Fire Statement – FS 001.2

Project:	Cornbrook
Subject:	The Town and Country Planning Order - Fire Statement
Date:	14 April 2025
Author:	Ross Barritt-Mehta
Checked:	Adam Monaghan

1 Introduction

This Fire Statement has been prepared by Design Fire Consultants (DFC) and is submitted in support of the planning application made by Forshaw Ltd for the Cornbrook development located in 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 the fire safety design, site layout, access and facilities for firefighting, and details of any consultation undertaken on fire safety and consideration of local development documents.

This Fire Statement forms part of the planning application information only. It is not intended for formal Building Regulations submission and should not be used as such.

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].

The regulatory regime also establishes the Health and Safety Executive as a statutory consultee.

A Fire Statement is required to be submitted as part of a full planning application (or with the reserved matters planning application) for:

- A development which involves the provision of one or more relevant buildings;
- A development of an existing relevant building; or
- A development within the curtilage of a relevant building.

A relevant building is currently defined as:

- A building that contains two or more dwellings; and is 18m or more in height, or contains 7 or more storeys.
- A building that constitutes educational accommodation; and is 18m or more in height, or contains 7 or more storeys.

Educational accommodation is defined as:

[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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- Residential accommodation for the use of students who are boarders at school in connection with them attending a school; or
- Residential accommodation for use of students attending higher education courses, further education courses, or course at 16 to 19 Academies.

The height of a building is measured from ground level to the top floor surface of the top storey of the building (ignoring any storey which is a roof-top machinery or plant area or consists exclusively of machinery or plant rooms).

When determining the number of storeys a building has: any storey which is below ground level is to be ignored; and any mezzanine floor is a storey if its internal area is at least 50% of the internal floor area of the largest storey in the building which is not below ground level.

A storey is treated as below ground level if any part of the finished surface of the ceiling of the storey is below the ground level immediately adjacent to the part of the building.

1.2 Relevant Documents

Table 1: Relevant documents used to inform the Fire Statement

Name	Reference
Location Plan	8353-LRW-ZZ-ZZ-DR-A-00-100_P07
Site Location and Uses Analysis Plan	8353-LRW-ZZ-ZZ-DR-A-00-192_P01
Accommodation Schedule	8353-LRW-ZZ-ZZ-SH-A-00-407_P02
Basement Floor Plan	8353-LRW-ZZ-B1-DR-A-00-177_P05
Ground Floor Plan	8353-LRW-ZZ-00-DR-A-00-178_P08
First Floor Plan	8353-LRW-ZZ-01-DR-A-00-179_P08
Second to Fourth Floor Plans	8353-LRW-ZZ-ZZ-DR-A-00-198_P01
Fifth to Nineteenth Floor Plans	8353-LRW-ZZ-ZZ-DR-A-00-199_P01
Twentieth to Twenty-First Floor Plans	8353-LRW-ZZ-ZZ-DR-A-00-182_P06
Twenty-Second Floor Plan	8353-LRW-ZZ-22-DR-A-00-183_P06
Twenty-Third Floor Plan	8353-LRW-ZZ-23-DR-A-00-184_P06
Roof Plan	8353-LRW-ZZ-RF-DR-A-00-185_P05
Section	8353-LRW-ZZ-ZZ-DR-A-00-300_P03
East Elevation	8353-LRW-ZZ-ZZ-DR-A-00-206_P04
South Elevation	8353-LRW-ZZ-ZZ-DR-A-00-207_P04
Section 73 Comparison Document	8353-LRW-XX-XX-PP-A-00-020_P01

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2 Fire Statement Form

The Fire Statement form 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: Application information

Application information		
1.	Site Address line 1	Cornbrook
	Site Address Line 2	Land at Cornbrook Road
	Site Address Line 3	Hulme
	Town/City	Manchester
	County	Greater Manchester
	Site Postcode (Optional)	Grid reference: (382395, 397039) M15 4YF
2.	Description of proposed development including any change of use (as stated on the application form)	Erection of a 26-storey mixed use building incorporating 237 residential apartments (Use Class C3), 87 aparthotel studios (Use Class C1), amenity space, and café (Use Class E(b)), together with infrastructure, landscaping, and other associated works” The development is Ground plus Twenty-Five Floors with a height to the top-most occupied floor of 74m. The site is bounded by Dinton Street and the Cornbrook Tram stop to the North, Cornbrook Road to the West and Bridgewater Way (A56) to the South. An existing residential building bounds the development to the East.

