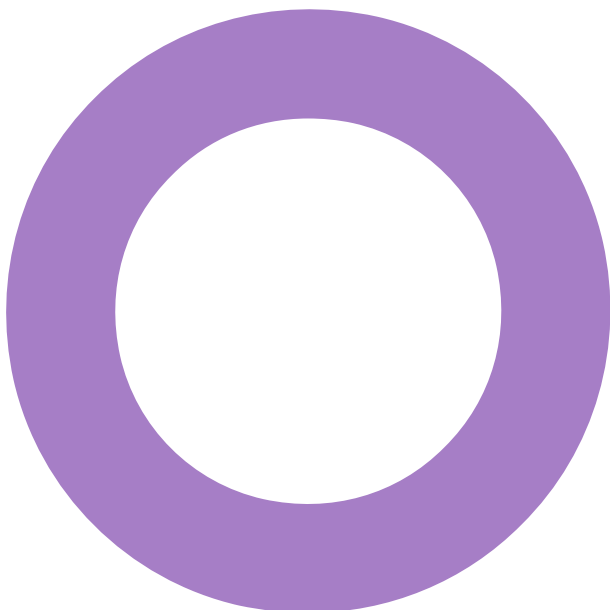


**Jersey Wharf.
Manchester.**
**Manchester Life Development
Company 3 Limited.**

FIRE ENGINEERING
GATEWAY ONE PLANNING STATEMENT

REVISION 07 – 03 MAY 2022



Audit sheet.

Rev.	Date	Description of change / purpose of issue	Prepared	Reviewed	Authorised
00	11/11/2021	Gateway One Form – 1 st Draft	EDS	IH	SB
01	23/11/2021	Updated based on PRP's Comments	EDS	IH	SB
02	13/12/2021	Update based on Mace's Comments	EDS	IH	SB
03	11/01/2022	Update to description of proposed development	EDS	IH	SB
04	11/01/2022	Update to description of proposed development and Appendix A	EDS	IH	SB
05	11/01/2022	Revision of Appendix A and B	EDS	IH	SB
06	28/04/2022	Update based on layout changes	EDS	IH	SB
07	03/05/2022	Update to Appendixes	EDS	IH	SB

This document has been prepared for Manchester Life Development Company 3 Limited only and solely for the purposes expressly defined herein. We owe no duty of care to any third parties in respect of its content. Therefore, unless expressly agreed by us in signed writing, we hereby exclude all liability to third parties, including liability for negligence, save only for liabilities that cannot be so excluded by operation of applicable law. The consequences of climate change and the effects of future changes in climatic conditions cannot be accurately predicted. This report has been based solely on the specific design assumptions and criteria stated herein.

Project number: 19/21551

Document reference: REP-1921551-5A-EDS-20220503-GatewayOneForm-Rev07.docx

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Gateway One Form.

Application Information	
1. Site Address Line 1 Site Address Line 2 Town County Site Postcode	Jersey Wharf Jersey St, Ancoats, Manchester Greater Manchester M4 6JW
2. Description of proposed development including any change of use (as stated on the application form)	The site is bounded by Jersey Street to the north, Rochdale Canal to the south, Flint Glass Wharf/Works to the west and grassland to the east. The Proposed Development involves the erection of 2 No 8 storey buildings to provide 190 residential units, approx. 636m ² of ground floor commercial floorspace, and ancillary amenity space, cycle parking provision, hard and soft landscaping, access and servicing and other associated works.
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience.	Ian Hall, BEng (Hons), MPhil, CEng, MIFireE – Associate Director Ian has worked within the Fire Safety Engineering sector for over 15 years since obtaining a Bachelor's degree in Fire Engineering from the University of Central Lancashire and is a Chartered Engineer with the Institution of Fire Engineers. He has led Fire Engineering design for projects across all sectors and sizes, both within the UK and internationally, including several high-rise residential buildings.
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.	There have been no consultations with the Statutory Authorities undertaken to date.
5. Site layout plan with block number as per building schedule referred to in 6. (Consistent with other plans drawings and information submitted in connection with the application)	
The site layout is shown on the Fire Service access plan, which is provided in Appendix A of this document	

The principles, concepts and approach relating to fire safety that have been applied to the development
Where instructed to do so you must select one of the options in the relevant section of the Table at the end of this Form.

6. Building Schedule

Site Information	a) block no. as per site layout plan above	A	B
b)			
• block height (m)		23.40m	23.40m
• number of storeys excluding those below ground level/ number of storeys including those below ground level		Eight (Ground-Seventh)	Eight (Ground-Seventh)

The principles, concepts and approach relating to fire safety that have been applied to the development
Where instructed to do so you must select one of the options in the relevant section of the Table at the end of this Form.

	c) proposed use (one per line). Your answers must be selected from the options in section 6cA) of the Table	- Residential flats, maisonettes, studios - flexible use	- Residential flats, maisonettes, studios - flexible use
	d) location of use within block by storey	Ground- Residential flats, maisonettes, studios flexible use Ground-Seventh – Residential flats, maisonettes, studios	Ground- flexible use First-Seventh- Residential flats, maisonettes, studios
Building Information	e) standards relating to fire safety/ approach applied. Your answers must be selected from the options in section 6eA) of the Table	Residential areas- BS9991 Non-residential areas- BS9999	Residential areas- BS9991 Non-residential areas- BS9999
	f) balconies Your answer must be selected from the options in section 6fA) of the Table	Class A2 -s1, d0 or better	Class A2 -s1, d0 or better
	g) external wall systems Your answer must be selected from the options in section 6gA) of the Table	Class A2 -s1, d0 or better	Class A2 -s1, d0 or better
Resident Safety Information	h) approach to evacuation Your answer must be selected from the options in section 6hA) of the Table	- Flats- Stay put - Residential Amenities- Simultaneous - Non-residential - Simultaneous	- Flats- Stay put - Residential Amenities- Simultaneous - Non-residential - Simultaneous
	i) automatic suppression Your answer must be selected from the options in section 6iA) of the Table	- Residential – yes, residential sprinklers, full - Non-residential – yes, commercial sprinklers, full	- Residential – yes, residential sprinklers, full - Non-residential – yes, commercial sprinklers, full
	j) accessible housing provided Your answer must be selected from the options in section 6jA) of the Table	M4(2)	M4(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 Guide: no more than 500 words

The buildings contain some open-plan apartments with dimensions less than 12m x 16m. These apartments meet the other requirements of BS 9991 but have dimensions greater than 8m x 4m and open kitchens. It is proposed that this arrangement is reasonable on the condition that a minimum distance of 1.8m is provided

between the hob and escape route. This methodology will be detailed within the Fire strategy report for Building Control submission.

Additionally, it is noted that a number of the apartments have dimensions greater than 12m x 16m. Any apartments with dimensions greater than 12m x 16m or apartment sizes greater than 8m x 4m which require occupants to escape within 18m of the hob will require a Computational Fluid Dynamics assessment to compare the proposed designs with a code-compliant arrangement. The parameters of the assessment and approval of the results is subject to agreement with the Statutory Authorities.

It is noted that there is an accessible car parks provided within both Block A and B. It is proposed that each car park is ventilated via 2.5% of the floor plate on one elevation, rather than being spread evenly over two opposing walls. However, based on the small size of each car park (one car parking space in Block B and two spaces in Block A), provisions of a sprinkler system designed in accordance with BS 9251, and ability of the Fire Service to fight the fire externally if required based on the small area of each car park and the ability to access the car park from Jersey Street.

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. Guide: no more than 500 words

As noted in Section 7, a CFD assessment will be undertaken at the design stage to show that conditions within the non-compliant open-plan apartments are tenable. The methodology and results of the assessment will be detailed within a report for Building Regulation submission.

The justification for these deviations will be detailed within the fire strategy report for Building Regulations submission.

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. Guide: no more than 500 words.

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? Guide: no more than 200 words

Access to the residential areas has been designed based on the principles set out in BS 9991. Both Block A and B have code-compliant firefighting shaft layouts. Each building has been provided with two firefighting shafts, each containing a firefighting stair with a dry rising main and a firefighting lift, with the stair and lift being accessed from the ventilated residential common corridors at each level. The firefighting lifts are located within 7.5m of the stair at each floor level.

