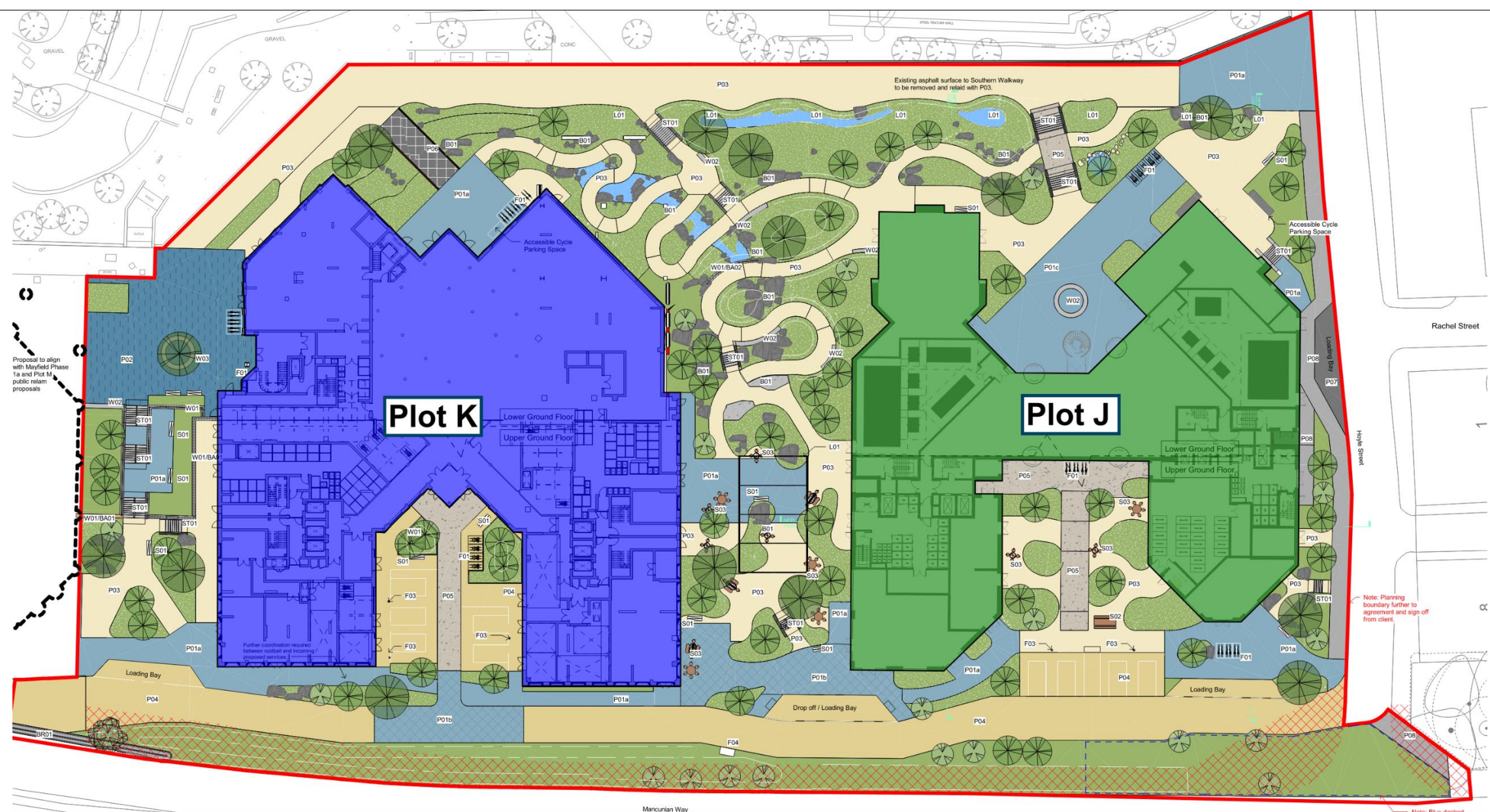


Fire statement form

Application information	
1. Site address line 1 Site address line 2 Site address line 3 Town County Site postcode (optional)	Mayfield Medlock Ltd
	Manchester
	Greater Manchester
2. Description of proposed development including any change of use (as stated on the application form):	Phased redevelopment of Mayfield Phase 1b comprising site remediation and reprofiling followed by the erection of two residential blocks (Use Class C3) comprising 879 no. residential units contained within four buildings ranging from 7 storeys to 24 storeys in height (Plot J) and 9 to 28 storeys in height (Plot K), including lower and upper ground floor commercial spaces comprising restaurant and / or retail units (Use Class E(b) and/or E(a)), and / or indoor sports facilities (Use Class F2) together with highways works, access, servicing, rooftop plant, cycle parking and back of house, along with delivery of associated public realm and other associated works for each relevant phase.
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience.	Report written by: Jack Lalor, Principal Fire Engineer; William Barker, Fire Engineer
	Report approved by: Paul Macken, MSCi, MIFE, and CEng
	Paul is a Chartered Engineer and has 25 years’ experience in fire engineering with Jensen Hughes (formerly JGA).
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.	Initial fire strategy review has been undertaken for this development by Jensen Hughes to identify the key fire strategy issues and ongoing input has been provided to assist the design team as they incorporate the fire strategy requirements into their specialist design.
	The plans have been updated to reflect ongoing input, this will continue to be developed as the scheme progresses and discussion with approving authorities and the local fire and rescue services are undertaken.
	Consultation with the approving authorities has not been undertaken to date, although the designs have gone through a plan check with a third party Building Regulations Compliance and Building Safety Act (BSA) consultant.
5. Site layout plan with block numbering as per building schedule referred to in 6.	
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
J1	Building Height: 55.5m	Residential	Levels 01 to 16	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	100% M4(2)

	Lower Ground + Mezzanine + Upper Ground + 16 storeys	Amenity areas	Level 01 (shared with Block J2) + Level 15	BS9991	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Cycle store	Mezzanine + Upper Ground	BS9991	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Refuse store, residential ancillary	Lower Ground + Upper Ground	BS9991	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Commercial units	Lower Ground + Upper Ground	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Plant rooms	Lower Ground + Upper Ground	BS9991	no balconies	class A2-s1, d0 or better	simultaneous	yes- residential sprinklers, full	N/A non resi
J2	Building Height: 72.9m Lower Ground + Upper Ground + Mezzanine + 22 storeys	Residential	Levels 01 to 22	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	100% M4(2)
		Amenity areas	Level 01 (shared with Block J2)	BS9991	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Cycle store	Upper Ground	BS9991	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Refuse store, residential ancillary	Lower Ground + Upper Ground	BS9991	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Commercial units	Lower Ground + Upper Ground + Mezzanine	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Plant rooms	Lower Ground + Upper Ground	BS9991	no balconies	class A2-s1, d0 or better	simultaneous	yes- residential sprinklers, full	N/A non resi
