

Fire statement form

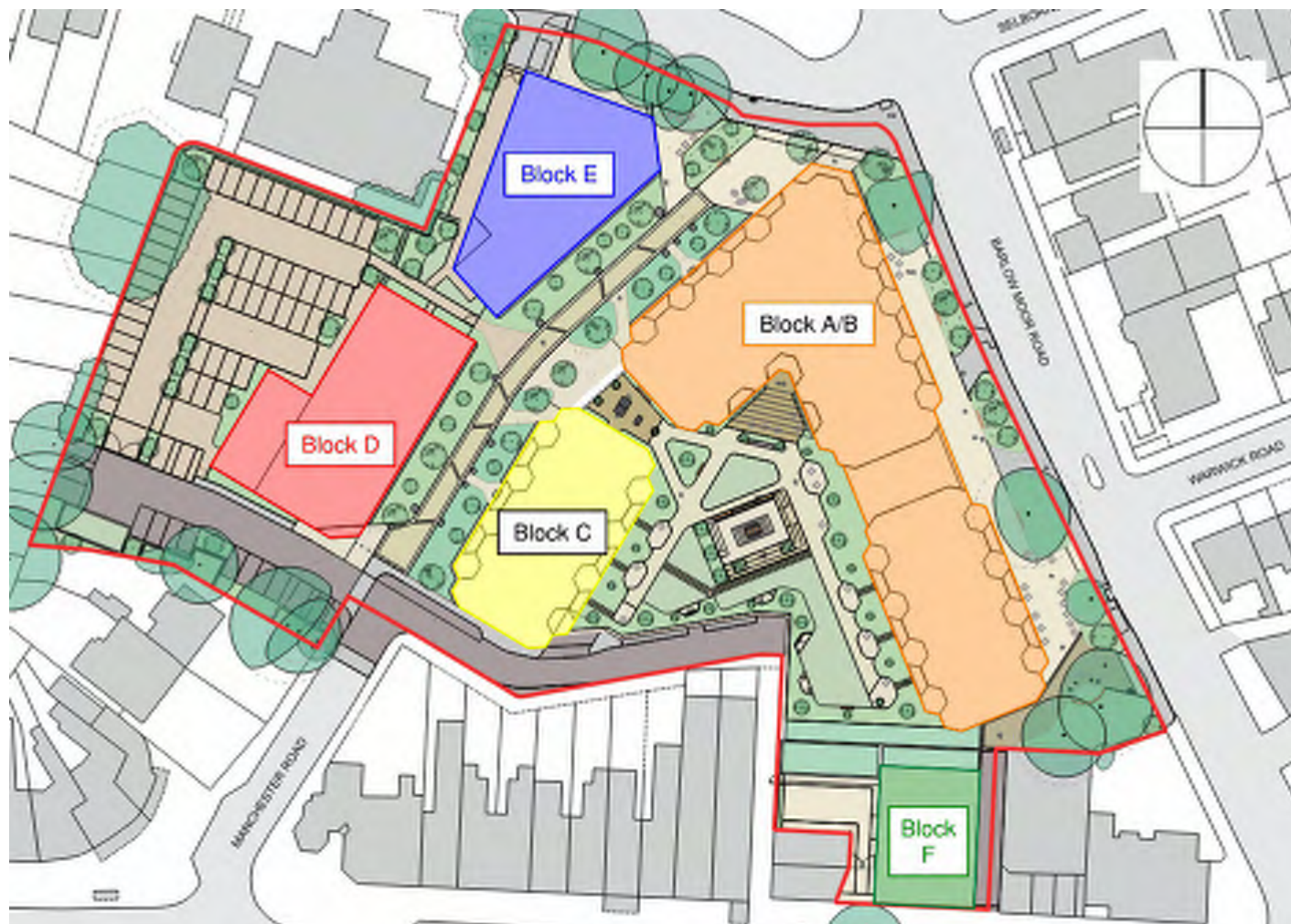
Application information	
1. Site address line 1	Chorlton Place
Site address line 2	
Site address line 3	
Town	Manchester
County	Greater Manchester
Site postcode (optional)	M21 9AQ
2. Description of proposed development including any change of use (as stated on the application form):	<p>The erection of 6no. residential buildings to provide up to 262 residential dwellings (Use Class C3) with ground floor commercial uses (Use Class E(a-e)); infrastructure works including electric substation and associated utilities works, service yard, vehicular pedestrian accesses; together with public realm works and hard/soft landscaping.</p> <p><i>(Blocks D, E and F (shown in the figure in Section 5) have no floors which exceed 18m from the ground level. As such, they are not relevant to this Fire Statement.)</i></p>
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience. Guide: no more than 200 words	<p>Dr Rui Sun, CEng MIFireE MIMechE PMSFPE, Director of Artec Fire</p> <p>Rui has over 14 years' experience in both consulting and research in fire safety engineering. Rui has significant experience in fire safety design and assessment having worked within multiple sectors including oil and gas, residential, educational, commercial, healthcare, and the construction industry. Rui is a Chartered Engineer with the Institution of Fire Engineers (IFE) and holds full Membership status (MIFireE). Rui is also a Chartered Engineer with the Institution of Mechanical Engineers and holds Member status (MIMechE) and holds a professional membership of Society of Fire Protection Engineers.</p>
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.	<p>There have been a number of iterations of Fire Safety Comments, of which reviews the fire safety aspects of the design intent. The iterations are a result of suggested design amendments to result in a design that is considered acceptable.</p> <p>It is understood that no formal consultations with any approving authorities have been carried out for this scheme. However, where this is any deviation from BS 9991:2024, fire engineering justification is proposed to demonstrate the suitability of the current design to meet the functional requirements of Building Regulation.</p>

