

Fire Statement Form (JH Reference: JM2706)

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| Application information                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 1. Site address line 1                                                                                                                                     | Particular Baptist Church                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Site address line 2                                                                                                                                        | Rochdale Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Site address line 3                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Town                                                                                                                                                       | Manchester                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| County                                                                                                                                                     | Greater Manchester                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Site postcode (optional)                                                                                                                                   | M4 4HT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 2. Description of proposed development including any change of use (as stated on the application form):                                                    | <p>Full planning application for the partial demolition of rear of existing building and erection of a 23 storey residential building comprising 133 units (Class C3 Use) with ground floor commercial unit (Use Class E) and associated works. Works are proposed across ground, mezzanine and 21 upper levels.</p> <p>There will also be some communal areas such as a roof terrace at level 1 and level 20, a spa, gym and coworking spaces across the ground and mezzanine with bin stores, cycle stores and plant spaces. There will also be a separate commercial unit located at ground level.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| 3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience.                                                  | <p>Henry Wilkinson MEng, CEng, MIFireE</p> <p>Director, Fire Engineering, Jensen Hughes UK</p> <p>Henry Wilkinson is the Director of the Jensen Hughes Manchester office and has over 15 years of experience in developing fire strategies for all building types, including residential buildings. He is a Chartered Engineer with the Institute of Fire Engineers. Henry's experience of residential buildings includes many residential towers of more than 30 storeys. Henry has addressed many fire engineering issues within residential buildings, including extended travel distances in corridors, limitations on flat layouts, interface between residential and non-residential areas, and structural fire engineering analysis.</p> <p>Some notable residential projects are as follows:</p> <ul style="list-style-type: none"><li>The Lightbox, MediaCityUK</li><li>SOYO, Leeds</li><li>The Mercian, Birmingham</li></ul> <p>As part of Jensen Hughes, Henry can draw from the experience of other fire engineers in the UK and around the world, which will ensure the quality and the robustness of the fire strategy developed for the project.</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>Consultation with the approving authorities has not been undertaken to date.</p> <p>Jensen Hughes have carried out an initial review of the scheme and provided fire strategy advice to support it.</p> <p>The fire strategy development will be undertaken by Jensen Hughes to identify the key fire strategy issues and ongoing input will be provided to assist the design team as they incorporate the fire strategy requirements into their designs.</p> <p>The plans will continue to develop as the scheme progresses and discussion with approving authorities and the local fire and rescue services will be undertaken as part of the Gateway 2 process.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

### 5. Site layout plan

(consistent with other plans drawings and information submitted in connection with the application)

