

Design Note – DN001.0	
Project:	Radcliffe Civic Hub & Market Chambers
Document Reviewed:	SENT 13-21 Blackburn Street PLANAC - Planning Access - PR1035257
Review Author:	Craig Howard
Review Date:	3 May 2023

1 Introduction

Bespoke Fire Safety Design (BFSD) have been requested to provide formal response to the above mentioned document, representing Greater Manchester Fire and Rescue Service (GMFRS) comments on the planning application for the proposed works. This document provides response to the GMFRS comments, for the benefit of Vinci Construction.

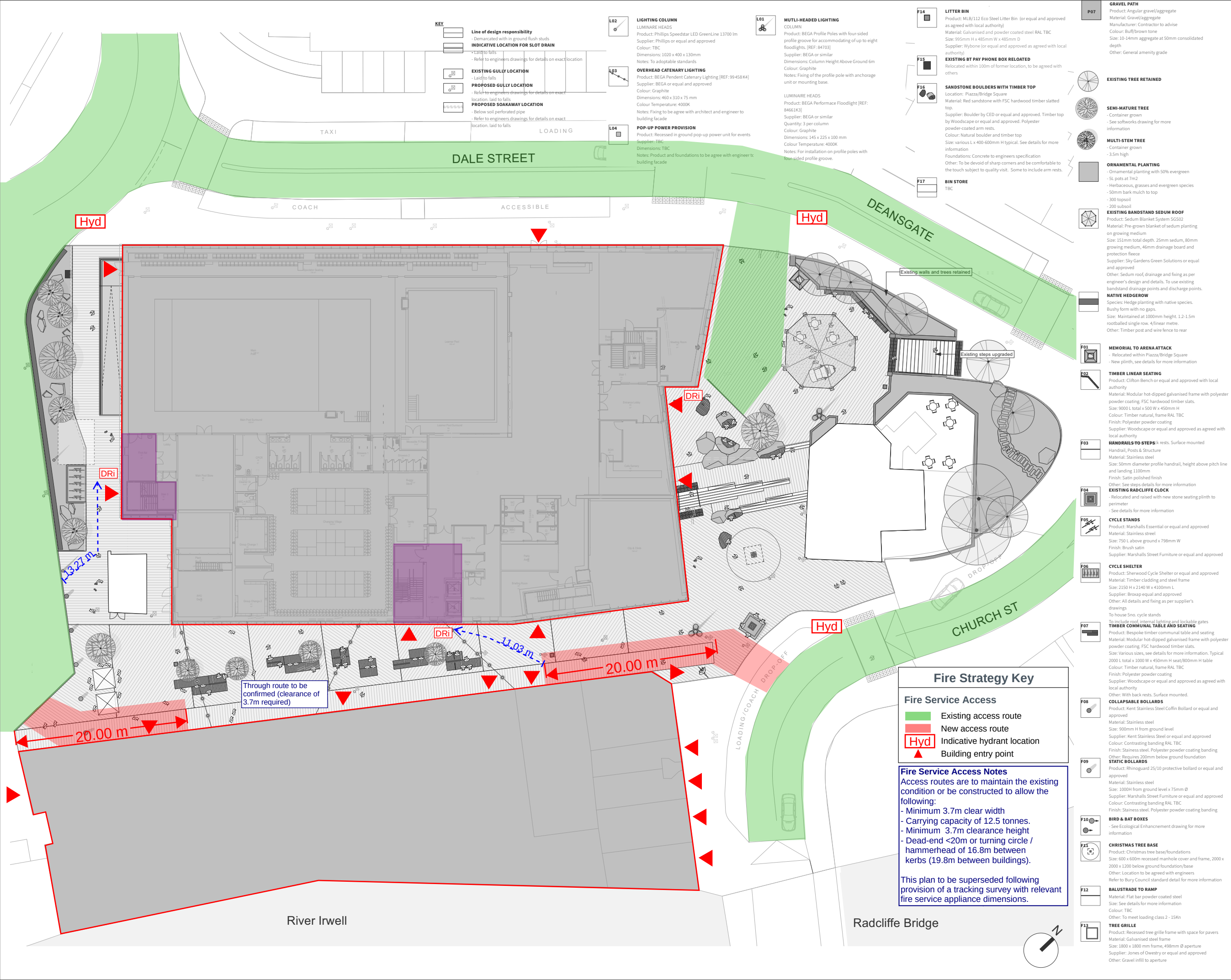
Reference should also be made to Appendix A, which illustrates fire service access locations (extract from Fire Strategy reports for each building) and Appendix B, which illustrates the water map for the area.