Guide: no more than 200 words

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	29.3m 10 (G+9) 11 (B+G+9)	car parking	Basement Ground	BS9991 BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
A	29.3m 10 (G+9) 11 (B+G+9)	flexible use	Ground	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes- other <i>Residential sprinkler for Commercial Unit under 100sqm. Commercial sprinkler for units over 100sqm</i>	N/A non resi
A	29.3m 10 (G+9) 11 (B+G+9)	other residential accommodation, ancillary accommodation	Ground	BS9991 BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes- residential sprinklers, full	N/A non resi

		ion less than 100m ² ,							
A	29.3m 10 (G+9) 11 (B+G+9)	residential flats, maisonettes, studios	Ground 1 st – 9 th	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes-residential sprinklers, full	M4(2) & M4(3) Ground Level M4(2) & M4(3) Upper Level M4(2)
B	23.2m 8 (G+7) 9 (B+G+7)	car parking	Basement Ground	BS9991 BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes-commercial sprinklers, full	N/A non resi
B	23.2m 8 (G+7) 9 (B+G+7)	flexible use	Ground	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes-commercial sprinklers, full	N/A non resi
B	23.2m 8 (G+7) 9 (B+G+7)	other residential accommodation, , ancillary accommodation less than 100m ²	Ground	BS9991 BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes-residential sprinklers, full	N/A non resi
B	23.2m 8 (G+7)	residential flats, maisonettes, studios	Ground 1 st – 7 th	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes-residential sprinklers, full	M4(2)

	9 (B+G+7)								
C	20.1m 7 (G+6) 8 (B+G+6)	car parking	Basement Ground	BS9991 BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes-commercial sprinklers, full	N/A non resi
C	20.1m 7 (G+6) 8 (B+G+6)	other residential accommodation, ancillary accommodation less than 100m ²	Ground	BS9991 BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes-residential sprinklers, full	N/A non resi
C	20.1m 7 (G+6) 8 (B+G+6)	residential flats, maisonettes, studios	Ground 1 st – 6 th	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes-residential sprinklers, full	M4(2) & M4(3) Ground Level M4(2) & M4(3) Upper Level 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

- Blocks A/B and C shown in Section 5 are the only blocks whereby they have floors with height above 18m from the ground floor. Blocks D, E and F do not have any floors exceeding 18m in height from the ground floor. Therefore, this Fire Statement document only addresses Blocks A, B and C.
- Block A/B has floors over 18m in height with an floor area over 900m². Therefore, this building is provided with two firefighting shafts that are located remote from each other.