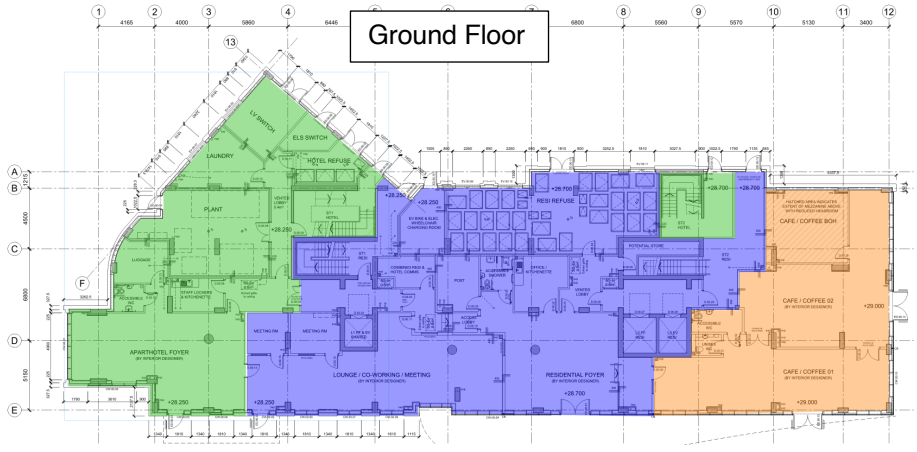
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Application information		
3.	Name of person completing the Fire Statement (as Section 15), relevant qualifications and experience.	*No more than 200 words* **Author's Name:** Ross Barritt-Mehta **Post-Nominals:** BEng (Hons), MSc, CEng MCIBSE **Relevant Qualifications and Experience:** Ross joined DFC in April 2018 from the mechanical ventilation industry, where he gained over 15 years of experience in providing robust technical designs for Smoke Control systems, including Pressurisation Systems and Mechanical Smoke Extract Systems for Offices, Retail, Hotels and Residential developments. Ross has experience in fire safety design of residential buildings, hotel buildings and commercial office/labs and multi-storey car parks. CV available upon request. **Checker's Name:** Adam Monaghan **Post-Nominals:** BSc, CEng, FIFireE, MSFPE **Relevant Qualifications and Experience**: Chartered Engineer with the Engineer Council. Adam has over 24 years of experience in the fire safety consultancy business.

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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.	A substantive Response has been received from the HSE following the original submittal of the Fire Statement on 29/02/2024 with a follow-up response due to a request for clarification, received on 09/10/2024. In summary, the HSE stated, in paragraph 1.11. "Following a review of the information provided with this consultation, HSE is content with the fire safety design of the detailed element of the application, to the extent that it affects land use planning. However, HSE has identified some matters that the applicant should try to address, in advance of later regulatory stages." The request for clarification revolved around assessment of the Aparthotel floors as either residential or commercial. This summarised in paragraph 1.12. as: "*As a matter of fact and degree, the short stay nature of the apart hotel accommodation described by the applicant may mean that, in fire safety terms, the serviced apartment units can be characterised as more akin to hotel accommodation. This may present risks in terms of a lack of awareness and familiarity of occupants with the layout of the building and the location of escape routes. However, HSE has treated apart hotel accommodation as having a residential character where the units are let a longer-term basis and the standard of fire resistance and compartmentation between units is the same as a residential dwelling. The extent to which each part of the existing and proposed structure can operate independently (in terms of fire safety and other matters) specifically the management of the interaction between the commercial (Hotel) and the residential occupancies is also relevant. This matter will also have relevance to future regulatory stages*". Furthermore, (Paragraph 1.13) states "*The floor plan drawings appear to demonstrate the connection between the commercial (Hotel) and residential domains at ground floor level".* And that (paragraph 1.14) *"Fire safety standards state: A mixed-use development is one that contains one or more dwelling(s) and at least one non-residential occupancy. Any stair serving a dwelling within a mixed-use development should not communicate with any other occupancy."* This Section 73 application is provided due, in part, to the addition of two additional stair cores for separate means of escape from the Aparthotel, to account for these HSE comments.

