

Albert Bridge House

Fire Statement – Planning Gateway One

Oval Real Estate

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Project title	Albert Bridge House	Job number
Report title	Fire Statement – Planning Gateway One	1043486

Document revision history

Revision ref	Issue date	Purpose of issue / description of revision
P01	14 April 2025	Draft
P02	16 May 2025	First issue
P03	06 June 2025	Updated landscaping and vehicle tracking

Document validation (latest issue)

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1.0 Introduction

Cundall are appointed on the project by Oval Real Estate to provide fire engineering services for the Albert Bridge House development in Manchester.

The planning submission for this development includes three stand-alone buildings on the same site. Two of these are relevant buildings for the purpose of Planning Gateway One, with the third building containing no residential accommodation and not being connected to the other two.

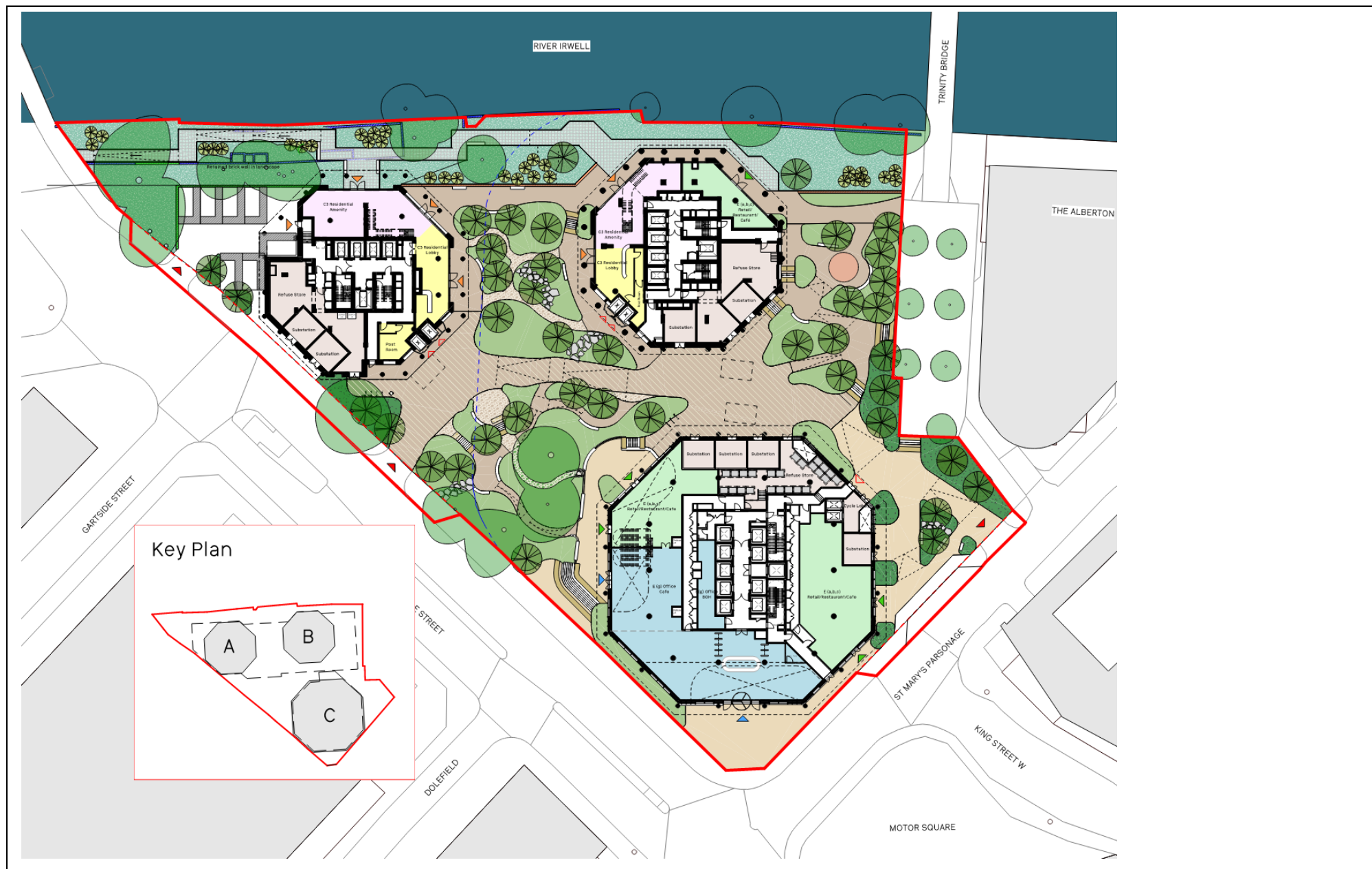
This Fire Statement aims to provide an abridged version of a Fire Strategy, and follows the process as outlined within the UK Government Guidance that came into effect in August 2021 which requests submission via a form published by the Secretary of State. The purpose of the fire statement is to demonstrate the consideration of information on fire safety matters as they relate to land use planning matters. It is not intended or required to demonstrate compliance with the Building Regulations or Fire Safety Order requirements. These aspects are addressed in more detail in the Stage 2 Fire Safety Strategy report for the buildings (ref. 0476-CDL-XX-XX-T-FE-55201).

