

The Town and Country Planning Order

Fire Statement – FS 001.1

Project: Port Street, Ancoats
Subject: Fire Statement
Date: 23 November 2021
Author (s): Agboola Ogunleye & James O'Hanlon
Checked: Adam Monaghan



1 Introduction

This Fire Statement has been prepared by Design Fire Consultants (DFC) in relation to the mixed-used residential-led development at Port Street, Manchester City Centre.

This Fire Statement includes a concise summary of the approach to fire safety design, the site layout, access and facilities for firefighting, details of consultation undertaken on fire safety and consideration of local development documents.

This Fire Statement forms part of the planning application information only and is not intended for formal Building Regulations submission.

1.1 Town and Country Planning Order

The requirement for a fire statement at planning is requested under the *Town and Country Planning (Development Management Procedure and Section 62A Application (England) (Amendment) Order 2021*.

As of 1st August 2021, a fire statement is required at Gateway One of the new regulatory regime, as detailed in the Building Safety Bill (2021) for relevant buildings. The regulatory regime also establishes the Health and Safety Executive as a statutory consultee.

Relevant buildings are currently defined as those that contain two or more dwellings and have a storey height of 18m or more or include 7 or more storeys (ignoring below-ground storeys). Hospitals and care homes are also designated relevant buildings at Gateway One.

A fire statement is required to be submitted as part of a full planning application but is not required for outline planning permission submissions.

The purpose of a fire statement is to evidence that fire safety matters, as they relate to planning, have been considered at an early stage of the project.

Port Street, Ancoats

This fire statement includes a concise summary of the approach to fire safety design, the site layout, access and facilities for firefighting, details of consultation undertaken on fire safety and consideration of local development documents.

1.2 Relevant Documents

Table 1: Relevant Documents used to inform the Fire Statement

Name	Reference
General Arrangement Plan Level Basement 1	10376-SHP-Z0-A-G200-PL-B1-001
General Arrangement Plan Level 00	10376-SHP-Z0-A-G200-PL-00-001
General Arrangement Plan Level 01-06	10376-SHP-Z0-A-G200-PL-01-001
General Arrangement Plan Level 07	10376-SHP-Z0-A-G200-PL-07-001
General Arrangement Plan Level 08	10376-SHP-Z0-A-G200-PL-08-001
General Arrangement Plan Level 09	10376-SHP-Z0-A-G200-PL-09-001
General Arrangement Plan Level 10	10376-SHP-Z0-A-G200-PL-10-001
General Arrangement Plan Level 11-30	10376-SHP-Z0-A-G200-PL-11-001
General Arrangement Plan Level 31	10376-SHP-Z0-A-G200-PL-31-001
General Arrangement Plan Level 32-33	10376-SHP-Z0-A-G200-PL-32-001
General Arrangement Plan Roof Level	10376-SHP-Z0-A-G200-PL-RF-001
Site Wide Existing Site Location Plan	10376-SHP-Z0-A-B5D8-G100-XP-XX-001
Site Wide Existing Site Location Plan	10376-SHP-Z0-A-B5D8-G100-XP-XX-002
Site Wide Demolition Plan	10376-SHP-Z0-A-B5D8-JC20-XP-PL-001