Each dry rising main inlet is located on the face of each block and in sight of the fire service vehicle access points and outlets provided at every floor level, within 60m of each point of every apartment.

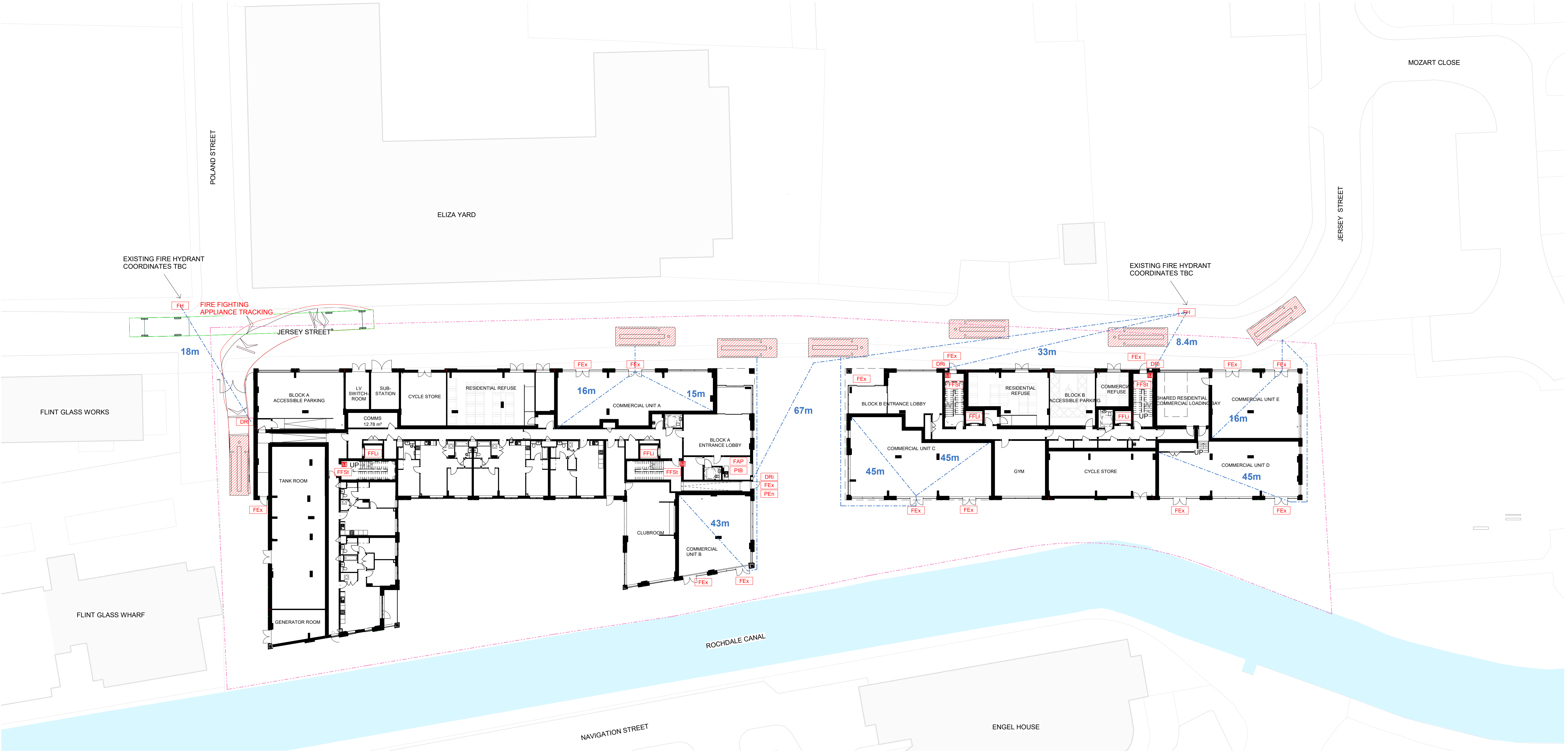
The commercial units each have an area less than 2000m², thus fire service access has been based on a 45m hose distance to all areas of the unit from a suitable vehicle location on Jersey Street. The plan in Appendix A shows compliant hose distances.

11. Emergency road vehicle access Specify emergency road vehicle access to the site entrances indicated on the site plan Guide: no more than 200 words The main vehicle access route will be via Jersey Street. As this is a public highway, it should meet the vehicle access requirements for a pump appliance. It is noted that a fire vehicle will have to travel less than 20m down the site road to reach one of the dry rising inlets for Block A, thus a turning circle is not required. This is shown in Appendix A.	
12. Siting of fire appliances Guide: no more than 200 words The location of the dry rising mains are shown in Appendix A. The fire appliances are provided with access to within 18m and in sight of each of these inlet points. The drawing in Appendix A also shows that the hose distances from a suitable siting location of an appliance to the furthest point within the unit is less than 45m. Is the emergency vehicle tracking route within the site to the siting points for appliances clear and unobstructed? Tick one: yes ☒ no	
13. Suitability of water supply for the scale of development proposed Guide: no more than 200 word Nature of water supply: ☐ open water- limited ☐ open water- unlimited ☒ hydrant- public ☐ hydrant- private ☐ tank supply It is currently proposed to use two existing public hydrants to meet the 90m hose distance requirements for both the dry rising inlets and an entrance to a commercial unit. Does the proposed development rely on existing hydrants and if so, are they currently usable / operable? ☐ yes ☐ no ☒ don't know	

Emergency road vehicle access and water supplies for firefighting purposes	
14. Fire service site plan Fire service site plan is: ☐ provided as a separate plan ☒ inserted in the form See Appendix A	

Fire statement completed by	
15. Signature	
16. Date	03.05.22

Appendix A – Fire Service Access and Site Plan.



GENERAL

All information on PRP Fire strategy dwgs are subject to Fire Engineer / BC / Fire Fighting Service / Warranty provider review & agreement / approval. Note: where there are open plan flat layouts these require fire engineering justification.

Note that these drawings must be printed / viewed in colour.

This drawing is to be read in conjunction with PRP GA plans, elevations & detail series and the detailed guidance included in the Fire Engineer/Consultants report.

Fire Engineers Report: REP-1921551-5A-IH-050721 (Stage 2)

REGULATION 7

Under Regulation 7(2) all external wall materials, other than those which are specifically exempted under Regulation 7(3) and specified attachments on relevant buildings are required to achieve A2-s1,d0 or A1 standard classified in accordance with BS EN 13501-1.

All membranes used as part of the external wall construction above ground level should achieve a minimum of class B-s3, d0 as described in Approved Document B (ADB).

FIRE MAINS AND LIFTS



Signage to be included with supply of inlet/outlet hardware appropriate for Wet or Dry risers where required

Colour: Red Pantone 185 to BS 5499-6:2002

FIRE FIGHTING SERVICE WAYFINDING

Wayfinding signage for the fire fighting service to be provided as recommended within ADB Volume 1

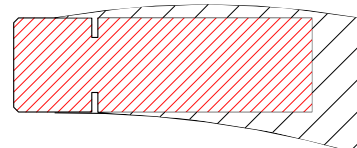
LINESTYLES

- Firemans hose length
- Relevant boundary
- Notional boundary

TAGS

- FH** Fire Hydrant
- PIB** Premises Information Box
- FBDK** Fire Brigade Drop Key
- PEn** Principal Entrance for fire fighting service
- FAP** Fire Alarm Panel
- FFLI** Fire Fighting Lift
- FFSL** Fire Fighting Stair
- FEx** Final Exit
- CB** Cavity Barrier
- SVS** Naturally Vented Shaft
- DRI** Dry Riser Inlet (see also 'Fire Mains and Lifts' for signage)

FIRE FIGHTING APPLIANCE



Fire fighting appliance tracking. Refer to Hydrock's Stage 2 Report (18276-HYD-XX-XX-RP-TP-1002-P1) and drawing (18276-HYD-XX-XX-DR-TP-0001)

Section 13: Vehicle access

Provision and design of access routes and hardstandings

- For dwellings, access for a pumping appliance should be provided to within 45m of all points inside the dwellinghouse.
- For flats, either of the following provisions should be made:
 - Provide access for a pumping appliance to within 45m of all points inside each flat of a block, measured along the route of the hose.
 - Provide fire mains in accordance with paragraphs 13.5 and 13.6.
- Access routes and hardstandings should comply with the guidance in Table 13.1.
- Dead-end access routes longer than 20m require turning facilities, as in Diagram 13.1. Turning facilities should comply with the guidance in Table 13.1.