The Planning Gateway One Fire Statement form is provided below in the format required by the Secretary of State.

2.0 Fire statement form

Application information	
1. Site address line 1	Albert Bridge House
Site address line 2	1 Bridge St
Site address line 3	
Town	Manchester
County	Greater Manchester
Site postcode (optional)	M3 5AH
2. Description of proposed development including any change of use (as stated on the application form):	Re-development of Albert Bridge House and adjoining surface car park for residential, office, flexible commercial space and public realm. The scheme comprises three new-build independent towers. Buildings A and B will be residential and feature a total of c. 800 homes in a mix of 1-, 2- and 3-bedroom apartments. They will comprise basement, ground, mezzanine and 37 or 49 upper floors for Buildings A and B, respectively. Building C will provide c. 23,253 m² of office accommodation in a tower comprising a basement, ground and 18 upper floors. All three buildings will feature a mix of public and private amenities at their base. The basement levels will be used for plant and cycle storage, with no car parking proposed inside any of the towers. Each tower will feature a central core design with two staircases serving all floors in the buildings. This statement focuses on the high-rise multi-occupied residential towers A and B which are considered higher-risk buildings under the Building Act 1984 (as amended by the Building Safety Act 2022) and the Higher-Risk Buildings (Descriptions and Supplementary Provisions) Regulations 2023. Tower C is independent and defined as a separate building and has no impact on the fire safety provisions for towers A and B.
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience.	Mark Yau BEng (Hons) PhD CEng MIFireE Mark is Cundall Fire Engineering's lead with over 25 years of experience in the UK and internationally. Mark is particularly interested in using fire-engineered solutions to resolve fire safety issues for non-standard projects. Mark was involved in projects including the British Broadcasting Corporation Headquarters in Central London, KMPG London, and two offices in

Guide: no more than 200 words	Birmingham, Bankside 123 offices fire strategy and fit-out, Luton airport refurbishment and extension, Gatwick Duty-free refurbishment, Alexander McQueen shop in Old Bond Street London, London Square Bermondsey residential development and Holloway Park housing Development. Teodor Sofroniev MEng AIFireE Teodor is a Principal Fire Safety Engineer working at Cundall since 2016, responsible for delivery of fire engineering services from the Manchester office but working on projects throughout the UK, Europe and Middle East. He has been involved working in various sectors including residential, education, healthcare, commercial, lifestyle and is responsible for running and managing projects on a day-to-day basis. Residential experience includes student residential (Upper Brook Street, Manchester), mixed use (Candleriggs, Glasgow), blocks of flats (Victoria Point, Ashford), listed buildings (AVRO, Manchester), council flat towers (Balgrayhill Towers, Glasgow) etc.
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. Guide: no more than 200 words	The applicant has engaged Cundall to provide pre-planning fire safety input to the development proposals. This has involved an iterative design process engaging many professional disciplines that have produced the proposals submitted in this Gateway 1 application. A request for an informal consultation will be issued to Greater Manchester Fire and Rescue and their dedicated high-rise team for a preliminary consultation and discussion but that has not occurred.
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