2 Planning Comments Response

Item	HSE Response	BFSD Comment
1	The...proposal should meet Requirement B5 of Approved Document B, Volume 2: Access and facilities for the fire service.	The primary basis of design for the buildings is BS9999, which is also valid for demonstrating compliance.
2	The perimeter access for pumping and high reach vehicles (if required) should meet the requirements of Table 15.1 Approved Document B Volume 2.	Note that BS9999 has been referenced as a benchmark for access provision. Civic Hub includes compliant access to firefighting shafts, therefore not reliant on perimeter access. Building Regulations allows existing provisions where the proposals are no less compliant than the existing condition. In general, the existing roads will be used for Market Chambers.
3	The access road should comply with Table 15.2 of Approved Document B, Volume 2 - be a minimum width of 3.7m and capable of carrying 12.5 tonnes.	Note that BS9999 has been referenced as a benchmark for access provision. New access roads are intended to be designed in accordance with BS9999, which is as per the GMFRS comment. Existing access roads will be used as per Item 2.

Item	HSE Response	BFSD Comment
4	Where a building, which has a compartment of 280m² or more in area, is being erected more than 100m from an existing fire-hydrant, additional hydrants should be provided as follows. - Buildings provided with fire mains – hydrants should be provided within 90m of dry fire main inlets - Buildings not provided with fire mains – hydrants should be provided within 90m of an entry point to the building and not more than 90m apart	Noted. The water map provided in Appendix B demonstrates provision of an existing fire hydrant and multiple additional existing hydrants within 100m of the proposed buildings.
5	If the provisions in a building vary from those in Approved Document B, sprinkler protection can sometimes be used as a compensatory feature. The provision of a sprinkler system may also result in long term savings on insurance premiums.	Note that BS9999 is adopted as the basis of design. It is intended to demonstrate compliance via the fire strategy reports for each building and it is not proposed to include an automatic sprinkler system.
6	The Fire Service strongly supports the installation of sprinkler systems as a positive measure to protect persons. The provision of a sprinkler fire suppression system would have significant benefits for the development. It would ensure that any fire would be quickly controlled and would significantly reduce any fire damage to the building. This is particularly important as business continuity following a fire is an important factor in the ongoing viability of an organisation. It is strongly advised that you consult your insurance company to discuss the advantages of installing a sprinkler protection.	Noted. Fire strategy responds to life safety only. Commercial, business continuity and insurer requirements are beyond the scope of the fire strategy. The client has not instructed provision of automatic sprinklers on the basis of any other drivers.

Appendix A – Fire Strategy Drawings



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NOTES:

- Do not scale from this drawing.
- Always work to noted dimensions.
- All dimensions are in millimetres unless otherwise stated.
- All setting out, levels and dimensions to be agreed on site.
- The dimensions of all materials must be checked on site before being laid out.
- This drawing must be read with the relevant specification clauses and detail drawings.
- Order of construction and setting-out to be agreed on-site.