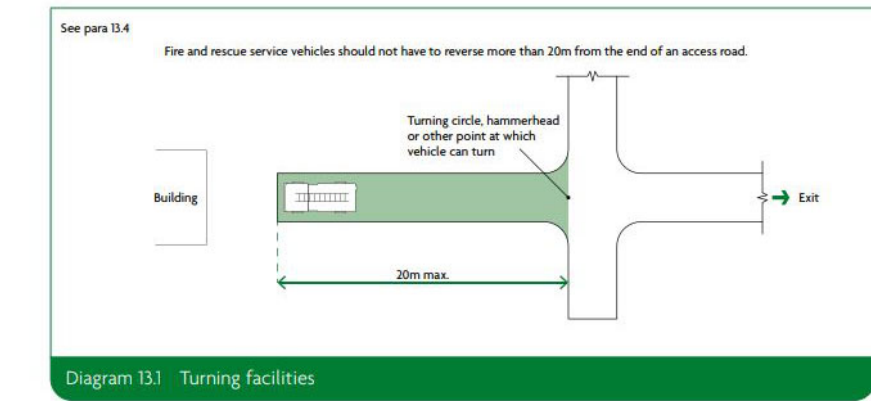


Diagram 13.1 Turning facilities

Building Regulations Approved Document Part B

NOTE:
For Unprotected Area Calc, refer to Hoare Lea's Stage 3 Report Rev 00 (Section 7). Document Reference: REP-1921551-5A-EDS-20211118-Stage3FireStrategy-Rev00 (Stage 3).

NOTE:
FOR FIRE SERVICE ACCESS REFER TO HOARE LEA'S STAGE 3 REPORT Rev 00 (SECTION 8.2). DOCUMENT REFERENCE: REP-1921551-5A-EDS-20211118-Stage3FireStrategy-Rev00

NOTE:
ALL ACCESS ROADS INC PEDESTRIAN AREAS WHERE NOTED, FOR FIRE SERVICE ACCESS ARE TO BE CLEARLY DEFINED, MIN 3.7m WIDE AND CAPABLE OF SUPPORTING THE LOAD OF A PUMPING APPLIANCE.

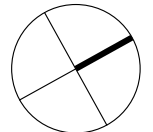
Table 13.1 Typical fire and rescue service vehicle access route specification

Appliance type	Minimum width of road between kerbs (m)	Minimum width of gateways (m)	Minimum turning circle between kerbs (m)	Minimum turning circle between walls (m)	Minimum clearance height (m)	Minimum carrying capacity (tonnes)
Pump	3.7	3.1	16.8	19.2	3.7	12.5
High-reach	3.7	3.1	26.0	29.0	4.0	17.0

- NOTES:**
- Fire appliances are not standardised. The building control body may, in consultation with the local fire and rescue service, use other dimensions.
 - The roadbase can be designed to 12.5 tonne capacity. Structures such as bridges should have the full 17-tonne capacity. The weight of high reach appliances is distributed over a number of axles, so infrequent use of a route designed to accommodate 12.5 tonnes should not cause damage.

Level 0_Site Fire Strategy_Planning

1 : 250



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Rev Date Description
A 29.04.2022 Issued for planning

Dwn Ckd
SK AH
Drawn SK
Checked AH
Date 11/29/21
Scale @ A1 As indicated

**Jersey Wharf - Ancoats
(BA9225)
Site Wide Fire Strategy**

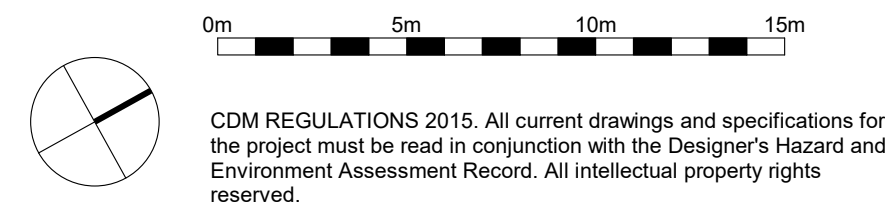
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JWA - PRP - A1 - 00 - DR - A - 002500
Revision Status
A - PLANNING ISSUE -

PRP

Appendix B – GAs showing M(4)2 Apartment Locations.



- SITE BOUNDARY
- ELECTRIC CABLE
- SEWER LINE



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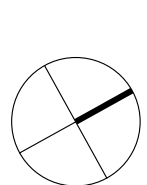
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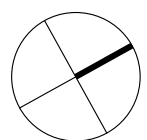
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SK	AH	Checked	AH
		Date	11/15/21
		Scale @ A1	1 : 200

Jersey Wharf - Ancoats
(BA9225)
Proposed Ground Floor Plan

Project	Origin	Volume	Level	Type	Role	Number
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Revision	Status					
A -	PLANNING ISSUE -					