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Application information		
5.	Site layout plan with block naming as per building schedule referred to in 6. *(consistent with other plans drawings and information submitted in connection with the application)*	*Site layout is:*  

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Table 3: The principles, concepts and approach relating to fire safety

	The principles, concepts and approach relating to fire safety		
	6. Building Schedule		
	Site Information		
a) Block name as per site layout plan above	Residential	Aparthotel	Café / Coffee Shop
b) Block height (m) Number of storeys excluding those below ground level Number of storeys including those below ground level	74m to upper-most occupied floor. Located across Ground, First, then Sixth to Twenty-Fifth Floors 22 floors total, no Basement.	17.5m to upper-most occupied floor. Located across Ground, Second to Fifth Floors 5 floors total, no Basement.	0m to upper-most occupied floor. Located wholly on the Ground Floor 1 floor total, no basement
c) Proposed use (one per line)	1-4 bed Residential apartments (protected entrance hall). 1-2 bed Residential apartments (open-plan). Amenity including: Ground; plant, foyer, office and Residents' co-working, studio workspaces and bin store. First; residents' cycle storage and plant.	Aparthotel – designed as Residential studios (protected (open-plan). Amenity including: Ground; Plant, foyer and bin store. Second; Gym, co-dining/amenity and screening room (All amenity on this floor is also available to residents via access control).	Other, Public Café / Coffee shop.
d) Location of use within block by storey	Ground, First, then Sixth to Twenty-Fifth Floors.	Ground, then Second to Fifth Floors.	Ground Floor only.
	Building Information		
e) Standards relating to fire safety/ approach applied	BS 9991 (2024)	BS 9991 (2024)	Approved Document B Volume 2

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	The principles, concepts and approach relating to fire safety		
f) Balconies	Private terraces at Twenty-Fourth and Twenty-Fifth Floors; Class A2-s1, d0 or better.	Plant deck Second Floor; Class A2-s1, d0 or better.	No Balconies
g) External wall systems	Class A2-s1, d0 or better	Class A2-s1, d0 or better	Class A2-s1, d0 or better
	Residential Safety Information		
h) Approach to evacuation	Simultaneous – Amenity only Stay Put – Apartments	Simultaneous, does not trigger evacuation of other “blocks”	Simultaneous, does not trigger evacuation of other “blocks”
i) Automatic suppression	Category 4 Residential Sprinklers (Full coverage), no areas are to exceed 100m^2	Category 4 Residential Sprinklers (Full coverage), no areas are to exceed 100m^2	Category 4 Residential Sprinklers (Full coverage), no areas are to exceed 100m^2
j) Accessible housing provided	None	Two accessible studios provided per floor. Approved Document M Volume 2.	Approved Document M Volume 2.

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7. Specific technical complexities

Compliance with guidance is not mandatory for compliance with Part B of Schedule 1 to The Building Regulations 2010[2], and alternative solutions can be acceptable. Some elements of the fire safety design require alternative solutions due to the constraints of the building, and adequacy shall be demonstrated in the fire safety strategy.

- Two dedicated egress and fire service access stairs are provided for the aparthotel floors. Whilst the residential stairs do connect to these floors, signage shall be not be used to direct occupants of the aparthotel floors to use these stairs. Fire Service Access for the aparthotel floors, which are located less than 18m above the adjacent ground level, can be direct up these stairs, though the evacuation/firefighting lifts are available for use in coordination with the aparthotel operators' evacuation of mobility-impaired persons which will make use of these lifts if required by their PEEP.