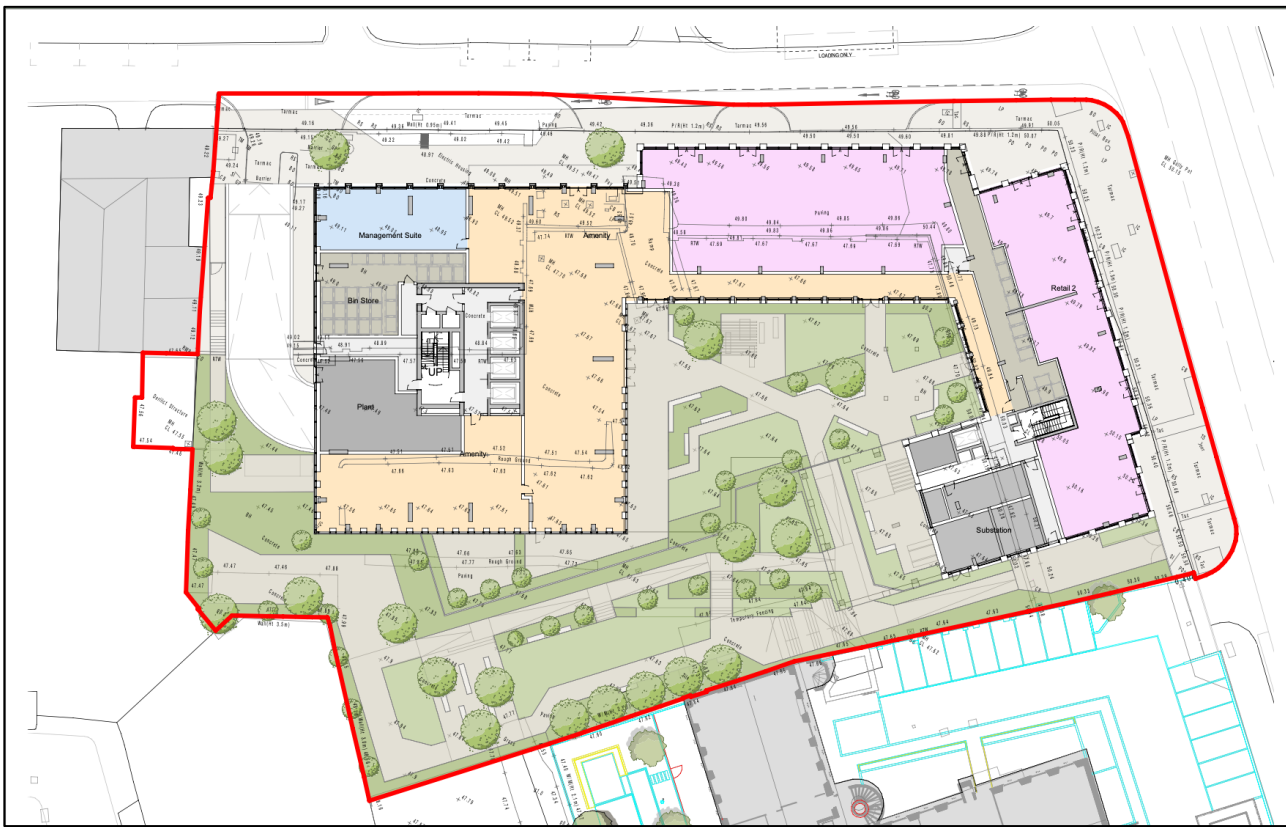
2 Fire Statement Form

The fire statement form, provided in Table 2, includes a concise summary of the approach to fire safety taken, the site layout, access and facilities for firefighting, details of consultation undertaken on fire safety and consideration of local development documents.

Table 2: Fire Statement Form

Application Information		
1.	Site Address line 1	Land bounded by Great Ancoats Street to the north, Brownsfield Mill and a surface car park to the east, a surface car park to the south and Port Street to the west
	Site Address Line 2	
	Site Address Line 3	
	Town	Manchester
	County	Greater Manchester
	Site Postcode (Optional)	M4 6JB