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
A	113.80m 37 (Ground to Level 36) 38 (B1 to 36)	service area (plant, cycle store, refuse store)	Level B1, 00, Mezz	BS9991:2024	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Residential amenity	Level 00, 01, 36	BS9991:2024	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		residential flats, maisonettes, studios	Level 02 to 36	BS9991:2024	no balconies	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	M4(2) & M4(3)

B	150.40m 49 (Ground to Level 48) 50 (B1 to 48)	service area (plant, cycle store, refuse store)	Level B1, 00, Mezz	BS9991:2024	no balconies	class A2-s1, d0 or better	simultaneous	yes-commercial sprinklers, full	N/A non resi
		Commercial (independent F&B/ retail/ restaurant)	Level 00	BS9999:2017	no balconies	class A2-s1, d0 or better	simultaneous	yes-commercial sprinklers, full	N/A non resi
		Residential amenity	Level 00, 01, 48	BS9991:2024	no balconies	class A2-s1, d0 or better	simultaneous	yes-commercial sprinklers, full	N/A non resi
		residential flats, maisonettes, studios	Level 02 to 48	BS9991:2024	no balconies	class A2-s1, d0 or better	stay put	yes-residential sprinklers, full	M4(2) & M4(3)
C	74.64m 19 (Ground to Level 18) 20 (B1 to 18)	service area (plant, cycle store, refuse store)	Level B1, 00	BS9999:2017	no balconies	class A2-s1, d0 or better	simultaneous	yes-commercial sprinklers, full	N/A non resi
		Commercial (F&B/ retail/ restaurant)	Level 00, 01	BS9999:2017	no balconies	class A2-s1, d0 or better	simultaneous	yes-commercial sprinklers, full	N/A non resi
		Office amenity	Level 00, 01	BS9999:2017	no balconies	class A2-s1, d0 or better	phased	yes-commercial sprinklers, full	N/A non resi
		Office	Level 02 to 18	BS9999:2017	no balconies	class A2-s1, d0 or better	phased	yes-commercial sprinklers, full	N/A non resi

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 two residential buildings will have heights in excess of 100m and are therefore considered complex buildings outside the direct scope BS 9991:2024. As such the suitability of the recommendations in the guidance needs to be assessed using a Qualitative Design Review process. This will involve relevant stakeholders and offers a holistic review of the additional risks created by the height, and the need for further mitigating measures. This review needs to involve local fire service, approval authorities and end user, which can be a challenge to arrange at an early stage due to the lack of formal processes to establish this engagement at the outset.

The proposed provision of evacuation lifts to both buildings may add complexity due to lack of current guidance for the use of evacuation lifts with a stay-put evacuation strategy prior to the publication of the upcoming BS EN 81-76 which is expected to provide detailed guidance. Regardless, this is largely addressed by the availability of on-site 24/7 management which would address the need for staff intervention when using evacuation lifts, as well as the high-level guidance provided in BS 9991:2024 regarding the design and operation of such lifts.

The relatively new guidance in BS 9991:2024 has also introduced other design challenges which do not currently have established solutions and will require early design review and specialist input where appropriate. These include

- the effective separation between escape routes from adjoining evacuation lifts at the exit level given a central core design without compromising lift usability;
- design of mechanical smoke ventilation system protecting residential corridors which also effectively protects lift lobbies for very tall buildings;
- designing a suitable alternative to a low-level way guidance emergency lighting system within the staircases as required by guidance even though there are no such systems available on the UK market.

Given the design team's combined recent experience on similar scale projects, these design challenges are being tackled on other schemes which offers potential solutions to be explored and developed further.

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

The residential buildings are considered complex due to having a height over 100 m as per BS 9991:2024. As such a Qualitative Design Review is required to demonstrate that the proposed fire safety strategy based on BS 9991:2024 recommendations and additional improvements based on fire engineering solutions and current best practice are adequate to maintain the risk at an acceptable level.

