

Fire statement form

Application information	
1. Site address line 1	Tesco Car Park
Site address line 2	Parrs Wood Lane
Site address line 3	East Didsbury
Town	Manchester
County	
Site postcode (optional)	M20 5NP
2. Description of proposed development including any change of use (as stated on the application form):	Erection of a 6-storey residential building (Use Class C3) comprising 75 new homes together with ground floor flexible community space, car parking, cycle parking as well as landscaping, highways and other associated works.
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience.	Ross Skellett MEng (Hons) AIFireE Ross Skellett is an Associate Fire Engineer at Jensen Hughes and has near 6 years of experience in developing fire strategies for a wide range of different buildings within the UK and Ireland. Ross has extensive experience in developing fire strategies for residential buildings ranging from Student Residential buildings, Private Residential, Private Rented Sector and co-living and is familiar with the technical complexities presented by these types of buildings. Ross is well versed in the applicable guidance relevant to residential fire safety design as well as in developing fire engineering solutions including the use of fire and smoke and evacuation modelling for all range of building types, although most extensively in residential buildings. As part of Jensen Hughes, Ross can draw from the experience of other fire engineers and chartered 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.	Formal consultation with the approving authorities has not been undertaken to date. Fire strategy development has been undertaken over the last 6 months by Jensen Hughes to identify the key fire strategy issues and ongoing input has been provided to assist the design team as they incorporate the fire strategy requirements into their specialist designs. The plans have been updated to reflect on-going input and this will continue to be developed as the scheme progresses and discussion with approving authorities and the local fire and rescue services is undertaken.
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

[illegible]

7.	Specific technical complexities

The development of the residential aspects of the scheme has been developed in accordance with the recommendations of current guidance in BS9991:2015 as well as future proofing for the potential changes in the documentation.

The proposed building has a top floor height of approximately 16m above ground floor level on the lowest side of the building. The building has a floor area >900sqm and will be provided with two firefighting cores which include firefighting lifts serving all upper floor levels of the building. This is to ensure that all areas on the upper floor levels are within 60m hose cover from a fire main in a firefighting core.

Due to the location of the cores on the upper floor levels this will result in single direction travel distances which exceed recommended limits of guidance. To support long single direction travel distances >15m an enhanced mechanical smoke extract system will be provided and the proposed design validated through CFD analysis as part of the design development.

The residential apartments will evacuate based on a “stay put” approach. All residential amenity areas to evacuate simultaneously in the event of fire within these areas whilst the individual apartments would not evacuate immediately. Further evacuation of the building will be under the control of the building management or at the request of the Local Fire and Rescue Services.

No green walls are proposed as part of the development. All external walls of residential blocks will be designed in line with Regulation 7 of the Building Regulations and no combustible materials will be proposed within the external wall construction. There are no green roofs proposed to any residential accommodation, only above the car park. Any green roofs will be subject to design development but will be provided in accordance with the MHCLG guidance note and other relevant standards.

The development includes both residential and non-residential areas. All relevant areas will be sprinklered throughout in line with current sprinkler code guidance, i.e. BS:9251 (2021) or BS EN 12845 (2015).

The evacuation of persons of restricted mobility will be considered from the upper floor levels of each building including the use of the lifts for evacuation. One lift per core will be dual purpose as a firefighting lift and evacuation lift. All evacuation lifts will be accessed from a lobby and not directly from the residential common corridor.

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

The fire strategy will be developed to ensure that the requirements of the Building Regulations will be met. The fire strategy will draw on guidance from the Approved Document B for the car park and residential ancillary areas and BS 9991 for the residential areas.

The key aspects of the fire strategy requiring fire engineering solutions will include: -

The single direction travel distances in the residential common corridors are approximately 22m in a single direction. This arrangement will be supported through provision of sprinklers and an enhanced mechanical smoke extract system, and the proposed design validated through CFD analysis as part of the design development.
9. Local development document policies relating to fire safety N/A
Emergency road vehicle access and water supplies for firefighting purposes
10. Fire service site plan Fire vehicle access will be as shown indicatively in Section 14. This will be predominantly achieved via the Tesco supermarket access road from Parrs Wood Lane and from the Tesco car park itself. A right of access legal agreement for residential access and emergency vehicles has been obtained as part of the development and as such there are no restrictions on access to the development. Fire Vehicle access will be provided to within 18m of the fire main inlet of the firefighting cores of the building. Sufficient fire vehicle perimeter access will be provided to the ground floor amenity areas and car park, or sufficient hose coverage will be achieved from fire vehicle parking positions.
11. Emergency road vehicle access The local fire and rescue services will be able to access the site from the Tesco supermarket car park which is accessed from Parrs Wood Lane.
12. Siting of fire appliances See item 14 and 11. The fire vehicles will be able to park in front of the entrance to each firefighting core. Fire fighters will be able to access the firefighting stairs directly from outside. The distance from the fire vehicle to the stair door will not exceed 18m. Indicative fire vehicle parking positions have been shown on the fire service site plan in Section 14.
13. Suitability of water supply for the scale of development proposed The existing provision of hydrants around the site is to be confirmed. Where existing hydrants are not provided within 100m of the building new fire main inlets, then new hydrants will be provided within 90m of the fire main inlets for each building. Nature of water supply: hydrant- public
14. Fire service site plan Fire service site plan is: inserted in the form