Application Information		
2.	Description of proposed development including any change of use (as stated on the application form):	The Proposed Development Site ("the Site") is located on the corner of Great Ancoats Street and Port Street and is within the neighbourhood of Ancoats on the northern part of Manchester City Centre. The Site extends to approximately 0.48 hectares (4845 sqm) and is bound by Great Ancoats Street to the north, Brownsfield Mill and a surface car park to the east, surface car park to the south and Port Street to the west. The site is to comprise of 485 apartments, 595sqm of retail space, and 681sqm of amenity spaces. The site also contains 47 car parking bays, and 4 disabled spaces (20% EVC), alongside 496 cycle parking spaces. The Site is comprised of a surface level car park of low-quality hardstanding. The site levels drop by circa 2m from the northern and western boundaries to a lower level which also forms part of the car park. There is a very limited amount of vegetation site. The Site can be accessed by foot or on vehicle by using the car park entrances on Port Street. There are a mixture of uses surrounding the Site. Immediately to the west of the Site there is The Astley, Oxid House and The Wentwood which are mid to high rise apartment buildings with some ground floor commercial frontages as well as a surface level car park. To the north of the Site, across Great Ancoats Street is the heart of Ancoats, this is a newly regenerated area of Manchester containing a mixture of mid-rise developments including residential and commercial uses. To the east of the Site is Brownsfield Mill, a Grade II* Listed mill building which has been recently refurbished to create new apartments and the Rochdale Canal. To the south of the Site is a number of mid to high-rise developments comprising residential uses, which sit within the centre of the Piccadilly Basin.
3.	Name of person completing the fire statement (as per section 15), relevant qualifications and experience.	Author's Name: James O'Hanlon Post-Nominals: MEng, BEng, CEng, MIFireE Relevant Qualifications and Experience: A Chartered Engineer with the Institute of Fire Engineers with a MEng degree in Fire and Explosion Engineering. 9 years of consulting experience in fire safety consultancy both in the UK and the USA. Checker's Name: Adam Monaghan Post-Nominals: BSc, CEng, FIFireE Relevant Qualifications and Experience: A Chartered Engineer and an active fellow of the Institution of Fire Engineers, 22 years of consulting experience, specialising in residential, commercial offices, heritage, developments.

Application Information		
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.	The project is currently within concept design stage, no formal consultation with relevant Building Control or Fire Service authorities has yet been undertaken in regard to Part B compliance. This will commence during RIBA Stage 3.
5.	Site layout plan. <i>(consistent with other plans drawings and information submitted in connection with the application)</i>	Site layout plan is inserted in the form: 

Port Street, Ancoats

Application Information									
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
Port Street Tower and Lower Level Podium	One storey below ground level of approximately 4m depth	Ancillary Area	Basement level	BS 9991 ¹ and BS 9999 ² .	No Balconies	Class A2-s1, d0 or better	Simultaneous	Yes – Residential Sprinklers (Full)	N / A. Non-residential.

¹ BS 9991, 'Fire safety design, management and use of residential buildings', 2015

² BS 9999, 'Code of practice for fire safety in the design, management and use of buildings', 2017

Port Street, Ancoats

Application Information									
Port Street Tower and Lower Level Podium	Port Street Tower: 34 storeys including ground level. Approximately 100m to topmost occupied storey. Lower Level Podium: 11 storeys including ground level. Approximately 30m to topmost occupied storey.	Retail / Commercial Units	Ground floor	BS 9999	No Balconies	Class A2-s1, d0 or better	Simultaneous	Yes – Commercial Sprinklers (Full)	N/A non-residential
Port Street Tower and Lower Level Podium	Port Street Tower: 34 storeys including ground level. Approximately 100m to topmost occupied storey. Lower Level Podium: 11 storeys including ground level. Approximately 30m to topmost occupied storey.	Residential Flats, maisonettes, studios	Level 01 to Level 10	BS 9991	Balconies are to be Class A2-s1, d0 or better.	Class A2-s1, d0 or better	Stay Put	Yes – Residential Sprinklers (Full)	M (1) Category 1 – visitable dwellings

Port Street, Ancoats

Application Information									
Port Street Tower	34 storeys including ground level. Approximately 100m to topmost occupied storey.	Residential Flats, maisonettes, studios	Level 11 – Level 33	BS 9991	Balconies are to be Class A2-s1, d0 or better.	Class A2-s1, d0 or better	Stay Put	Yes – Residential Sprinklers (Full)	M (1) Category 1 – visitable dwellings

7. Specific technical complexities

Open plan apartments are permitted in BS 9991. There are however unenclosed kitchens which may necessitate analysis of cooking facility locations to ensure that a cooking fire will not impede occupant egress. Such analysis may require alternative cooker locations, or the implementation of power cut off devices. There is adequate flexibility in all kitchen layouts to either amend or include power cut off devices which will be fully quantified during detailed design.