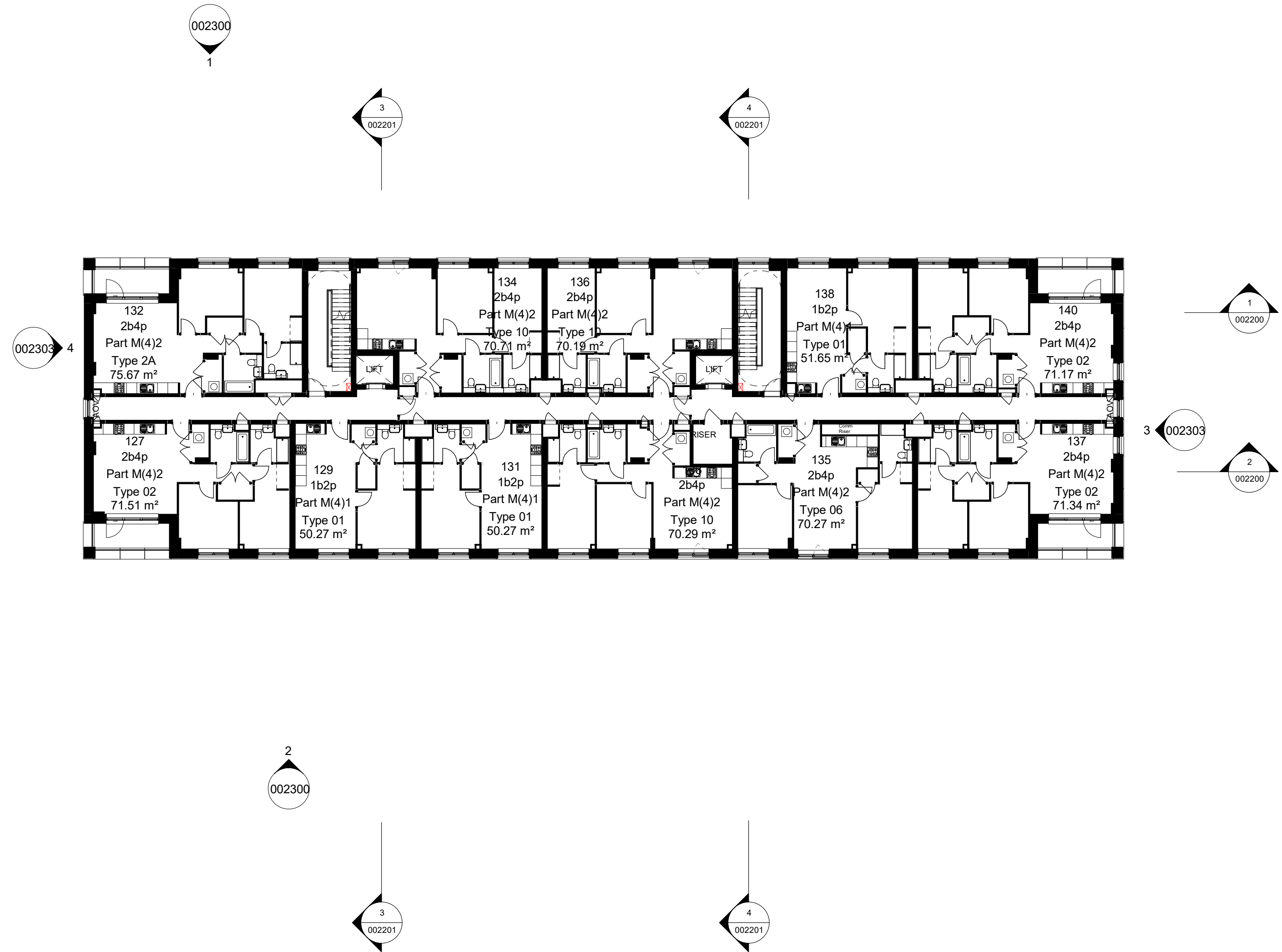
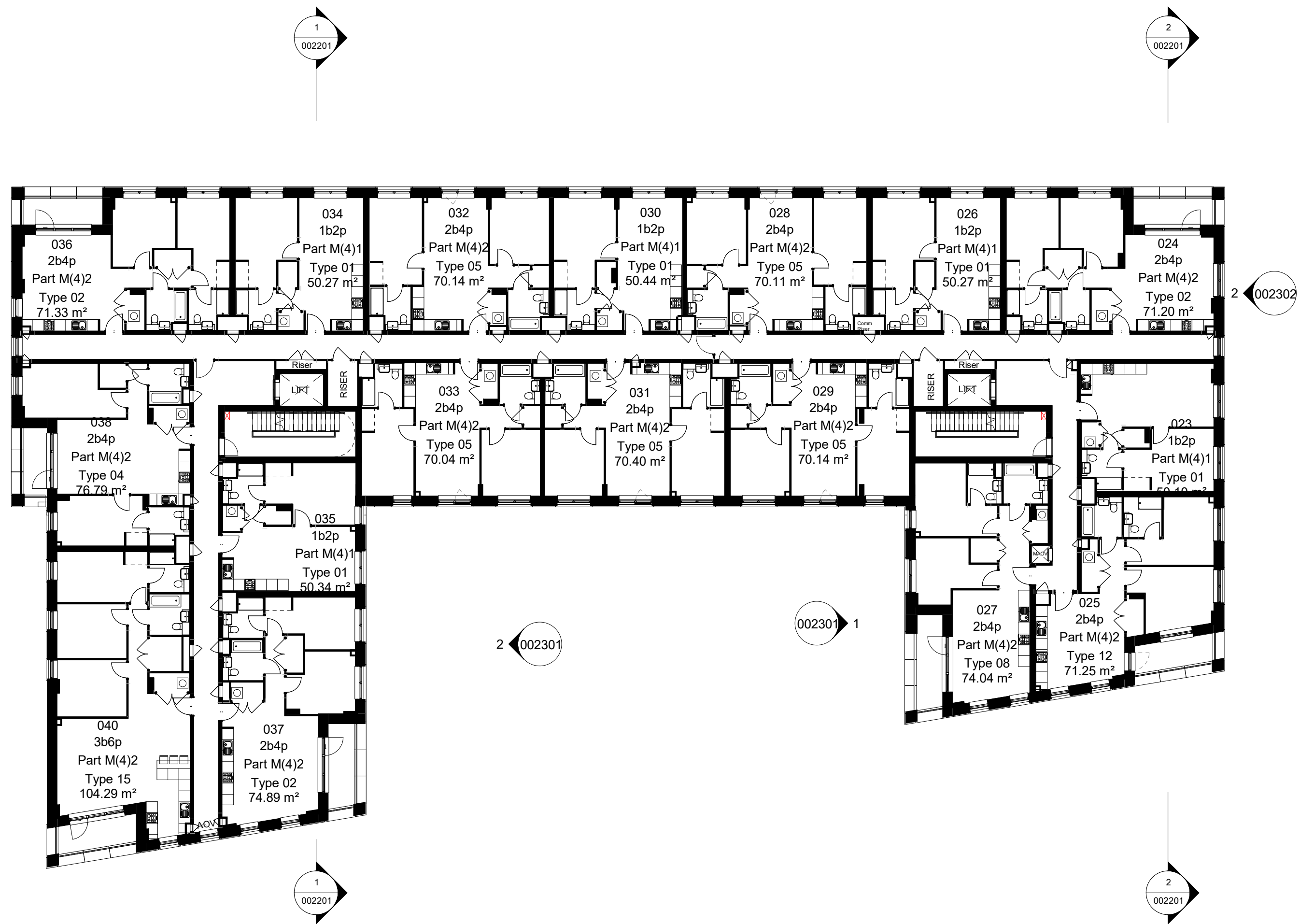
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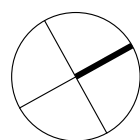
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A	29.04.2022	Issued for planning

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Jersey Wharf - Ancoats
(BA9225)
Proposed Second Floor Plan