PROJECT: East Didsbury

TITLE: Fire Service Site Plan

DRAWN: KR

CHECKED: RS

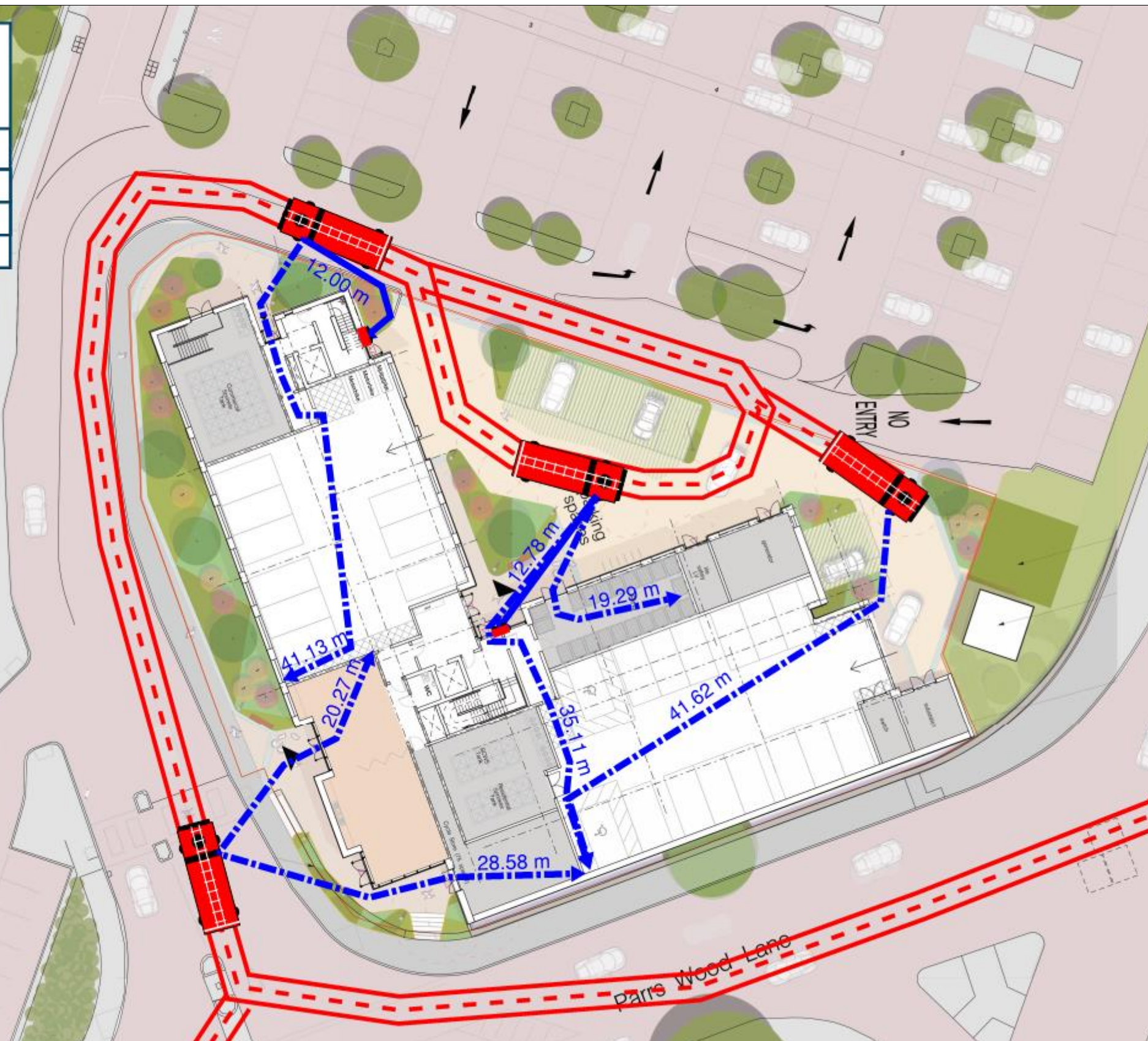
PROJECT No: FBH103

DATE: 22/04/22

REV: -

Legend

-  Dry Riser Inlet
-  FF Hose Coverage Distance
-  Fire Vehicle
-  Fire Vehicle Route
-  Length Measurement



Fire statement completed by	
15. Signature	
16. Date	25/04/2022