

The Town and Country Planning Order

Fire Statement – TCFS001.2

Project: Ferrous, Manchester

Subject: Fire Statement

Date: 1 November 2021

Author: Matt Whitehead

Checked: James O'Hanlon



1 Introduction

This Fire Statement has been prepared by Design Fire Consultants (DFC) and is submitted in support of the planning application made by Zerum Planning Consultants for the Ferrous development located in the city of Manchester.

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

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 is requested under The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)¹.

A Fire Statement is required to be submitted as part of a full planning application.

¹ UK Government, 'The Town and Country Planning (Development Management Procedure and Section 62A Application (England) (Amendment) Order 2021', July 2021

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A Fire Statement is required at Gateway One of the regulatory regime, as detailed in the Building Safety Bill² 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.

Where a relevant building is being constructed within the same development as out-of-scope buildings, information on the entire development should be included, as the space between buildings is relevant to firefighter access.

² UK Government, 'Draft Building Safety Bill', July 2021

1.2 Relevant Documents

Table 1: Relevant Documents used to inform the Fire Statement

Name	Reference
Site Plan	BDP-FRS-XX-XX-DR-A-200010_P02 – Site Plan Proposed
Level_00	BDP-FRS-XX-00-DR-A-200211_P08 – GA Plan – Level 00 Ground Floor
Level_01	BDP-FRS-XX-01-DR-A-200211_P08 – GA Plan – Level 01
Level_02	BDP-FRS-XX-02-DR-A-200211_P08 – GA Plan – Level 02
Level_12	BDP-FRS-XX-12-DR-A-200211_P08 – GA Plan – Level 12
Level_13	BDP-FRS-XX-13-DR-A-200211_P08 – GA Plan – Level 13
Level_14	BDP-FRS-XX-14-DR-A-200211_P08 – GA Plan – Level 14
Level_15	BDP-FRS-XX-15-DR-A-200211_P08 – GA Plan – Level 15
Elevation_North	BDP-FRS-XX-XX-DR-A-201111_P03 – GA Elevation – North
Elevation_East	BDP-FRS-XX-XX-DR-A-201112_P03 – GA Elevation – East
Elevation_South	BDP-FRS-XX-XX-DR-A-201113_P03 – GA Elevation – South
Elevation_West	BDP-FRS-XX-XX-DR-A-201114_P03 – GA Elevation – West

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		
	Site Address line 1	74 Chapeltown Street
	Site Address Line 2	
	Site Address Line 3	
	Town	Manchester
	County	Greater Manchester
	Site Postcode (Optional)	M1 2EY
2.	Description of proposed development including any change of use (as stated on the application form):	Erection of a 107 unit, 1, 2 and 3 bed apartment scheme with ancillary, ground floor commercial, and associated access and landscape public realm works.