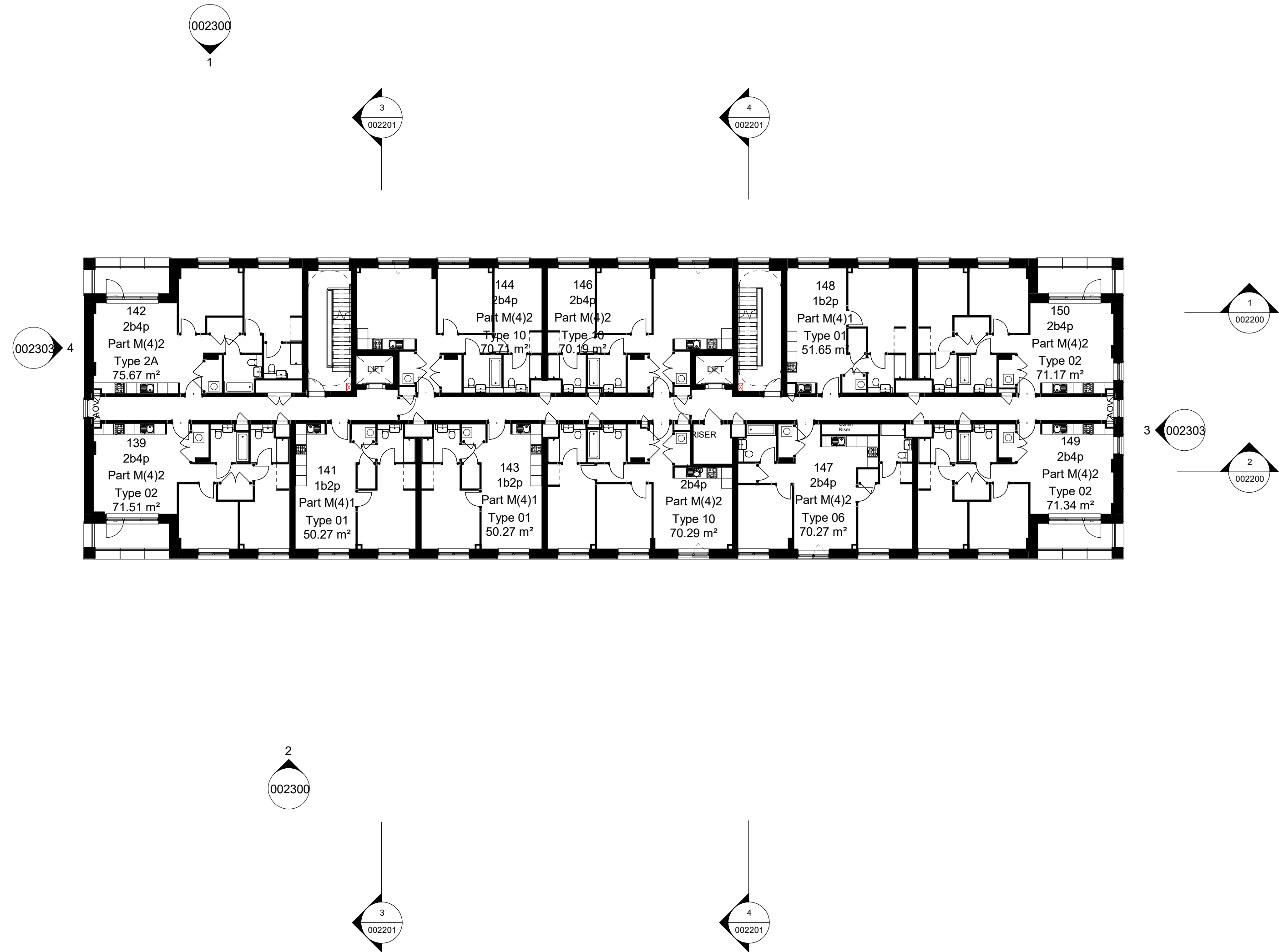
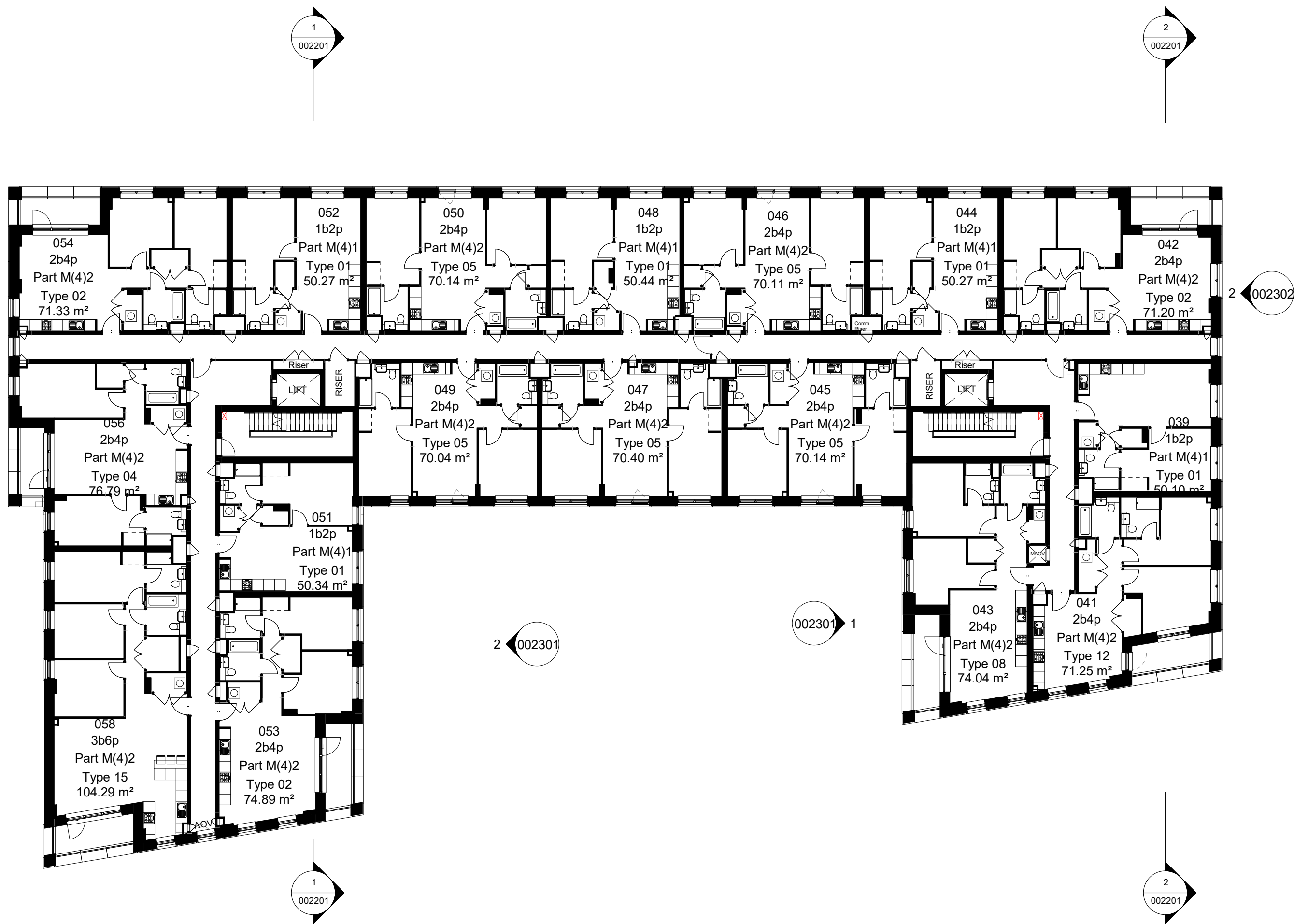
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A -	PLANNING ISSUE -					

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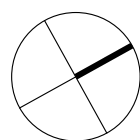
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Jersey Wharf - Ancoats
(BA9225)
Proposed Third Floor Plan