P01.1
P01.2

CONCRETE PAVING WITH NATURAL AGGREGATE FINISH
Location: Site wide
Material: Kellen - Liscio or equal and approved
Manufacturer: Hardscape Ltd or equal and approved
Colour: Mid grey tones TBC
Size: W150mm x L300mm x D 80mm to vehicular (P01.1) & D 62mm to pedestrian (P01.2)
Bond/Finish: TBC. Include bespoke end units

P02

CORDUROY WARNING PAVING
Location: To top and bottom of steps in public realm
Material: Corduroy concrete units
Manufacturer: Marshalls or equal and approved
Colour: Contrasting tone to adjacent paving
Size: 400mm L x 400mm W x 50mm D
Bond: Stack bond
SANDSTONE CUT BOULDERS
Location: Site wide
Material: Red sandstone with artwork opportunity integrated TBC
Supplier: CED or equal and approve
Colour: Natural
Size: 1000mm L x 600mm H
Foundations: Concrete to engineers specification
Other: To be devoid of sharp corners and be comfortable to the touch subject to quality visit

P03

STEPPING STONES
Product: Natural sandstone slabs
Material: Red sandstone
Manufacturer: CED or equal and approve
Colour: Natural red tone
Size: 800 L x 300 W x 80mm D
Other: To be flush in gravel path in concrete haunched foundation

P04

GRANITE STEPS
Material: Granite
Colour: Royal White steps and midnight black nosing
Finish: Steps and nosings flamed
Supplier: Hardscape or equal and approved
Size: W 300 x L 915 x D 190. Top step W 400. 50x50mm nosing
Other: Artwork opportunity on risers
Refer to details for more information

P05

RAMP TO HUB BUILDING
Ramp
Material: Insitu, fine smooth finished cast high-quality concrete wall, tapering with ramp. Brushed concrete pavings.
Size: See details for more information.
Other: Subject to further design detail with engineers

Cladding/Coping
Material: Brick cladding to wall.
Size: 215 x 102.5 x 65mm
Colour: TBC with architect
Manufacturer: TBC with architect
Appearance: Creamed

Balustrade
Material: Flat bar powder coated steel
Size: See details for more information
Colour: TBC
Other: To meet loading class 2 - 15kN

Revision	Date	Description	Drawn	Appr.
S2-P07	17-10-2022	STAGE 03	JTO	RM
S2-P06	05-08-2022	STAGE 03	JTO	RM
S2-P05	19-07-2022	STAGE 03	JTO	RM
S2-P04	16-06-2022	STAGE 03	JTO	RM
S2-P03	10-05-2022	STAGE 03	JTO	RM
S2-P02	25-01-2022	STAGE 02	JTO	RM