Changes to design standards: BS 9991 is currently under review with a draft for public comment issued in 08/2021. The revised BS 9991 is envisioned to include the following two changes to fire safety design guidance, these changes are considered the most likely to occur upon publication. The first change in guidance is the recommendation for a sprinkler system to cover all building areas including stairs and corridors. The second change in guidance is the upgrading the structural fire resistance to 90 minutes for buildings between 18m and 30m. At the time of writing, a time frame for any such changes is not yet known, nonetheless, the overall design can facilitate both changes as required.

Travel distances: There are extended travel distances along the shared residential corridor between the Port Street Tower, and the Lower Level Podium. These travel distances are present on Levels 01-06, and require analysis in accordance with BS 9991 assessment method (reference is made here to Guidance on Smoke Control to Common Escape Routes in Apartment Buildings³). Due to the presence of these travel distances and the need for further assessment, enhanced smoke ventilation systems are included in the design, for cost and space planning purposes. The proposed smoke ventilation solutions are familiar to the project team, Building Control Authority, and Greater Manchester Fire and Rescue Service.

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

Where future building works are exempt from the Building Regulations they would need to be managed under the Regulatory Reform (Fire Safety) Order 2005. However, if the proposed works are to carry out 'building work' as defined in Regulation 3 of the Building Regulations, then the works must meet the relevant technical requirements in the Building Regulations at the time, and they must not make other fabric, services, and fittings less compliant than they were before - or dangerous.

³ Smoke Control Association, 'Guidance on Smoke Control to Common Escape Routes in Apartment Buildings (flats and maisonettes)', 2020

Application Information
9. Local development document policies relating to fire safety Not applicable
Emergency road vehicle access and water supplies for firefighting purposes
10. Fire service site plan Each Tower is to be provided with a firefighting shaft with their respective common corridors performing the function of the firefighting lobby. Each firefighting shaft shall include the following provisions: • A firefighting stair with minimum width of 1100mm, designed in accordance with BS 5395-1⁴. • Each firefighting stair are to be provided with a 0.7m² aerodynamic area AOV, located at the head of the stair. The vent is to open in the event of smoke detection in any common corridor. An override switch is required at the base of each firefighting stair for fire service control. • A firefighting lift designed and installed in accordance with BS 9999, BS EN 81-72⁵ and BS EN 81-1⁶, as appropriate. • A mechanically smoke ventilated residential common corridor • Both Towers are to be provided with wet fire mains in accordance with BS 9990⁷ (tanks/pumps to be shared between both Towers). • Fire vehicle access shall be provided within 18m of the wet riser inlet.

⁴ BS 5395: Part 1, 'Stairs. Code of practice for the design of stairs with straight flights and winders,' 2010

⁵ BS EN 81-72, 'Safety rules for the construction and installation of lifts. Particular applications for passenger and goods lifts. Firefighting lifts,' 2015

⁶ BS EN 81-1 + A3, 'Safety rules for the construction and installation of lifts, Electric lifts' 1998, 2009

⁷ BS 9990: 'Non automatic fire-fighting systems in buildings', 2015

Application Information**11. Emergency road vehicle access**

Access routes shall be suitable for a pump appliance:

- Min. width of road between kerbs = 3.7m.
- Min. width of gateways = 3.1m.
- Min. turning circle between kerbs = 16.8m.
- Min. turning circle between walls = 19.2m.
- Min. clearance height = 3.7m.
- Min. carrying capacity = 12.5 tonnes.
- Max. reversing distance = 20m.