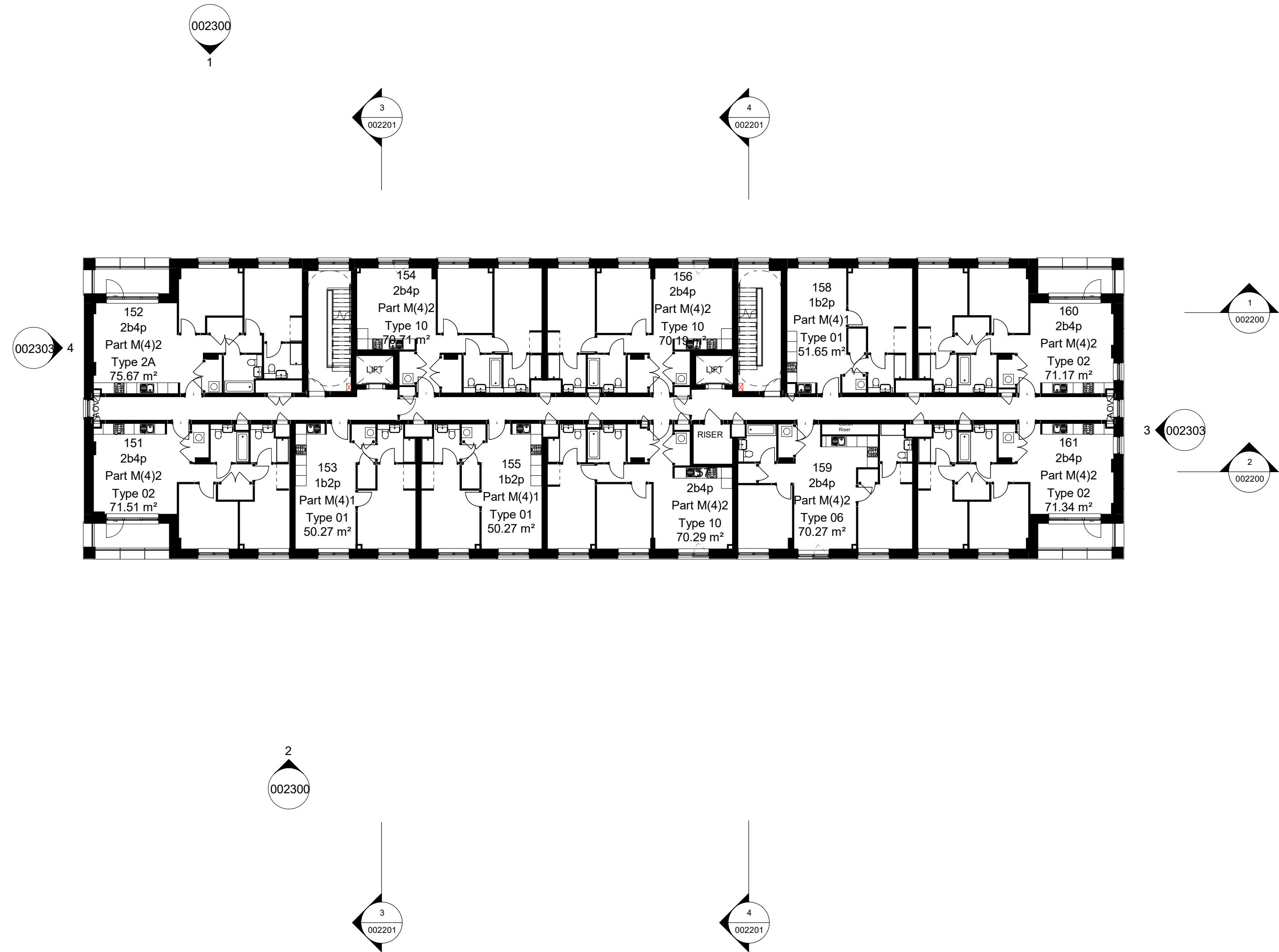
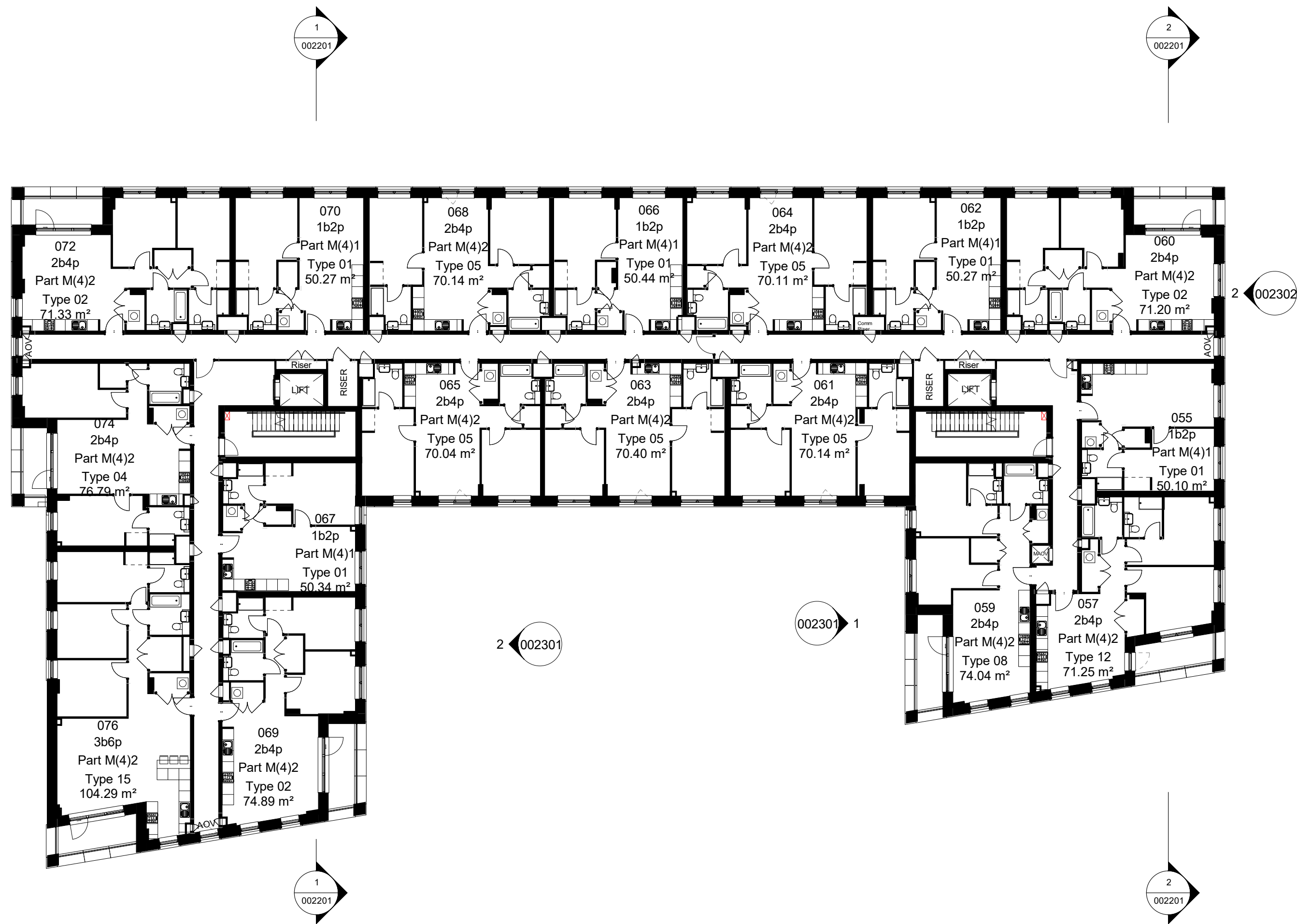
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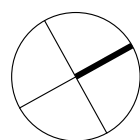
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Jersey Wharf - Ancoats
(BA9225)
Proposed Fourth Floor Plan

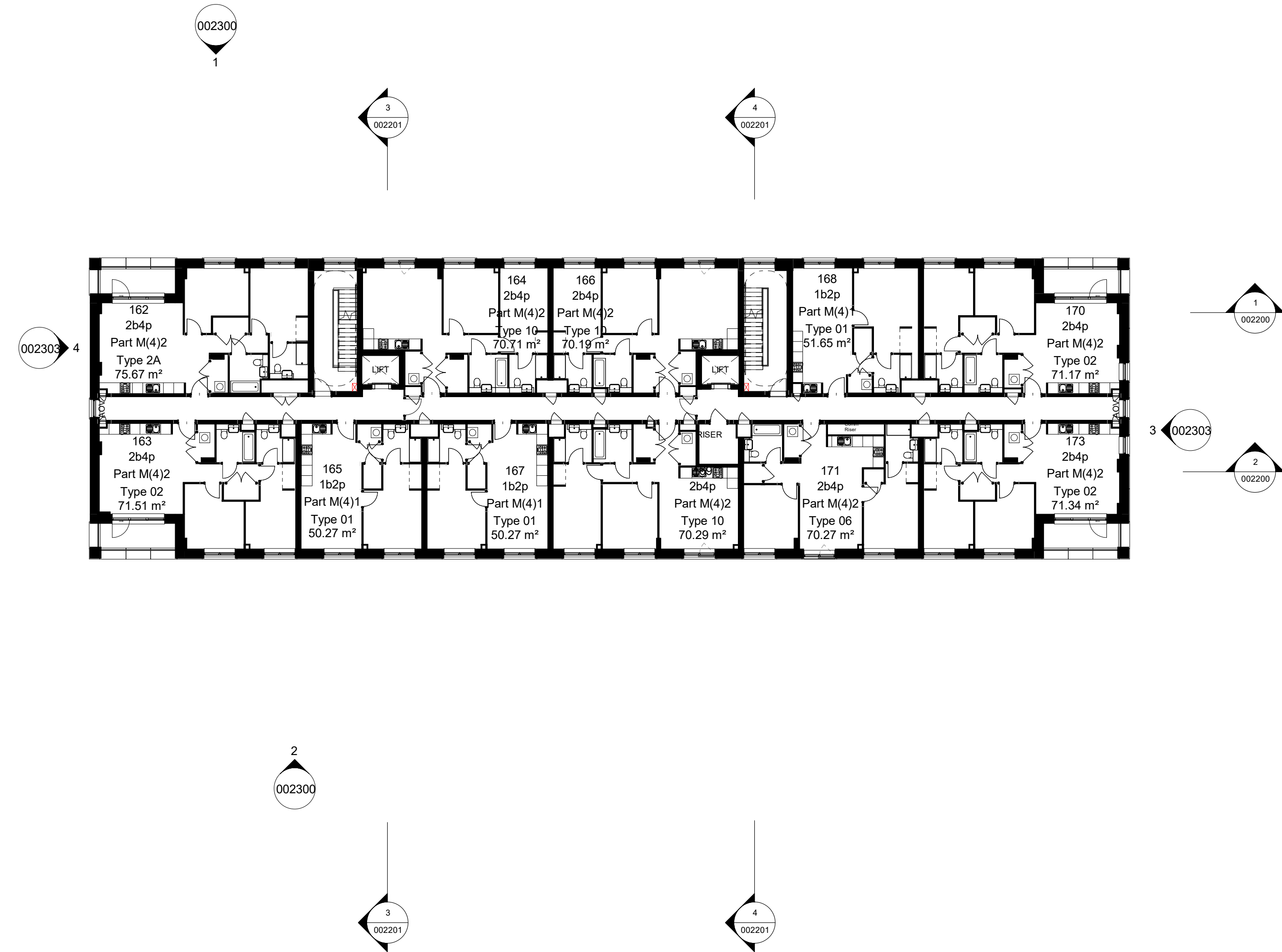
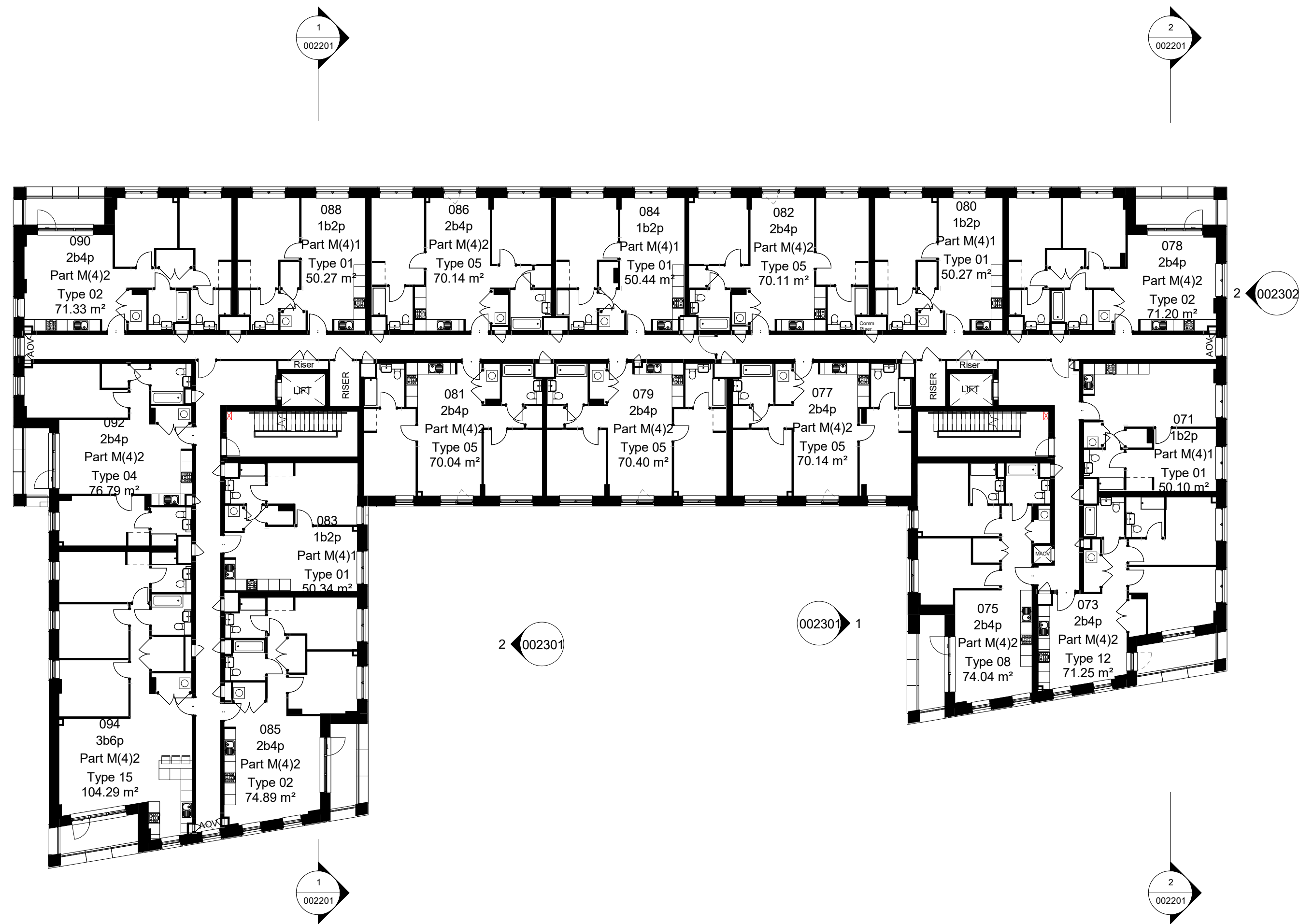
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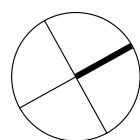
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Jersey Wharf - Ancoats
(BA9225)
Proposed Fifth Floor Plan

