



**Ancoats Works, Manchester**  
**Planning Gateway 1 Fire Statement**

1<sup>st</sup> December 2021

BB-PGO-11199-OF-01

Revision History

| Rev | Date       | Prepared by   | Reviewed by | Comments        |
|-----|------------|---------------|-------------|-----------------|
| 01  | 01/12/2021 | Joshua Parker | John Rigby  | To be submitted |

| Document reference |
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| BB-PGO-11199-OF-01 |

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Application Information

1. Site Address

Table 1: Site Address

| Site Address      |                               |
|-------------------|-------------------------------|
| Site address line | Anocats Works, Pollard Street |
| Town              | Manchester                    |
| County            | Greater Manchester            |
| Post Code         | M4 7AS                        |

2. Description of proposed development

The application site extends to approximately 0.55 hectares and is located approximately 1.5km to the east of Manchester City Centre. It is currently occupied by a range of industrial buildings associated with the former Ancoats Works industrial site, and also includes the former Bank of England pub, both of which are now vacant. The main Ancoats Works building is of three storey height and occupies the north eastern half of the site, with car parking toward the Carruthers Street boundary. The existing building is a traditional and substantial industrial unit with a double-gabled roof.

The site is bound to the north by the Ashton Canal, to the east by Hope Mill, a grade II\* listed 7-storey former mill building which comprises a theatre and a range of other business uses, to the south by Pollard Street and to the west by Carruthers Street. There are dwellings opposite the site on Pollard Street, Carruthers Street and to the northwest beyond the canal on Piercy Street.

Full planning application for a residential-led development to provide 183 no. apartments and 10 no. duplex apartments (Use Class C3) and flexible commercial space (Use Class E/ sui generis) across two new development blocks and refurbishment of the southern part of the Ancoats Works building including its Pollard Street façade, together with landscaping, parking, cycle parking, supporting infrastructure and associated works, following the demolition and partial demolition of existing buildings on site.

3. Qualifications & Experience of the Author

Table 2: Qualifications

| Qualifications              |                                                             |
|-----------------------------|-------------------------------------------------------------|
| Name                        | Joshua Parker                                               |
| Academic Qualifications     | BEng (Hons)                                                 |
| Professional Qualifications | AlFireE<br>Associate Member – Institution of Fire Engineers |

Experience

Josh has worked full time as a Fire Engineer since June 2017. During this time, he has gained experience in a variety of sectors including residential, commercial, healthcare, industrial, office, educational and more. He takes particular interest in challenging building scenarios when assessing non-compliances and developing a workable solution whilst paying close attention to the limitations offered by the design standards.

Over the past couple of years Josh has worked on a number of residential projects located throughout the country, related residential projects include:

Deller and Palmerston Road Harrow - £46m, Canada Street Docklands - £78m, Parliament Square Liverpool - £90m.

Table 3: Qualifications

| Qualifications              |                                                                                                                                                                                                                            |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Name                        | John Rigby                                                                                                                                                                                                                 |
| Academic Qualifications     | BSc (Hons)                                                                                                                                                                                                                 |
| Professional Qualifications | MIFireE – Member of the Institution of Fire Engineers<br>MRICS – Chartered Member of the Royal Institution of Chartered Surveyors<br>C.Build E MCABE – Chartered Member of the Chartered Association of Building Engineers |

Experience

John is an Associate Director and has over 16 years of experience in the construction industry working in fire safety and regulatory compliance. John is a Member of the Institution of Fire Engineers, a Chartered Surveyor and Chartered Building Engineer. He also holds an IFE and IFSM accredited diploma in Fire Stopping Inspection and has undertaken Fire Safety and Fire Dynamics and Modelling courses with the University of Leeds.

John has experience in working on a number of residential projects over his 16 year career. He has worked on projects consisting of multi-storey multi occupied residential apartment blocks. These developments adopted a stay put strategy as recommended in guidance and included open plan flat layouts, standard flats with protected entrance halls and studio apartments. Projects varied in competition in terms of the common means of escape, justifying up to 30m travel distance on come occasions via CFD analysis. On these project budlings in excess on 18m in height were with at least 1no. firefighting shaft and where deviations to the firefighting provision were proposed consultation with the Fire Authority allowed a reasonable provision to be provided.