- Some flats and all aparthotel studios within the building are designed to be open plan, whereby the bedrooms are accessed direct from the living area instead of via an internal hallway. Open plan residential units are in accordance with the recommendations in BS 9991 (2024) for open plan flat design such that the fixed cooking appliances are sufficiently remote to the entrance of the flat.

- Aparthotel units are studio apartments with sleeping and cooking facilities within a single space, however the cooking facilities will be limited to a microwave kettle and toaster such that "fixed appliances" are avoided.

- The two small alternative uses in the development are proposed to have a residential (Category 4) sprinkler system, compliant with BS 9251 and including all Enhanced Resilience and Reliability requirements in line with Section 4.2.3. This residential sprinkler system shall be fitted through-out, rather than an OH1 Commercial sprinkler system. This is considered appropriate as the fire load and risk in the aparthotel areas are not likely to be worse than that of a residential apartment and no amenity area is to be greater than 100m^2. The coffee shop shall be similarly restricted to maximum 100m^2 floor areas.

- Communication between the hotel foyer, residential foyer and coffee shop is provided at Ground Floor. Each demise shall be separated from the other by 2-hour fire resisting construction and a protected lobby will be provided at any communication point between these demises. Residents' access to the amenity areas on the Second floor shall be via the lifts and residential stairs and be limited by access control. All occupants of these areas would evacuate simultaneously with the floor they are on (Ground Floor or Second Floor respectively).

- Corridor/Lobby Ventilation: Subject to further design team input, computational fluid dynamics (CFD) assessment and stakeholder approval (e.g., approvals authorities). Ventilation design will be cognisant of simultaneous evacuation from the aparthotel floors, considering the fire load to be equivalent to a residential floor. Each smoke ventilation system shall operate on the floor that triggers activation and remain closed on all other floors. A fire service override shall be provided to allow the fire service to modify which floor is operational should they require it:

  - Each evacuation lift lobby shall be provided with a dedicated mechanical smoke ventilation system, comprising of a natural inlet shaft within the lobby and a mechanical extract shaft in the adjacent corridor. This system shall trigger upon detection within the lobby or associated corridor, subject to further design as listed above.

  - Each firefighting stair shall be provided with an AOV at the head of the stair, linked to activation of the evacuation lift lobby ventilation system for that stair.

  - The location of the corridor mechanical extract shaft shall be at the furthest point from the evacuation lift lobby, subject to further design as listed above.

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	The principles, concepts and approach relating to fire safety

- All residential / aparthotel common corridors shall connect to at least one evacuation lift lobby and shall be protected with fire resisting construction of at least 60EI to the apartments/studios.
- Each aparthotel stair shall be provided with an AOV at the head of the stair, linked to activation of the evacuation lift lobby ventilation system nearest to that stair.
- There are no single-direction travel distances greater than 15m in the residential corridors or 9m in the aparthotel corridors, as such the design of the ventilation system shall be for protection of the stair(s) during firefighting operations and protection of the evacuation lift lobbies as required by BS 9991(2024).

- Whilst both residential firefighting cores serve all floors of the building, the Western core shall be "dedicated" to the aparthotel floors, whilst the Eastern core shall be "dedicated" to the residential floors for day-to-day use. It is proposed that access control will be provided to limit access onto the floors.
  - During an emergency both sets of evacuation lifts shall be available for evacuation of mobility-impaired occupants, as required by the operators' procedures and PEEPs for guests/residents as part of the standard management of the building.
- The building height exceeds 50m therefore a qualitative design review (QDR) will be required to determine whether the recommendations of BS 9991 are appropriate. Initial considerations of this have included a second stair to serve all floors, inclusive of an evacuation lift per core and mechanical ventilation to common corridors that are greater than 7.5m as opposed to natural ventilation.

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

The main variations to guidance are detailed in Section 7 above, these are to be developed and assessed at the next stage of the design.