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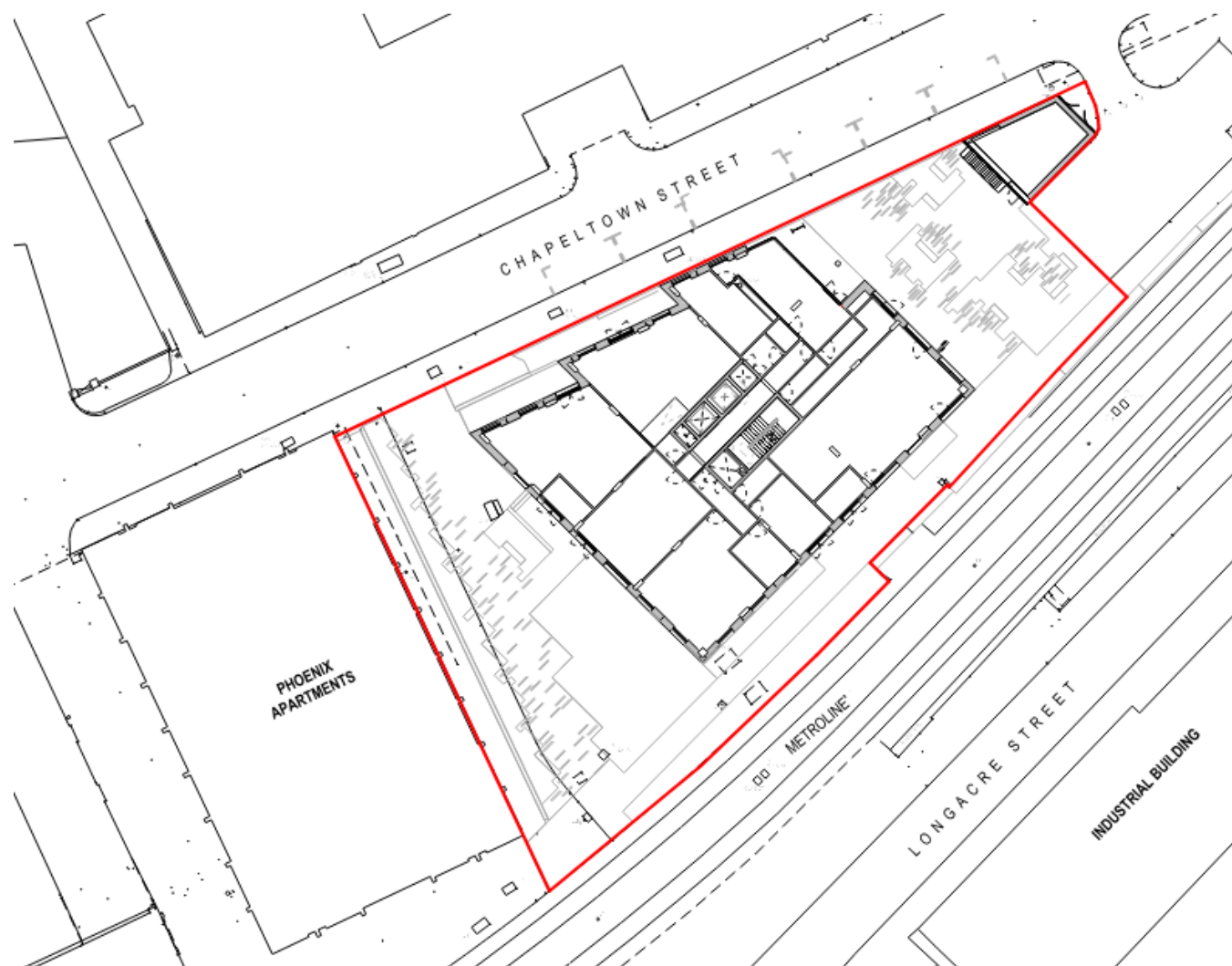
3.	Name of person completing the fire statement (as section 15.), relevant qualifications and experience.	Author's Name: Matthew Whitehead Post-Nominals: MEng (Hons) FdSc AIFireE MIET Relevant Qualifications and Experience: Masters with Honours in Fire Engineering, Foundation Degree in Building Services and Sustainable Engineering, Associate Member with the Institution of Fire Engineers, Member of the Institute of Engineering and Technology, 7 years of consulting experience in the fire safety consultancy business and over 13 years of contracting experience in fire detection and alarm systems. Checker's Name: James O'Hanlon Post-Nominals: MEng CEng MIFireE Relevant Qualifications and Experience: A Chartered Engineer with the Institution 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.
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.	No preliminary discussions have yet taken place with the Approved Inspector and the fire service. However, formal consultation between the Approved Inspector will take place during the later design stages and the fire strategy agreed with the Approved Inspector and the fire service.

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 is:



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
N/A	The height of the building to the roof is 49.4m 16 storeys (G + 15 above) No basement	Residential Flats, studios	Ground to Fifteenth (G + 15 which includes roof)	BS 9991	Balconies Class A2-s1, d0 or better	Class A2-s1, d0 or better	Stay Put	Yes – Residential Sprinklers (Full)	M4(1) Category 1 with the potential to upgrade 67 apartments to M4(2) Category 2

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

Open plan apartments: Where kitchens are not enclosed, these layouts will be justified using radiation analysis, with the hob remote from the exit. Where the hob is located such that it is not remote from the escape route, a hob cut-off device may be required.

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.

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.

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.

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?

A firefighting shaft is to be provided with the following provisions:

- A firefighting stair with minimum width of 1100mm, designed in accordance with BS 5395-1.
- The firefighting stair is to be provided with a 0.7m² free area AOV at the head of the stair.
- A firefighting lift designed and installed in accordance BS 9999, BS EN 81-72, BS EN 81-20 and BS EN 81-50, as appropriate.
- Smoke ventilated residential common corridor.

A dry rising fire main in accordance with BS 9990 and BS 5041-2.

11. Emergency road vehicle access

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

Access to the site is achieved from the main road of Chapeltown Street and is suitable for fire appliances.

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

Yes, emergency vehicles will have access to site from the main road as noted above.

12. Siting of Fire Appliances

The building will be provided with a dry rising main and has access for a pump appliance to within 18m of the inlet connection point on the face of the building adjacent to the stair. Dry rising outlets will be provided on the upper levels.