Related projects: Residential

Private Residential - Notable Projects: Globe Road Leeds - £180m, Monk Bridge Leeds - £180m, MediaCityUK Plot D3 - £70m

Student Accommodation - Notable Projects: Freeman’s Common Leicester - £200m, iQ Student Accommodation Knight House Sheffield - £15m

#### 4. Consultation (if any) on issues relating to the fire safety

Early consultation has been undertaken with the Approving Authorities, including the appointed Approved Inspector Ball and Berry and Greater Manchester Fire and Rescue Service. Such discussions have been specific to the Fire Service access to the scheme, it can be confirmed that the proposal outlined in Section 10 of this report have been developed in conjunction with the advice given by the Fire Authority during this consultation and they have confirmed that they are in agreement with the proposal in principle.

In addition, early discussions have been held with the design team with regards to the following items:

- B1 Means of Escape
- B1 Smoke Ventilation
- B2 Internal Fire Spread (Linings)
- B3 Internal Fire Spread (Structure)
  - Sprinkler Suppression
  - Elements of Structure
  - Compartmentation
- B4 External Fire Spread
  - Cladding, Insulation & Façade Products
- B5 Fire Service Access & Provisions
  - Fire Appliance Access
  - Fire Mains
  - Residential Firefighting Cores
  - Fire Hydrants
- Secondary Power

A RIBA Stage 2 Fire Strategy has also been prepared by BB7 (Ref: BB-OFS-11199-OF-01)

At present the RIBA Stage 2 Fire Strategy has been submitted for review by the Approved Inspector.

5. Site Layout Plan with block numbering as per building schedule referred to in Section 6.



Figure 1: Site Layout Plan – Proposed Phase 1 Site (Buildings 1, 2, 3 and 4)

6. Building Schedule – The principles, concepts and approach relating to fire safety that have been applied to the development

Table 4: Building Schedule

| Site Information                           |                                                                                                                                                                                               |                                                              |                                           | Building Information                                   |                           |                           | Resident Safety Information |                                   |                                |
|--------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------|-------------------------------------------|--------------------------------------------------------|---------------------------|---------------------------|-----------------------------|-----------------------------------|--------------------------------|
| a) block no. as per site layout plan above | b) <ul style="list-style-type: none"><li>block height (m)</li><li>number of storeys excluding those below ground level</li><li>number of storeys including those below ground level</li></ul> | 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 |
| Building 1                                 | <ul style="list-style-type: none"><li>20m</li><li>9 Storeys</li><li>9 Storeys</li></ul>                                                                                                       | Residential Flats, Maisonettes, Studios                      | 9 Storeys                                 | BS9991                                                 | class A2-s1, d0 or better | class A2-s1, d0 or better | stay put                    | yes- residential sprinklers, full | none                           |
| Building 2                                 | <ul style="list-style-type: none"><li>2.7m</li><li>2 Storeys</li><li>2 Storeys</li></ul>                                                                                                      | Residential Houses                                           | 2 Storeys                                 | BS9991                                                 | no balconies              | class A2-s1, d0 or better | stay put                    | yes- residential sprinklers, full | none                           |
| Building 2                                 | <ul style="list-style-type: none"><li>20m</li><li>9 Storeys</li><li>9 Storeys</li></ul>                                                                                                       | Residential Flats, Maisonettes, Studios                      | 9 Storeys                                 | BS9991                                                 | class A2-s1, d0 or better | class A2-s1, d0 or better | stay put                    | yes- residential sprinklers, full | none                           |
| Building 3                                 | <ul style="list-style-type: none"><li>0m</li><li>1 Storey</li><li>1 Storey</li></ul>                                                                                                          | Restaurant, café, hot food take-away, drinking establishment | 1 Storey                                  | Approved document B vol 2                              | no balconies              | class A2-s1, d0 or better | simultaneous                | yes- residential sprinklers, full | none                           |
| Building 3                                 | <ul style="list-style-type: none"><li>8.5m</li><li>4 Storeys</li><li>4 Storeys to the topmost occupied storey.</li></ul>                                                                      | Residential Flats, Maisonettes, Studios                      | 2 Storeys                                 | BS9991                                                 | no balconies              | class A2-s1, d0 or better | stay put                    | yes- residential sprinklers, full | none                           |
| Building 4                                 | <ul style="list-style-type: none"><li>20m</li><li>4 Storeys</li><li>4 Storeys</li></ul>                                                                                                       | Residential Flats, Maisonettes, Studios                      | 3 Storeys                                 | BS9991                                                 | no balconies              | class A2-s1, d0 or better | stay put                    | yes- residential 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