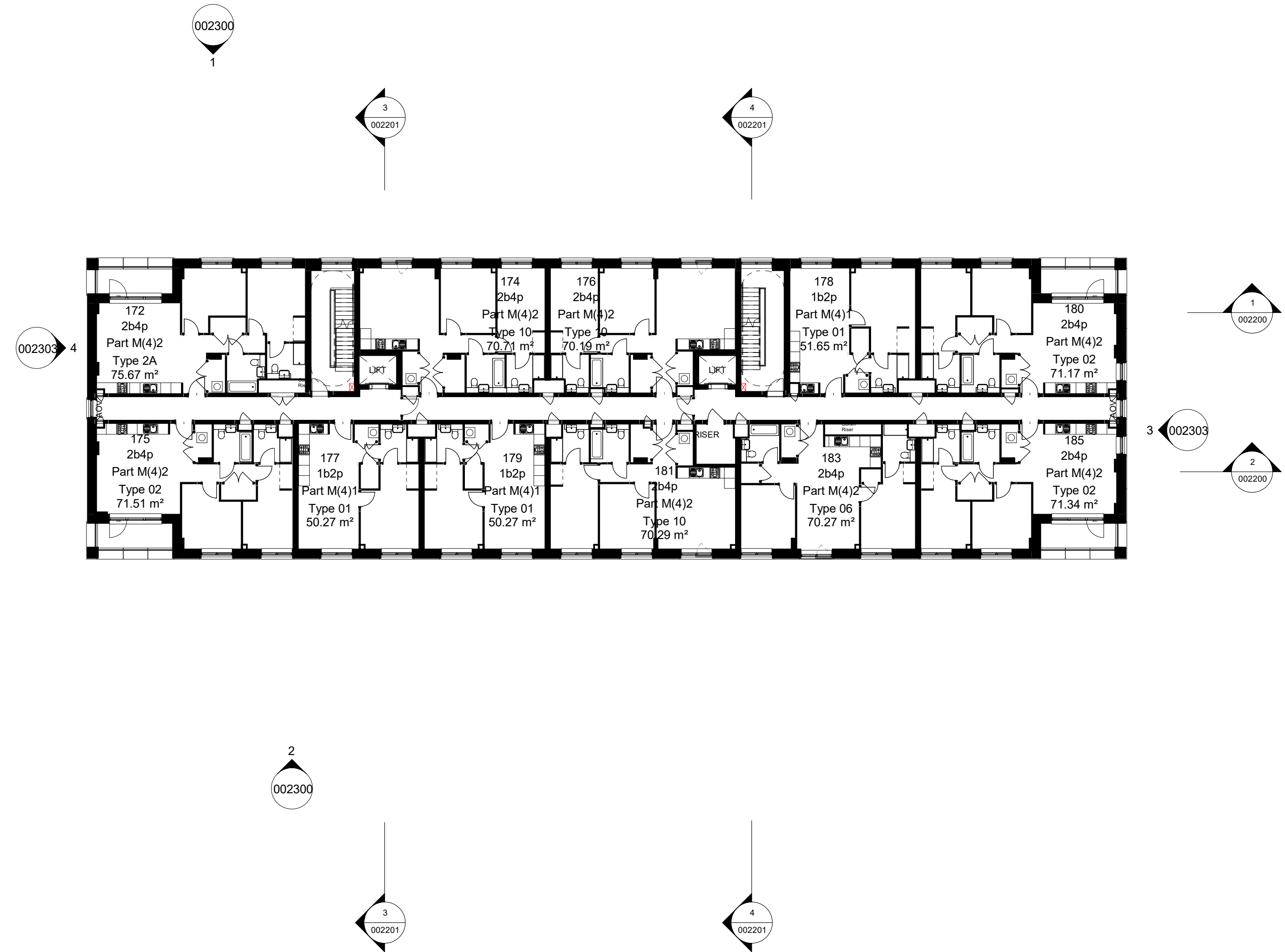
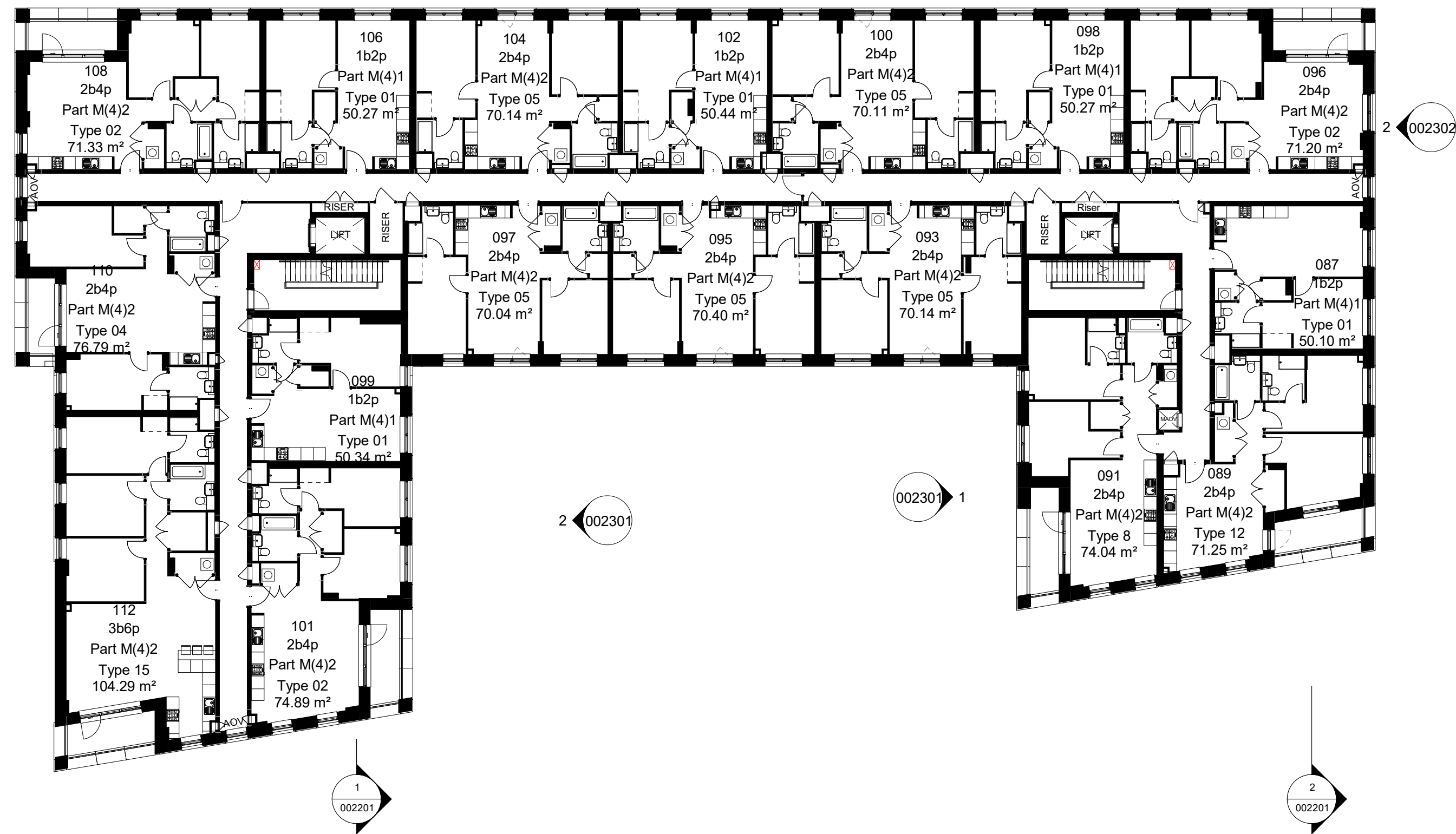
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Revision	Status					
A -	PLANNING ISSUE -					