High-rise buildings present significant challenges for the fire service in response to fire emergencies. The developing fire strategies have considered the available precautions that work effectively and robustly (provisions such as wet rising mains and non-combustible construction backed by fixed sprinkler protection).

The residential blocks are proposed to be served by two stairs throughout in line with latest guidance. The availability of two stairs will ensure that evacuation of residents can occur at later stages of a potential fire incident without impacting fire-fighting activities.

Additional lift lobbies will be provided to both blocks in between each stair and common corridors serving apartments. This lobby will be afforded the same level of protection as the stair. It will allow safer use of the evacuation lifts in a space not affected by smoke, whereas normally that would be the common corridor. It may also provide additional space as a mustering point for the fire service

There is an inherently higher fire risk profile as a significant portion of occupants may be asleep at the time of a fire emergency. The fire strategy has recognised the benefits of a fixed automatic sprinkler installation paired with primary & secondary fire compartmentation subdivisions. These provisions, alongside active smoke & heat ventilation within common corridors, offer a robust package of fire safety that is layered to support a stay-put policy. The strategy also offers the fire service the ability to evacuate building portions (as required) via the Evacuation Alert System (EAS).

Amenity provisions for residents and ancillary accommodation such as cycle storage will be distributed at lower levels and below ground, with limited amenity at the top floors of the buildings. The design and access for these will ensure simultaneous evacuation from these areas can be accommodated and physical protection and smoke ventilation to lobbies and corridors will still protect the stairs and lifts used by the rest of the building.

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

The fire strategy for the development is premised on satisfying the Building Regulations requirements, including all updates applicable at the time of preparation of this statement.

Notwithstanding the national requirements for buildings, no local policy requirements relate specifically to fire safety.

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?

Guide: no more than 200 words

The fire service access and facilities requirements have been based on BS 9991 and BS 9999. Due to each building having a floorplate over 900 m², they will be provided with two fire-fighting shafts serving all upper floors, comprising fire-fighting stairs, fire-fighting lifts and wet fire mains designed to BS 9990. Additional evacuation and fire-fighting lifts will be provided in the residential blocks.

Smoke ventilation for escape and fire-fighting purposes to the corridors will be provided by mechanical smoke extract shafts. Separate smoke ventilation will be provided to the basement level in each building.

Protected access routes for the fire service will be available to each stair from a suitable accessible fire tender parking location around the building perimeter. The access points will be on different non-adjacent elevations for additional resilience against falling debris risk.

Due to the provision of a wet rising main and sprinkler systems with dedicated water storage, there is reduced reliance on external water supplies. The development will be served by existing public hydrants located on the adjacent public roads within appropriate distances. Emergency replenishment ports will be provided to allow the tanks to be supplemented by the fire service.

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

Vehicle access provisions to satisfy guidance are achieved by the available access to the exits from the public roads and the internal emergency access road provided between the buildings. Access will also be available to Building A secondary stair via entering the small external car park area within a compliant 20 m single direction distance from Bridge Street. The access for a fire tender through the site has been vehicle tracked. It will be kept free of obstructions by design, and it is also used for service vehicles.

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

yes

12. Siting of fire appliances

Guide: no more than 200 words

Each building will be provided with a wet fire main system. Access for a fire appliance will be provided to within 18 m of both entrances to the buildings giving direct access to the stairs, as well as within 18 m of the inlet for emergency replenishment of the wet riser tank and sprinkler. The exact position of the inlets has not been determined.

Access to the buildings is achieved via the public Bridge Street and St Mary's Parsonage, as well as via the new through access route for servicing and emergency access.

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

Guide: no more than 200 words

The development is served by a number of public hydrants surrounding the site which currently serve the existing and adjacent site which feature other high-rise buildings. The locations of the nearest hydrants are within 90 m of the fire appliance parking positions and suitable entrances into the building. The known locations are indicated on the site plan.

Information regarding the performance of these hydrants is to be determined. It is expected that they are operable as they currently serve a number of existing developments.

The suitability of the available supplies will be reviewed in consultation with the fire and water authorities once they are involved.