- There are commercial units provided in various areas of the site, solely on the ground floor. Any commercial units 100sqm or more in floor area will be provided with a full commercial sprinkler system in accordance with BS EN 12845. Any commercial units less than 100sqm will be provided with an extension of the residential sprinkler system in accordance with BS 9251:2021.
- The car park is covered and spans between the basement and ground. The ground level is covered by a podium deck on the 1st floor. The car park will be provided with a mechanical heat and smoke clearance system OR a combined natural and mechanical ventilation in accordance with BS 7346-7. The suitability and specification requirements of the system is to be demonstrated by CFD modelling at a later stage.
- The common corridors are to be provided with mechanical smoke ventilation systems (MSVS). The suitability and specification requirements of the system is to be demonstrated by CFD modelling at a later stage.
- Evacuation lifts are to be provided as per the requirements set out by BS 9991:2024. These are to be accessed only from ventilated evacuation lift lobbies. The common corridor MSVS are to ensure that no smoke will enter the evacuation lift lobbies (subject to CFD modelling).
- Many apartments have external walls that are less than 135° with one and other. As per the recommendations of Clause 23.2 of BS 9991:2024, these will be protected by no less than 1000mm of fire resisting construction. |

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

- It is proposed for the two firefighting stairs and lifts serving Blocks A/B to continue down to basement level with no separation at ground floor. One is proposed to have 120-minute fire resisting with a similar level fire door (FD120S) separating the basement storey section of the stair at ground level.
- The internal layout of Block A/B results in there being a travel distance in single direction over 15m for occupants reaching storey exits. The maximum travel distance in a single direction is c.29m. It is therefore intended to demonstrate that the common corridor will remain tenable for mobility impaired occupants by means of a MSVS. The performance of the MSVS is to be demonstrated as suitable by CFD modelling at a later stage.
- Block C has a floor level over 18m from the external ground level. As such, it has two escape stairs as per the recommendations of BS 9991:2024. However, only the firefighting shaft is afforded with an evacuation lift. The other escape stair at the other extreme end of the corridor doesn't have an evacuation lift. A solution will be provided at a later stage to demonstrate that mobility impaired occupants are provided with a level of safety which is in accordance with the functional requirements set out by the Building Regulations (2010).
- There are various ancillary accommodation accessed directly from the evacuation lift lobbies at ground levels of all Blocks A, B and C. It is intended to provide a fire/smoke curtain to the evacuation lift lobby access from the ancillary accommodation side. This is to create full fire and

smoke separation between the evacuation lift lobby and ancillary accommodation. Such fire/smoke curtain is to be provided with a manual override button for the Fire Service. |

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 safety strategy design of the scheme will mainly follow the requirements and guidance of BS 9991:2024. There are no other local fire safety policies that are applicable to the scheme. |

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

| Block A/B is afforded with two firefighting shafts, both of which will be provided with dry rising mains serving all floor levels. The internal access and dry riser inlets are less than 18m from the fire appliance locations. Block C is provided with a single firefighting shaft due to it having no floors over 900m² in area.

The guidance from BS 9991:2024 has been taken into consideration for the Fire Service access and facilities. |

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

| Block A/B will be accessible from Nicolas Road to the north, Barlow Moor Road to the east, A6010 to the south and Block C will be Manchester Road to the west. All access roads are suitable for emergency vehicle access, in terms of dimensions and loading capacity.

| 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

| Throughout Nicolas Road to the north, Barlow Moor Road to the east, A6010 to the south and Manchester Road to the west |

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

Guide: no more than 200 words

In accordance with BS 9991:2024, for buildings provided with fire mains, hydrants are to be located within 90m of an entry point to the building and not be 90m apart.

There are three existing hydrants within 90m of all the entry points to the building/fire main inlets. The fire hydrants are located on Manchester Road, Nicolas Road and Barlow Road.

Nature of water supply:

hydrant- public

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

don't know

This will be confirmed in the later stage of the design and adequate fire hydrant around the site will be provided.