9. Local development document policies relating to fire safety

Not applicable, no local policies have been identified.

[2] Statutory Instruments, '2010 no 2214 Building and Buildings, England and Wales, The Building Regulations 2010 (as amended)', December 2018

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Table 4: ***Emergency road vehicle access and water supplies for firefighting purposes***

Emergency road vehicle access and water supplies for firefighting purposes
10. Fire service site plan Fire service access to the site is based on the guidance contained within BS 9991 (2024) and associated references to BS 9999. The building is over 50m in height and greater than 900m² in footprint and therefore will be provided with two firefighting shafts; each incorporating a firefighting stair with wet rising main, firefighting lift. The firefighting lift and firefighting stairs give access to a residential corridor which forms a separated evacuation lift lobby. The evacuation lift lobby which will be provided with ventilation to control smoke spread during fire service operations. The lobby then connects to the residential corridors. The aparthotel floors are located at less than 18m from the closest adject ground level and are provided with two dedicated firefighting stairs for internal access. A dry rising main has been provided at each stair. Each stair then connects to a protected corridor giving access to the aparthotel rooms. The design of the corridor and separation between rooms matches the requirements of BS9991 for residential accommodation, except that the maximum single-direct travel distances are reduced from 15m to 9m. These provisions shall be discussed with the Building Regulations Principal Designer as part of the QDR process. External access is also provided to the Café / Coffee Shop via Cornbrook Road. Internal access for the fire service is as per below: • Firefighting stair provided with a wet fire mains serving all storeys in accordance with BS 9990[3] and BS 5041-1[4]. • Firefighting stair provided with a dry fire mains serving all aparthotel storeys (Ground, Second to Sixth) in accordance with BS 9990 and BS 5041-2[5]. • Outlets for the fire mains to be provided at every level such that all areas are accessible within 60m. • Parking provided within 18 m of, and within sight of, a suitable entrance giving access to the wet fire main; and access is also provided within sight of the inlet for the emergency replenishment of the suction tank for the wet fire main and/or the inlet to the dry rising main.

[3] BS 9990, 'Non automatic fire-fighting systems in buildings', 2015
[4] BS 5041-1, 'Fire hydrant systems equipment – Specification for landing valves for wet risers, 1987
[5] BS 5041: Fire hydrant systems equipment, Part 2 - Specification for landing valves for dry risers, 1987.

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Emergency road vehicle access and water supplies for firefighting purposes
11. Emergency road vehicle access Vehicle access to residential building is through the private car park to the rear, accessed via Dinton Street. Additional access to the façade of the building or Ground Floor units may also be gained from Dinton Street and Cornbrook Road. These locations give clear access to the provisions set out in Section 10. Is the emergency vehicle tracking route within the site to the siting points for appliances clear and unobstructed? The access route 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 is to be conducted by the design team during the next design stage to demonstrate the suitability of the turning circle on from Dinton Street.
12. Siting of Fire Appliances Vehicle access to the site is provided via Dinton Street and Cornbrook Road, which bound the site.

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Emergency road vehicle access and water supplies for firefighting purposes

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

The building is over 50m in height therefore a wet rising main with dedicated stored water has been provided. Additionally, dry rising mains have been provided in the aparthotel stairs. Water for firefighting can be supplemented by local hydrants.

Hydrants are to be provided within 90m of the 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 building.

Hydrants are also to be provided not more than 90m from the fire service entrance and/or dry rising main inlet point to the aparthotel.

The location of the closest hydrants have been confirmed by the MEP designer and the utility provider. This hydrant is shown indicatively in Section 14, but has not been scaled for distance to the above areas. Where existing hydrants do not provide sufficient coverage to meet the above criteria, a private hydrant shall be provided.

The development will be provided with sprinkler protection throughout. These will be supplied with water via storage tanks and pumps in the associated plant rooms on the First Floor.

Nature of water supply:

Public hydrant, or private if required.