### Residential Corridors

The travel distances within the residential common corridors within Building 1, 2 and 4 are extended beyond the 15m permitted within BS 9991 when the corridor is ventilated and where the apartments are provided with sprinkler suppression. The extension to the travel distances in the respective corridors are:

- Building 1 – Ground to 8<sup>th</sup> Floor – 30m
- Building 2 –Ground to 8<sup>th</sup> Floor – 30m; and
- Building 4 – 2<sup>nd</sup> and 3<sup>rd</sup> Floor – 29.1m

A fire engineered solution will be proposed for the extended corridor travel distances incorporating an enhanced mechanical smoke ventilation system. Computational fluid dynamics modelling and analysis will be undertaken later at RIBA Stage 3 to demonstrate that tenable conditions for means of escape and firefighting can be achieved. The intention is to work closely with the smoke ventilation specialists.

### Amenity Areas

The amenity areas located on the Ground Floor of Building 2 and 4 have been assessed in accordance with the principles of AD B Vol.2 as they are separated from the remaining areas of the building.

### Fire Service Access

Fire Service access to the scheme deviates from the recommendations outlined within BS 9991. Due to access limitations identified via vehicle tracking, it is not possible to permit access to the courtyard of the site between Building 2 and the neighbouring property (Hope Mill) as the access gate does not provide the required clearance. It has been confirmed that due to the listed status of the wall in which the gate is positioned it is not possible to widen the gate.

Due to the access limitations within the site the dry riser inlets are to be located on the front façade of Building 2 and 4 but will not be located adjacent to the entry points into the building due to the limited access, this has been agreed with the Fire Authority. The inlets will therefore be visible from Carruthers Street for access into Building 2 and on Pollard Street for access into the stair serving Buildings 3 and 4 which was preferred to the inlets being located adjacent to the entry point into the buildings as this reduces the distance some equipment would need to be carried and would also limit the hose length from vehicle to inlet.

For Building 1 it is proposed to provide a horizontal extension to the dry riser inlet in excess of 18m to facilitate access within 18m of the appliance and to remove the need for a fire appliance to access the site owing to the width restrictions posed by the site gate off Pollard Street. This solution has been subject to early consultation with the Approved Inspector and Greater Manchester Fire and Rescue Service where their recommendations have been adopted. The dry riser inlet will be visible and within 18m of the fire appliance access point, it will be sited within a standalone cabinet and illuminated although it will not be located adjacent to the entry point into the building due to the limited access. The dry riser inlet extends up to 50m horizontally. It is considered that the overall length of the pipework (horizontal + vertical) is only a slight extension above the maximum permitted in a code compliant scenario; however, in this instance the largest extension is in a horizontal orientation. This has been discussed and agreed with the Approved Inspector and the Fire Authority.

## 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.

Buildings 2, 3 and 4 on the Second and Third Floors are interconnected and therefore share a common escape route, each will be separated via subdividing cross-corridor doors providing an unventilated area to the portion of the common corridor that serves accommodation within Building 3 with alternative directions of escape available. The remaining portions of the common corridor within Building 2 and 4 will be ventilated by mechanical means as per Section 7 above.