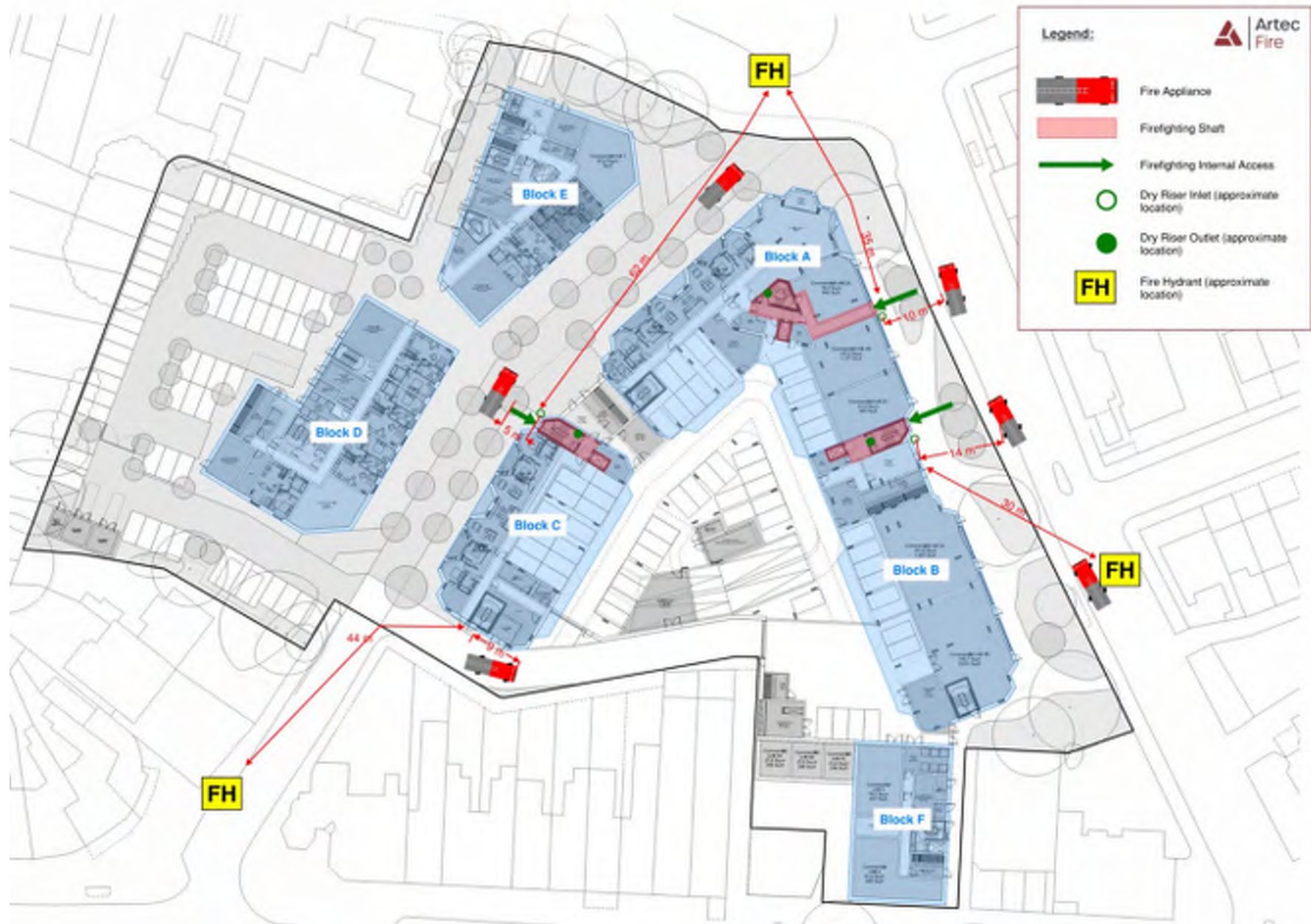
14. Fire service site plan

Fire service site plan is:

inserted in the form

Legend:

-  Fire Appliance
-  Firefighting Shaft
-  Firefighting Internal Access
-  Dry Riser Inlet (approximate location)
-  Dry Riser Outlet (approximate location)
-  Fire Hydrant (approximate location)



Fire statement completed by

15. Signature



16. Date

31/03/2025