Client Bury Council

Project Radcliffe Civic Hub

Drg Title Landscape General Arrangement

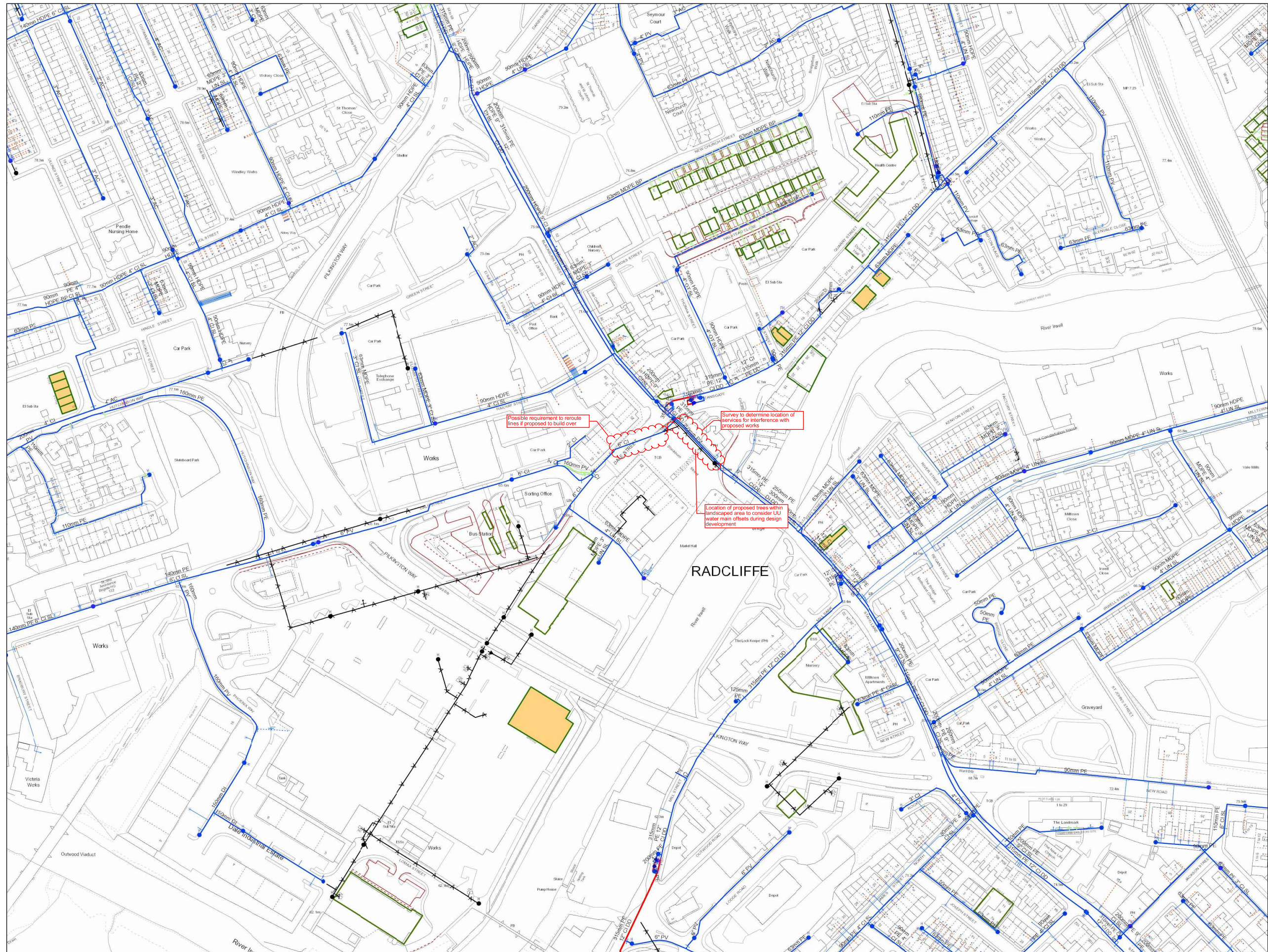
Created on 04-01-2022 **Created by** JTO **Approved by** RM

Scale 1:200 **Size** A1 **Workstage** Stage 03

Drg No. RADHUB-PIE-00-00-DR-L-0001 **Suitability** S2 **Revision** P07

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Appendix B – United Utilities Water Map



LEGEND

Proposed	Abandoned	Live	
			Distribution Main
			Trunk Main
			Comms Pipe
			Private Pipe
			Concessionary Service
			Raw Water
			LDTM Raw Water
			LDTM Treated Water

	Air Valve
	AC Valve, open
	AC Valve, closed
	CC Valve, open
	CC Valve, closed
	Non Return Valve
	Pressure Management Valve
	OMS Valve
	Stop Tap
	Flow Meter
	Domestic Meter
	Commercial Meter
	Pump
	Hydrant
	Fire Hydrant
	Anode
	Chlorination Point
	De-chlorination Point
	Strainer Point
	Access Point
	Hatch Box
	IP Point
	Sampling Station
	Logger Box
	Bore Hole
	Inlet Point
	Bulk Supply Point
	End Cap
	Site Termination
	Change of Characteristic
	Condition Report

Property Types	
	Water Tower
	Valve House
	Booster Pumping Station
	Intake Pumping Station
	Water Treatment Works
	Supply Reservoir
	Service Reservoir
	Impounding Reservoir
	Pipe Bridge

Symbology for proposed assets is the same as above, but shown in green.
Symbology for abandoned assets is the same as above, but shown in black.

Address or Site Reference:
Land on the North & South Side of Deansgate Radcliffe
M26 1NN,

Scale: 1:1250
Date: 08/03/2021
Printed by: Property Searches

**WATER
MAIN
RECORDS**

Water for the North West

The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown.

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Revision	Date	Issue
00	3 May 2023	Draft issue for review

Produced on behalf of Bespoke Fire Safety Design by:

A handwritten signature in black ink, appearing to read "CH", with a stylized flourish at the end.

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