A swept path analysis has been conducted by the design team to demonstrate the feasibility of vehicle access (as per Section 14).

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

Yes

12. Siting of Fire Appliances

Both Towers are fitted with wet fire mains and as such, they should have fire appliance access:

- Within 18m of, and within sight of, a suitable entrance giving access to the wet fire main; and
- Within sight of the inlet for the emergency replenishment of the suction tank for the wet fire mains.

Application Information

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

Water storage tanks are to be provided for the wet risers, and sprinkler systems.

Hydrants are to be provided with 90m of the wet riser inlets to each inlet for the emergency replenishment of the suction tank for the wet fire mains, not more than 90m apart, and not closer than 6m of the towers. The exact locations of the hydrants are to be confirmed by the MEP designers.

Nature of water supply:

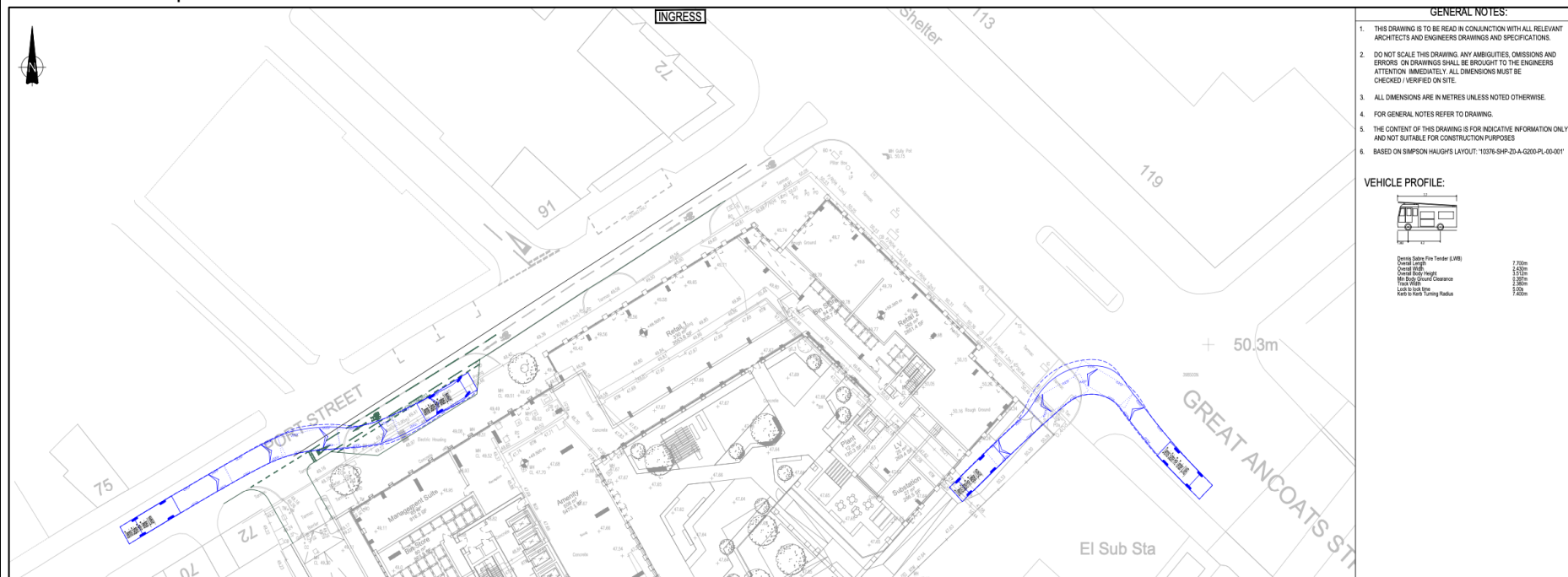
Hydrant – It is to be confirmed by the MEP engineer at the next design stage whether hydrants are to be public / private.