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

It is to be confirmed by the MEP designer at the next design stage whether the existing hydrants are operable. If they are not then a private hydrant will be provided.

As an existing built-up area with surrounding buildings, it is expected that existing public hydrants will be available.

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Emergency road vehicle access and water supplies for firefighting purposes
14. The Fire service site plan

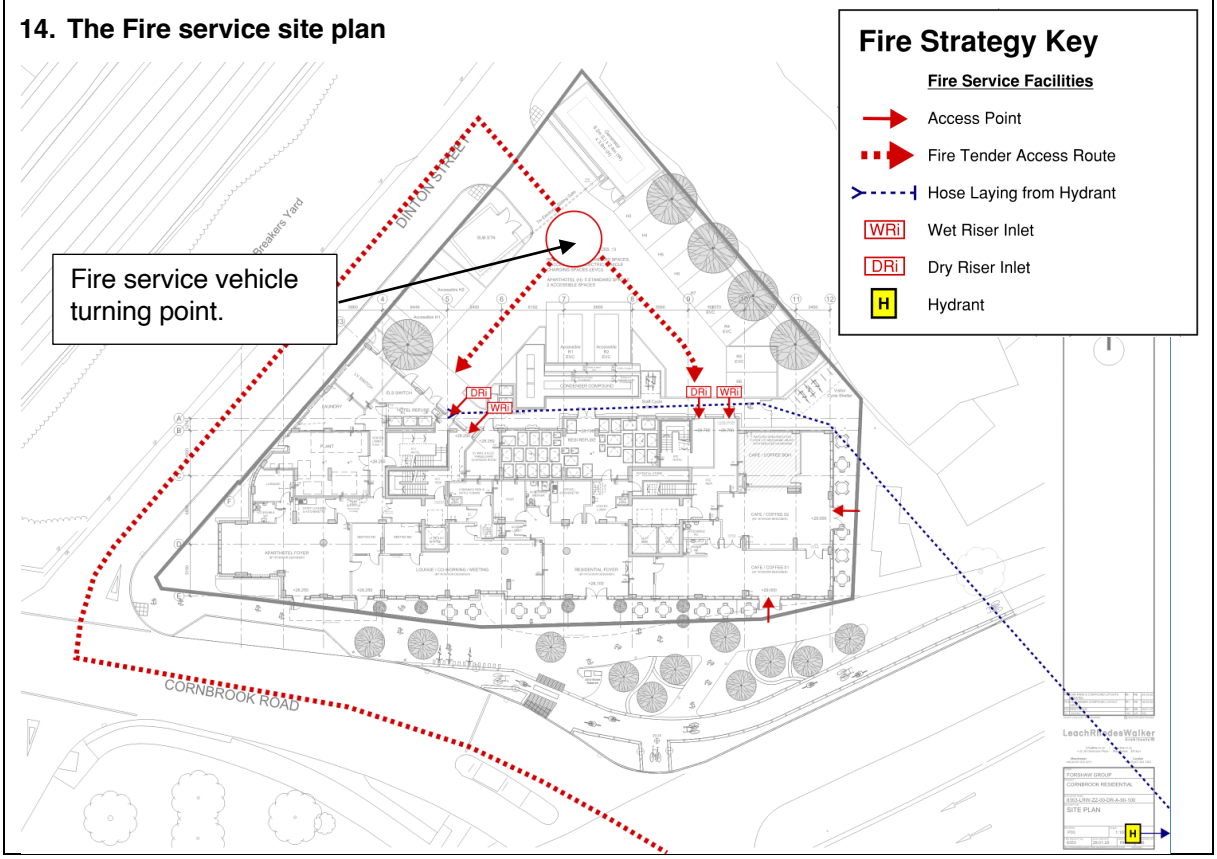


Table 5: Fire Statement completed by

Fire Statement completed by	
15. Signature	Author: R Barritt-Mehta MSc BEng (Hons) CEng MCIBSE Checker: Adam Monaghan CEng FIFireE BSc MSFPE]
16. Date	14 April 2025

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