### Open Plan Apartments

In accordance with BS 9991, the kitchen should be enclosed in open-plan flats having an area not exceeding 8 m × 4 m. Cooking appliances in open-plan flats having an area smaller than 8 m × 4 m should not be adjacent to the entrance of the flat. BB7 will develop a fire engineering solution based on a quantitative assessment to justify the proposed layout in the detailed design stage. An allowance of 2.3m is recommended between the location of the cooking facilities and escape routes at this stage.

It should be noted that the design team have been notified of this requirement and are actively working to reposition any cooking appliances that may not currently comply with the above recommendation. Once fit-out plans are completed they are to be reviewed by BB7.

## 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.

There are no additional planning policies relating to fire safety for this development.

**Emergency Road Vehicle Access & Water Supplies for Firefighting Purposes**

**10. Explanation of 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?

**Emergency Access Roads**

The access to the site for firefighting provisions is to be in accordance with guidance in BS 9991:2015 (Residential) and ADB Vol 2 2019 including 2020 amendments (non-residential areas).

The fire appliance in no instances will enter the site, instead the access routes surrounding the scheme (Pollard Street and Carruthers Street) will be used, at this point the Fire Service will dismount to gain access to the buildings. This has been discussed and agreed with the Fire Authority.

**Firefighting shaft & Dry Fire Main**

A residential firefighting shaft is to be provided to building 1 and 2.

In addition, a dry riser will be provided to the protected stair serving Buildings 3 and 4, this is to satisfy the hose-laying distances as Building 2, 3 and 4 combine at the second and third floor.

The commercial unit has hose-laying distances within 45m of the fire appliance access point. Other non-residential areas located on the Ground Floor of Building 4 are accessed within 45m from the Pollard Street access gate and use of the dry riser outlet within the Building 4 stair will permit access to within 45m of the plant space beneath Buildings 3 and 4.

Hose lengths are within 60m from the residential firefighting shaft.

**Fire Hydrants**

Hydrants are to be provided within 90 m of an entry point to the building and dry riser inlets such as the plant areas, amenity areas and commercial unit and not more than 90 m apart.

**11. Emergency road vehicle access**

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

Refer to Section 14 for the fire service site plan.

Fire appliance emergency access roads for pump appliances for the development is to be provided via Pollard Street and Carruthers Street, no internal site access is provided. Preliminary tracking of the access route into the site via the Pollard Street gate indicated that the width was not sufficient to permit fire appliance access into the site, the appliance will therefore park on Pollard Street and not gain access to courtyard of the site. The routes required have been highlighted indicatively in Section 14.

The proposed firefighting access/entrance to the commercial space is to be via Carruthers Street whilst access to the remaining non-residential areas will be via Pollard Street and the access gate thereof.

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

yes

**12. Siting of fire appliances**

Fire appliance should be able to park within 18m of the dry riser inlet connection point.

Fire appliance should also be able to gain access within 45m of every point of the footprint of the ground floor commercial/non-residential areas.

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

One hydrant located adjacent to the access gate on Pollard Street, and one located on Carruthers Street.

Nature of water supply:

hydrant- public

To be confirmed by the design team.