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

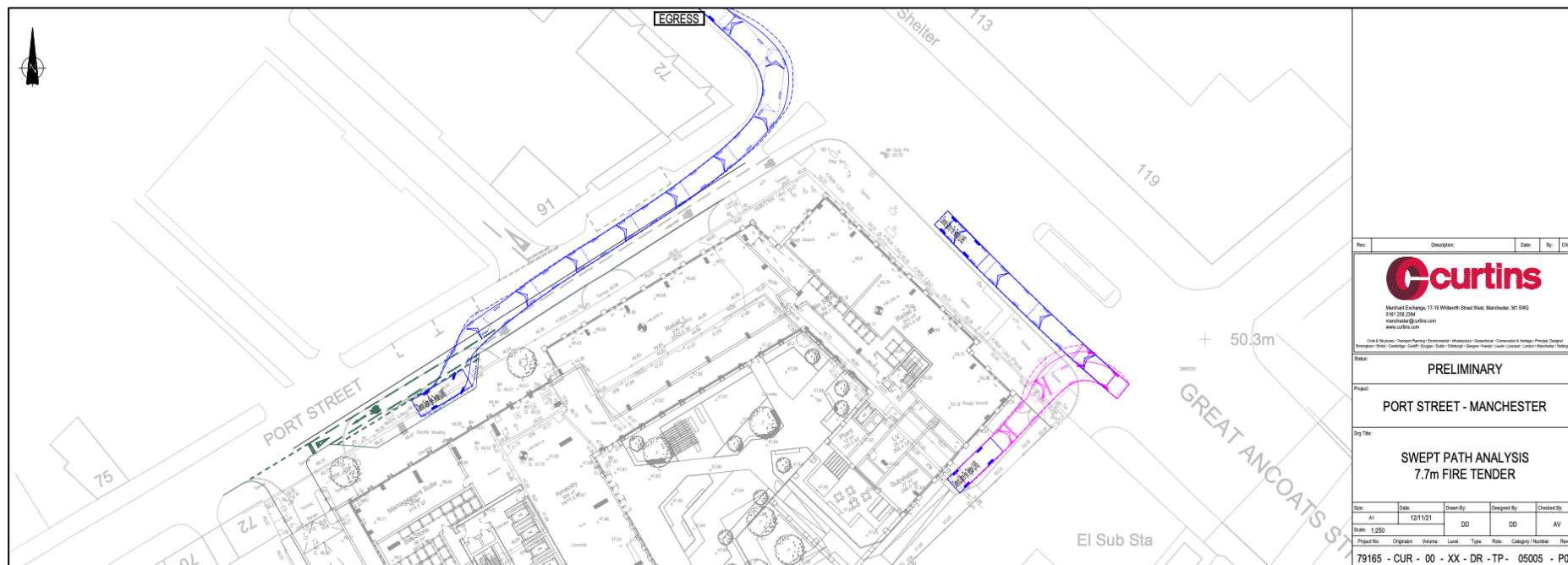
Yes – The current condition of the existing hydrants are to be confirmed by the MEP engineer at the next design stage.

14. Fire service site plan

Fire service site plan is:



Application Information



Rev	Description	Date	By	Check
1	PRELIMINARY			
Curtins Manchester Exchange, 15-19 Whitworth Street West, Manchester, M1 5BG 0161 225 2284 manchester@curtins.com www.curtins.com				
Drawn By: [Signature] Checked By: [Signature] Designated By: [Signature] Designated By: [Signature] Designated By: [Signature] Designated By: [Signature]				
Project: PORT STREET - MANCHESTER				
Day Title: SWEPT PATH ANALYSIS 7.7m FIRE TENDER				
Size	Date	Drawn By	Designed By	Checked By
A1	12/11/21	DD	DD	AV
Scale: 1:250				
Project No	Originator	Volume	Level	Type
79165 - CUR - 00	XX - DR - TP -	05005	- P01	

Fire Statement Completed by

15. Signature



Agboola Ogunleye



James O'Hanlon



Adam Monaghan

16. Date

23 November 2021