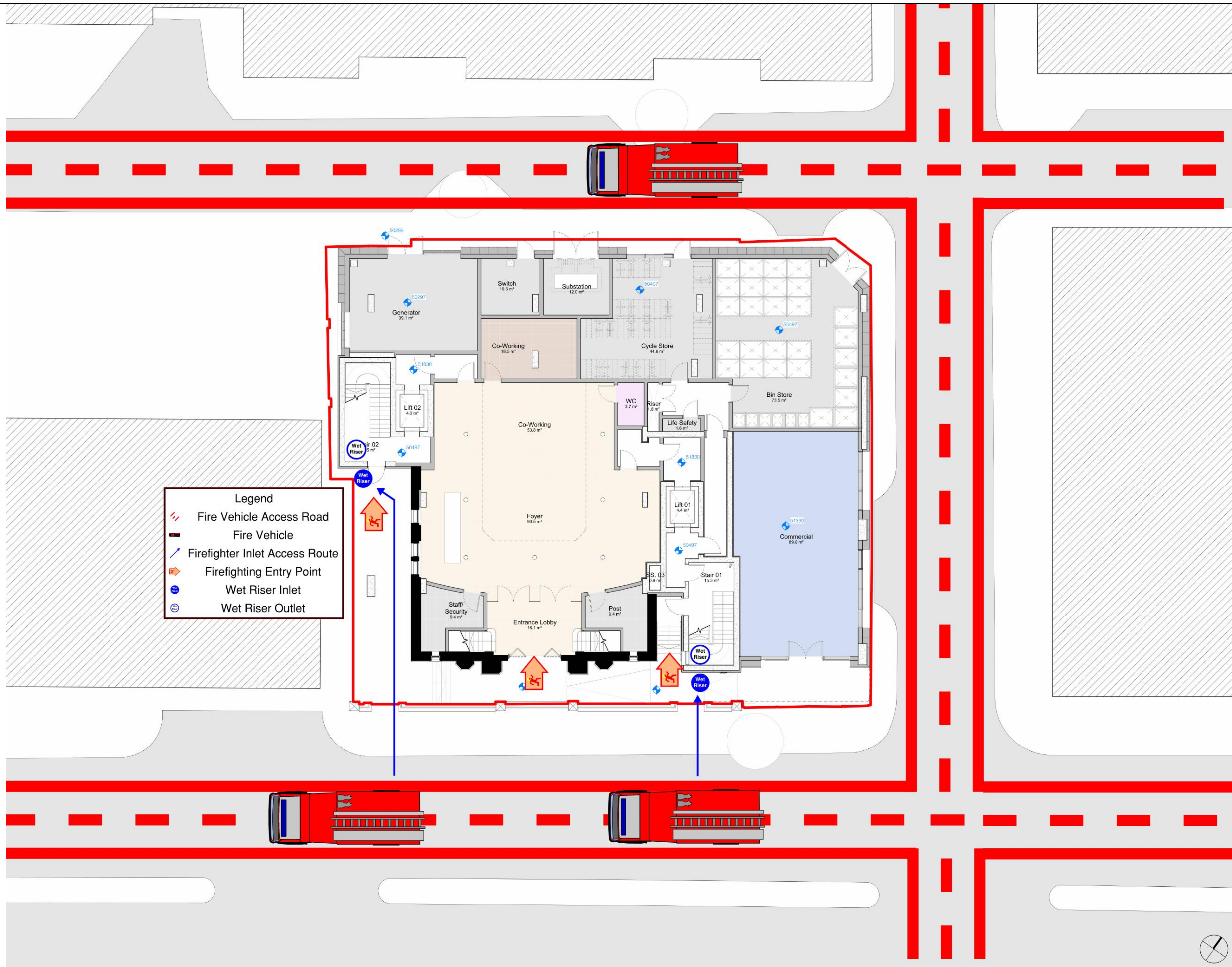


**The principles, concepts and approach relating to fire safety that have been applied to the development**

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| 6. Building schedule                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                            |                                                                                       |                                                  |                                                               |                     |                                 |                                  |                                   |                                       |
| Site information                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                            |                                                                                       |                                                  | Building information                                          |                     |                                 | Resident safety information      |                                   |                                       |
| a)<br><br>block no.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | b)<br><br>• building height (m)<br><br>• number of storeys excluding those below ground level<br><br>• number of storeys including those below ground level                                | c)<br><br>proposed use (one per line)                                                 | d)<br><br>location of use within block by storey | e)<br><br>standards relating to fire safety/ approach applied | f)<br><br>balconies | g)<br><br>external wall systems | h)<br><br>approach to evacuation | i)<br><br>automatic suppression   | j)<br><br>accessible housing provided |
| Proposed New Build                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | The top floor height will be approximately 71m above the lowest adjacent ground.<br><br>The building comprises of 23 storeys, including ground and mezzanine<br><br>No below ground levels | Residential flats                                                                     | Ground Floor to Level 22                         | BS9991                                                        | Balconies           | class A2-s1, d0 or better       | stay put                         | yes- residential sprinklers, full | none                                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                            | Residential Ancillary Areas ( Wellness, Roof Terrace, Cycle Store, Bin Store, Plant ) | Ground Floor to Level 2 and Level 20             | BS9991                                                        | No balconies        | Class A2-s1, d0 or better       | simultaneous                     | yes- residential sprinklers, full | none                                  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                            | Shop / mixed use commercial                                                           | Ground Floor                                     | Approved document B vol 2                                     | no balconies        | class A2-s1, d0 or better       | simultaneous                     | yes- residential sprinklers, full | none                                  |
| Existing Church                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | The top floor height will be approximately 11m above the lowest adjacent ground.<br><br>The existing church comprises of 2 storeys, ground and mezzanine<br><br>No below ground levels     | Residential Ancillary Areas (Gym, Co-working Space)                                   | Ground Floor to Level 2                          | BS9991                                                        | No balconies        | Class A2-s1, d0 or better       | simultaneous                     | yes- residential sprinklers, full | none                                  |
| 7. Specific technical complexities<br>The building will generally be designed to follow the current guidance of BS9991:2024. The following will be provided: <ul style="list-style-type: none"><li>• The building will be served by two stairs at all the upper levels. Each stair will be served with an AOV at the head of the stair which achieves at least a 0.7m² aerodynamic free area.</li><li>• The sprinklers will be in line with recommendations of BS9251:2021 and will be a Category 4 system.</li><li>• The residential flats will be provided with an automatic fire detection system designed to BS5839-6 to at least an LD1 standard. The communal and ancillary areas of the building will have a Category L3 or better automatic fire detection and alarm system designed to BS5839-1. The alarm will be configured so that the alarm is audible on the external balconies or terraces, otherwise sounders will be provided to alert occupants on the balconies and terrace.