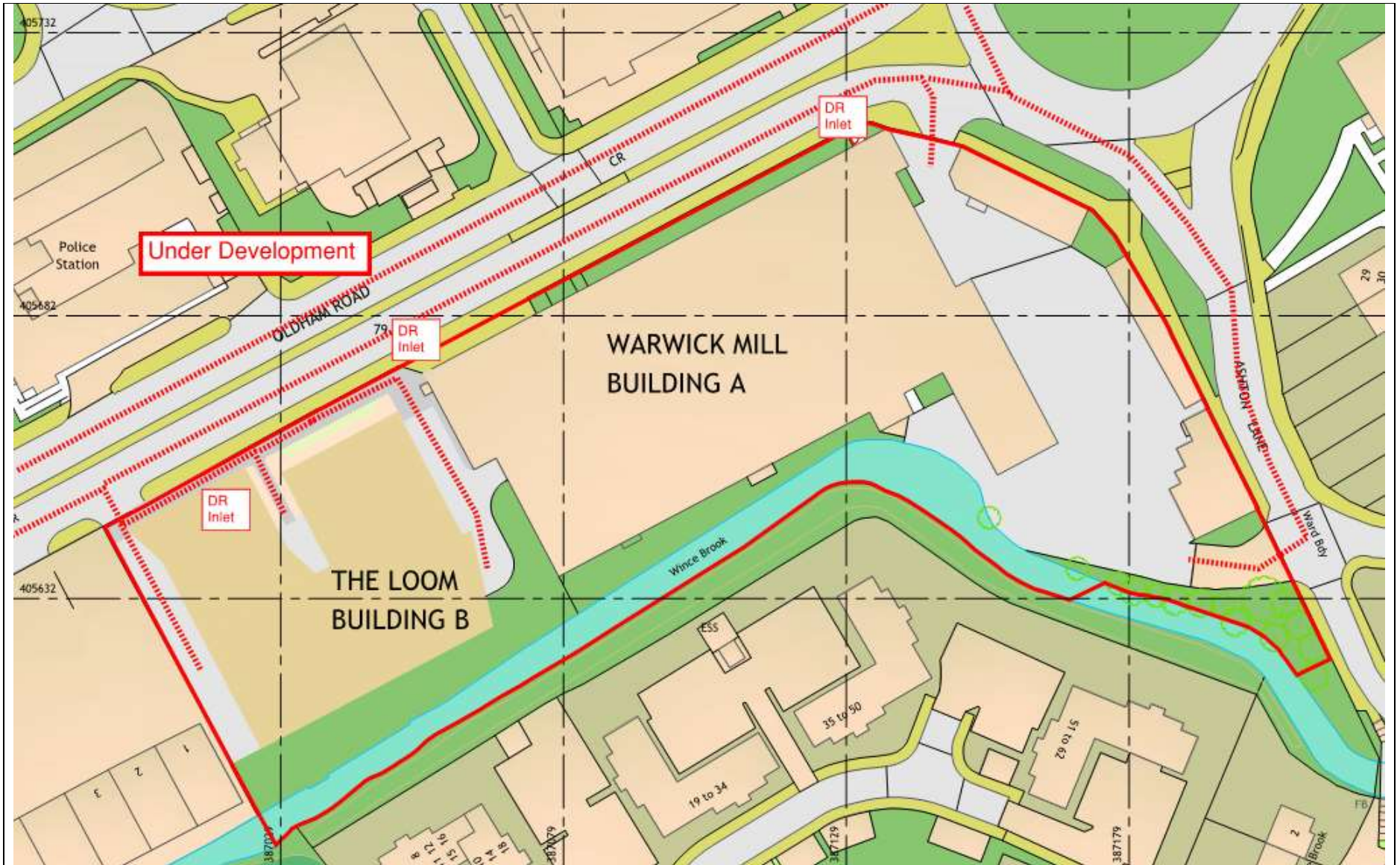
Guide: no more than 200 words

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:
inserted in the form



Fire statement completed by	
15. Signature	Henry Wilkinson 
16. Date	02/08/2023