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

A sprinkler tank is to be provided for the sprinkler system. It is understood there are two existing public hydrants located within 100m of the scheme. One hydrant is located on Chapeltown Street (east of Ferrous) and the other is located on Longacre Street (west of Ferrous). It is unknown at this stage if these hydrants directly outside the development are operable and will need to be confirmed by others.

Nature of water supply

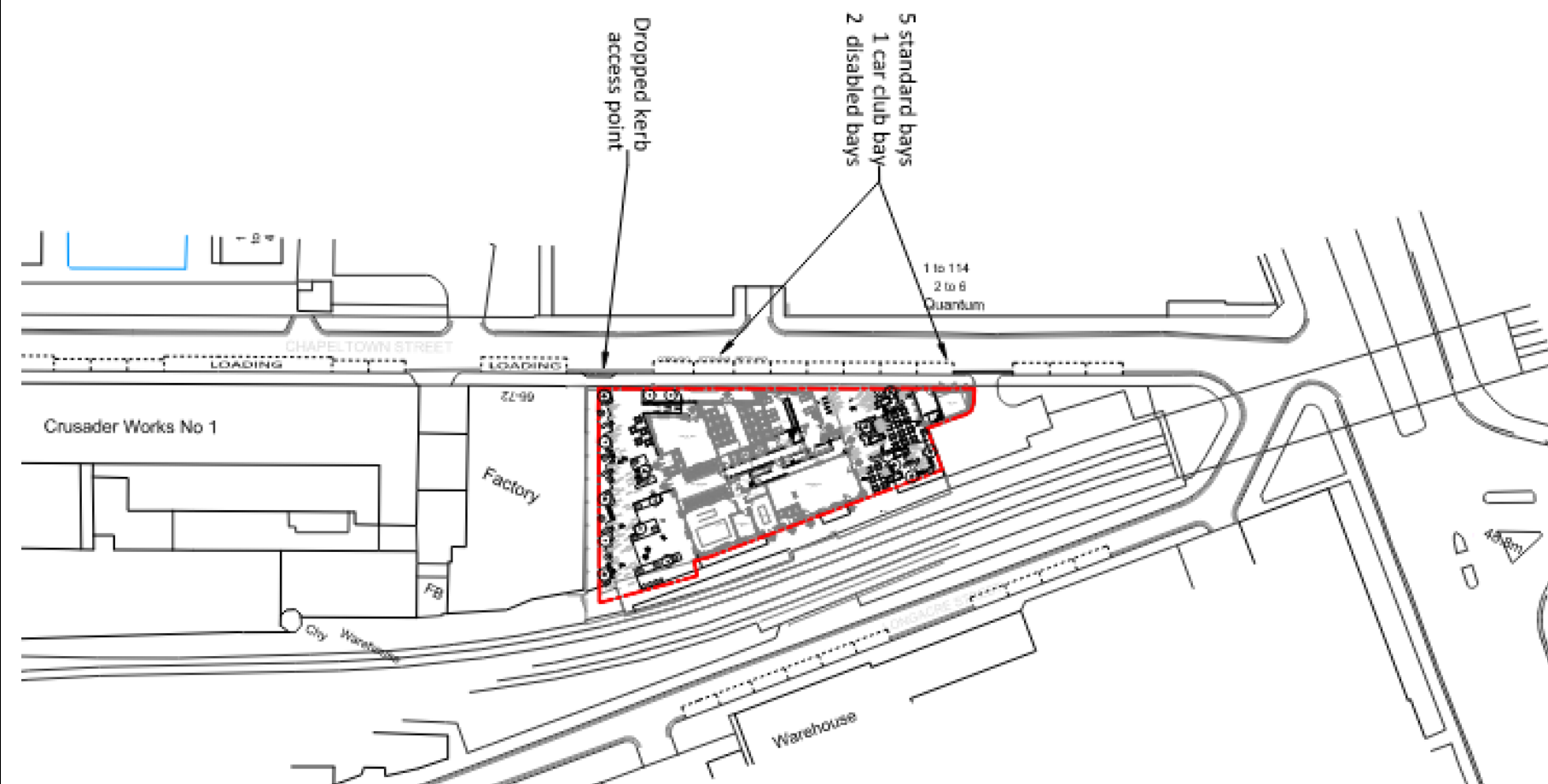
Hydrant – Public

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

To be confirmed.

14. Fire service site plan

There is no fire service site plan as such, however the attached image below shows the vehicle access route to the development from Chapeltown Street:



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Fire Statement Completed by	
15. Signature	 Two handwritten signatures in black ink. The first signature is a stylized, cursive 'S' followed by a horizontal line. The second signature is a more fluid, cursive script.
16. Date	1 November 2021 1 November 2021