</li><li>• A BS 8629 Evacuation Alert System will also be provided</li><li>• The new building will be provided with one fire-fighting shaft serving all the upper levels.</li><li>• Two lifts are provided, one associated with each stair. Each lift will act as both a firefighting lift and an evacuation lift and will be located either within an evacuation lift lobby or a accessed directly from the stair for Stair 2 as the stair will not be a firefighting stair.</li><li>• Amenity/ancillary and retail spaces will either form fire resisting compartments that will be less than 100 m², will not require a commercial sprinkler head as per BS 9251:2021 Table 3, or will be located in the Church Atrium space which is provided with a fire engineered approach to omit commercial sprinklers to omit commercial sprinklers.</li><li>• Inner rooms will be provided with sounders or vision panels and will comply with the travel distances.</li><li>• Travel distance within the open plan apartments will be limited to 20m. supported by the provision of the LD1 alarm and sprinklers.</li></ul> |                                                                                                                                                                                            |                                                                                       |                                                  |                                                               |                     |                                 |                                  |                                   |                                       |



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| <ul style="list-style-type: none"><li>• A firefighting lift opening within 7.5m of the firefighting stair.</li><li>• A smoke vented firefighting lobby at each floor (this will be achieved by the smoke vented common corridor).</li><li>• Hose coverage to every part of the building within a route suitable for laying a hose. This will be well within 60m from a fire main outlet;</li><li>• An AOV at the head of the stair achieving at least a 0.7m² aerodynamic free area.</li><li>• Enclosed in at least 2 hours fire resisting construction.</li></ul> <p>The second lift serving Stair 2 will also be designed as a firefighting / evacuation lift.</p> <p>Protection against falling debris will be provided by a canopy located over Stair 1 to supporting firefighters on site.</p> |
| <p><b>11. Emergency road vehicle access</b></p> <p>There is fire vehicle access provided via Rochdale Road, Sharp Street, and Dyche Street. This provides good vehicle access to both the existing and proposed building, in sight of and within 18m to the proposed inlet.</p> <p>Is the emergency vehicle tracking route within the site to the siting points for appliances clear and unobstructed?</p> <p>yes</p>                                                                                                                                                                                                                                                                                                                                                                               |
| <p><b>12. Siting of fire appliances</b></p> <p>Fire vehicle access will be provided within 18m and in sight of the wet riser inlet. See Section 14.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p><b>13. Suitability of water supply for the scale of development proposed</b></p> <p>Water supply will be provided via the existing hydrant within 90m of the building entrance. This will be confirmed by other during the detailed design.</p> <p>Nature of water supply:</p> <p>hydrant- public</p> <p>Does the proposed development rely on existing hydrants and if so, are they currently usable / operable?</p> <p>don't know</p>                                                                                                                                                                                                                                                                                                                                                          |
| <p><b>14. Fire service site plan</b></p> <p>Fire service site plan is:</p> <p>inserted in the form</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |



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|-----------------------------|-------------------------------------------------------------------------------------|
| Fire statement completed by |                                                                                     |
| 15. Signature               |  |
| 16. Date                    | 27/01/2025                                                                          |