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

14. Fire service site plan

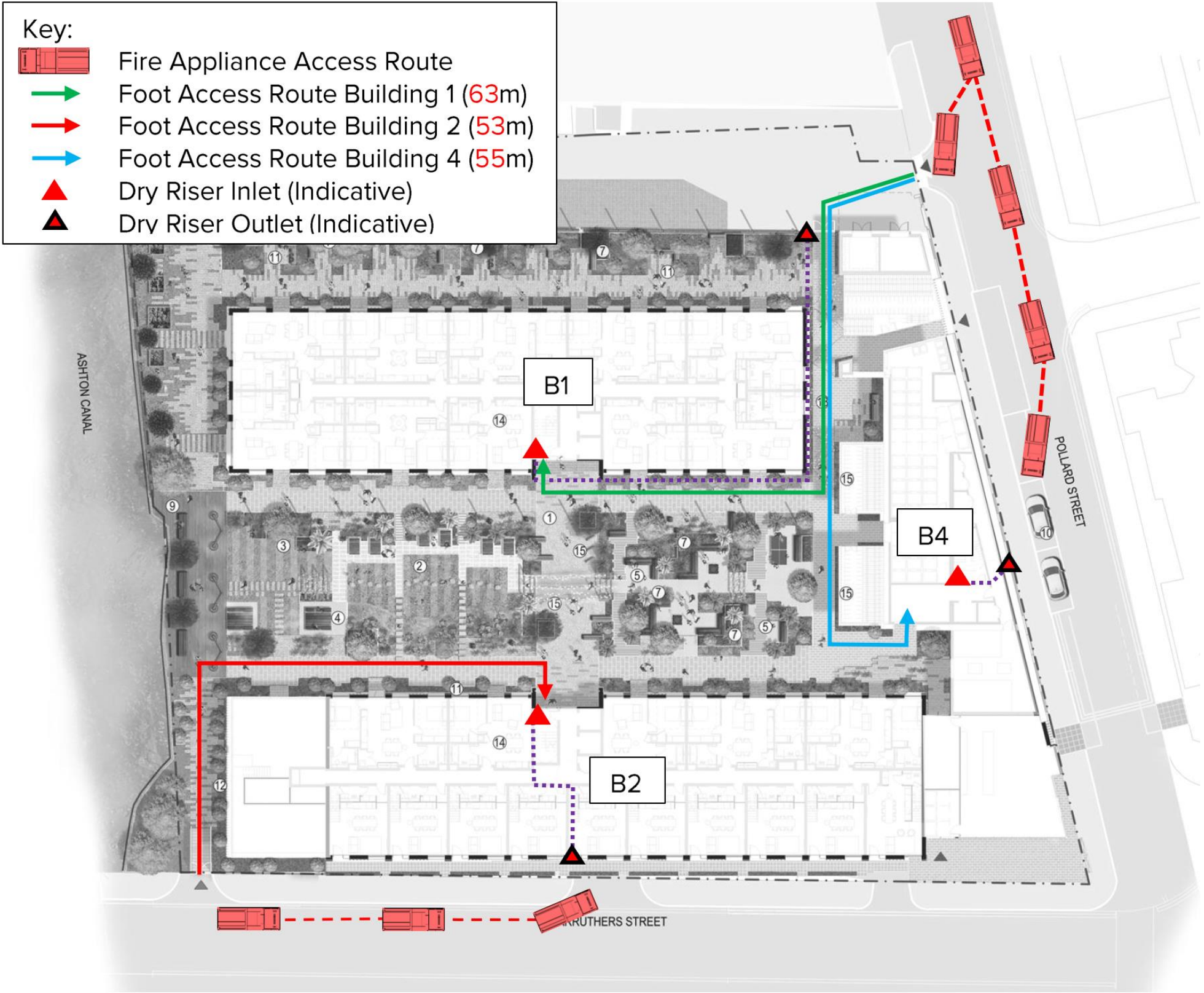


Figure 2: Fire Service Site Plan

Table 5: Fire Statement Form

|                                            |                                                                                   |
|--------------------------------------------|-----------------------------------------------------------------------------------|
| Fire statement completed by: Joshua Parker |                                                                                   |
| Signature                                  |  |
| Date                                       | 10/11/2021                                                                        |

# Imagination powered by borderless thinking

## **LONDON AND THE SOUTH EAST**

23 Star Hill  
Rochester  
Kent  
ME1 1XF

## **NORTH WEST**

2 Jordan Street  
Manchester  
M15 4PY

## **IRELAND**

Unit G  
Mountpleasant Business  
Centre  
Mountpleasant Avenue  
Rathmines  
Dublin  
D06 K762

## **NORTH EAST**

Carrwood Park  
Selby Road  
Leeds  
LS15 4LG

## **NORTHERN IRELAND**

Nextspace  
Antrim Enterprise Park  
58 Greystone Road  
Antrim  
BT41 1JZ

## **SCOTLAND**

Pentagon Centre  
26-38 Washington Street  
Glasgow  
G3 8AZ

## **CENTRAL AND EAST**

Castle Hill House  
Huntingdon  
Cambridgeshire  
PE29 3TE