Nature of water supply:

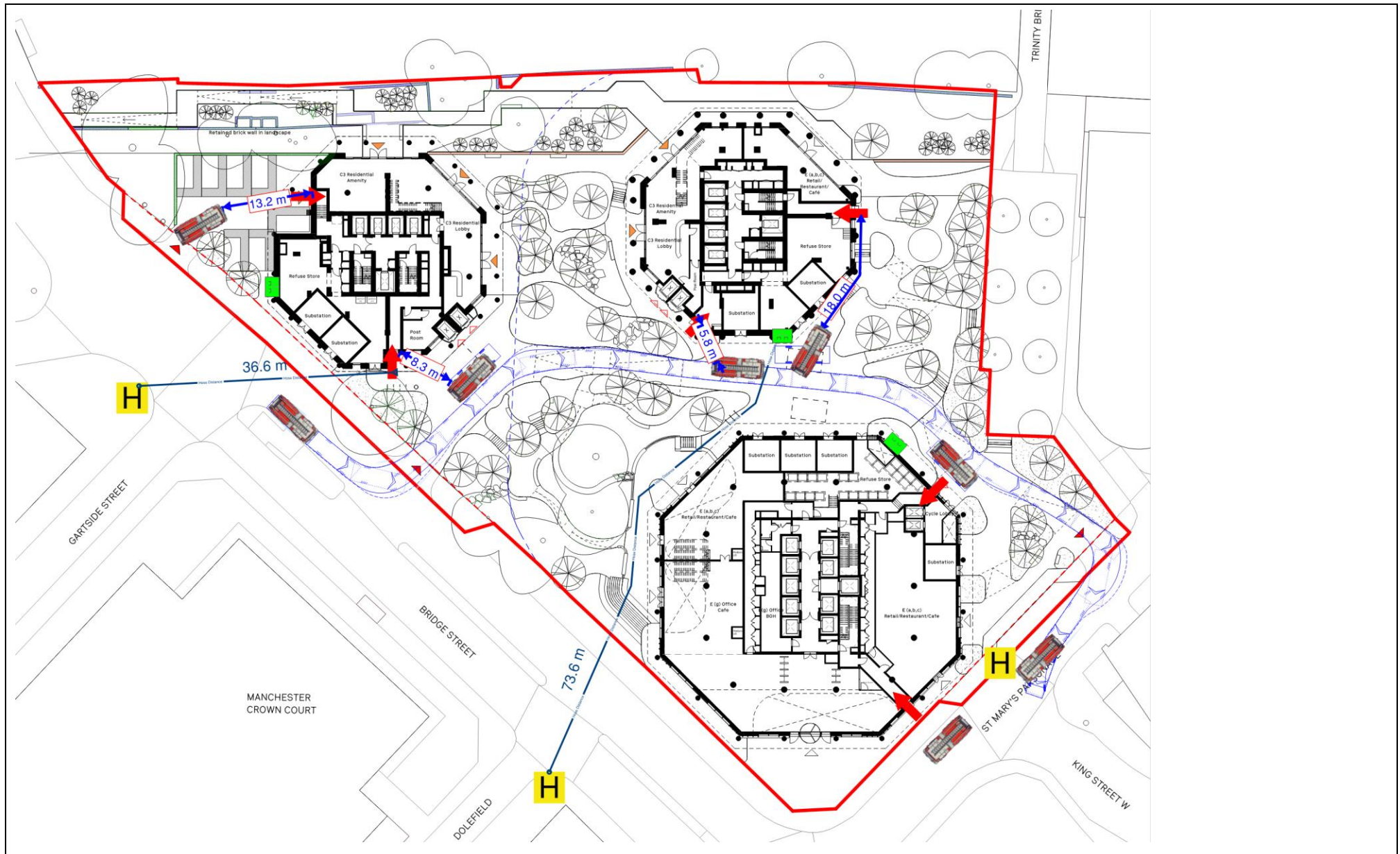
hydrant- public; tank (wet risers, sprinklers)

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

yes

14. Fire service site plan

Fire service site plan is:
inserted in the form



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