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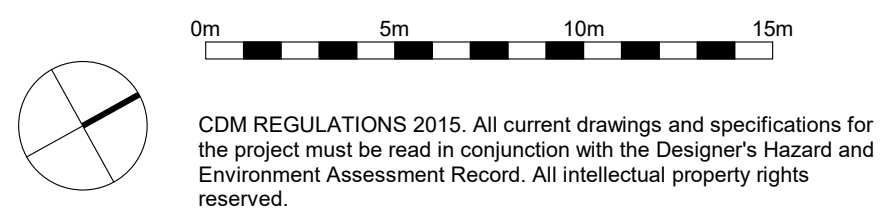
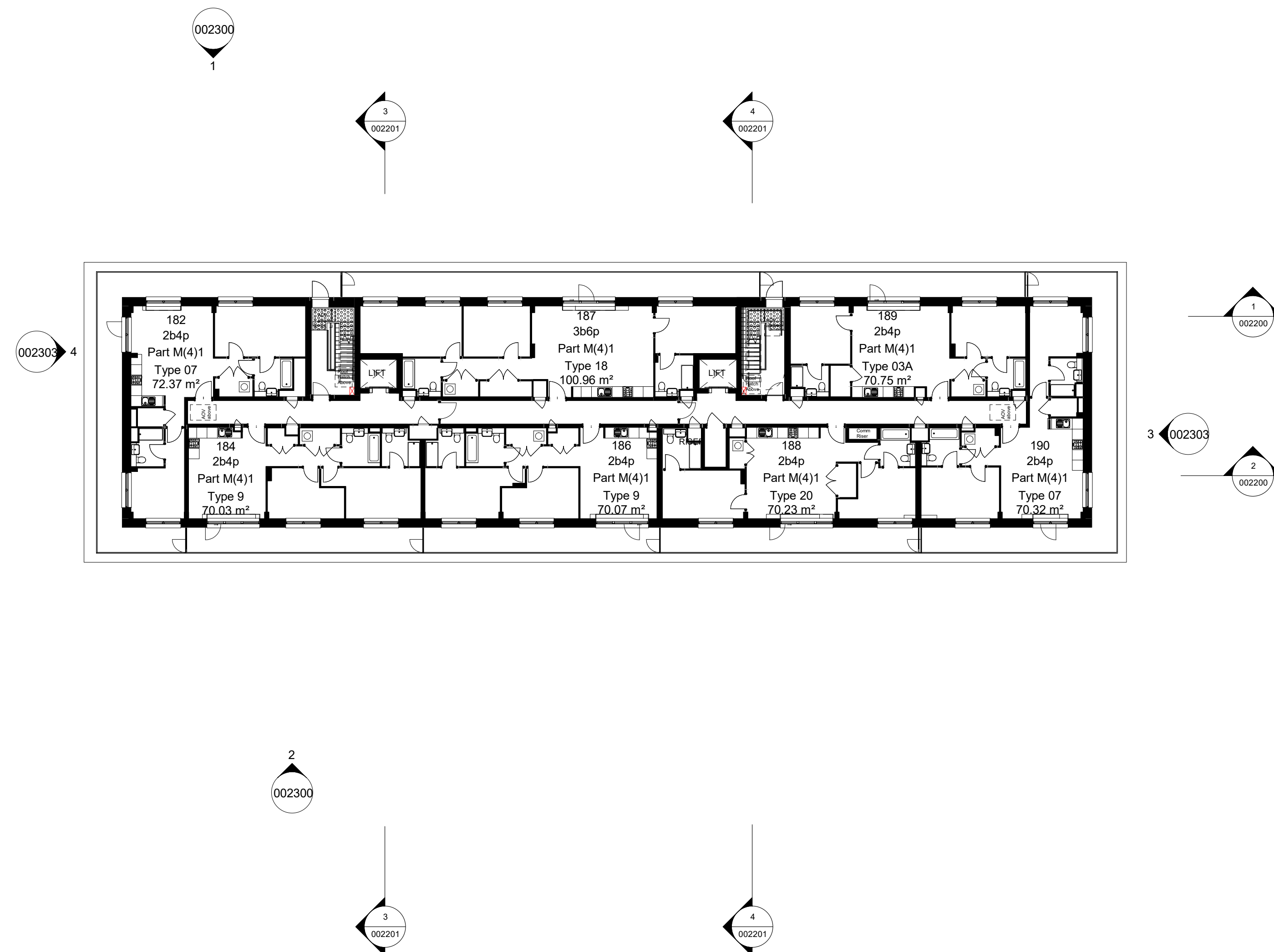
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Jersey Wharf - Ancoats
(BA9225)
Proposed Sixth Floor Plan

Project	Origin	Volume	Level	Type	Role	Number
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Revision	Status					
A -	PLANNING ISSUE -					

PRP



Rev	Date	Description
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SK AH	Checked	AH
	Date	11/15/21
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Jersey Wharf - Ancoats
(BA9225)
Proposed Seventh Floor Plan

Project	Origin	Volume	Level	Type	Role	Number
JWA	- PRP	- A1	- 07	- DR	- A	002107
Revision			Status			
A -			PLANNING ISSUE -			

PRP



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