K1	Building Height: 88.2m Lower Ground + Upper Ground + Mezzanine + 27 storeys	Residential	Levels 01 to 27	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	100% M4(2)
		Cycle store	Upper Ground	BS9991	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Refuse store, residential ancillary	Upper Ground + Mezzanine	BS9991	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Commercial / leisure units	Lower Ground + Upper Ground	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Plant rooms	Upper Ground	BS9991	no balconies	class A2-s1, d0 or better	simultaneous	yes- residential sprinklers, full	N/A non resi

K2	Building Height: 64.2m Lower Ground + Upper Ground + Mezzanine + 19 storeys	Residential	Levels 01 to 19	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	100% M4(2)
		Cycle store	Mezzanine + Upper Ground	BS9991	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Refuse store, residential ancillary	Lower Ground + Upper Ground	BS9991	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Commercial / leisure units	Lower Ground + Upper Ground	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Plant rooms	Lower Ground + Upper Ground	BS9991	no balconies	class A2-s1, d0 or better	simultaneous	yes- residential sprinklers, full	N/A non resi

7. Specific technical complexities

The development of the residential aspects of the scheme has been developed in accordance with the recommendations of the current guidance in BS 9991.

All four blocks will have top floor heights over 50m above the adjacent ground floor level on the lowest side of the building. Blocks J1 and J2 will each be provided with two stair cores serving all levels. Blocks K1 and K2 will be provided with three stair cores serving above Level 01 and above, though this will decrease to two stairs on the upper level as the building floorplate steps back. Each block's Lower Ground level will be served by two stair cores which connect to the upper levels except for Block K1 which at Lower Ground level will consist of a commercial/leisure unit opening directly to outside.

The residential apartments will evacuate based on a “stay put” approach. All residential amenity areas and other similar communal areas are to evacuate simultaneously in the event of detection of fire within these areas whilst the individual apartments would not evacuate immediately. Further evacuation of the building will be under the control of the building management or at the request of the Greater Manchester Fire and Rescue Services. This will be facilitated by the provision of a BS 8629 evacuation alert system.

The evacuation of persons of restricted mobility has been considered from the upper floor levels of each block including the use of the lifts for evacuation. An evacuation lift will be provided in each block in the firefighting cores and escape stair. All evacuation lifts will be accessed from a lobby and not directly from the residential common corridor.

Escape distances within the residences and from the residences to the protected stairs will be within the recommendations of BS 9991.

The location of the cooking facilities within the apartments will be positioned to ensure that it does not compromise occupants' escape from any apartment.

It is proposed for there to be interfaces between the residential stairs and the residential ancillary areas at Lower and Upper Ground levels, including bin stores, cycle stores, plant rooms, etc. It will be ensured that there is adequate protection provided between the accommodation and the residential stairs in the form of protected lobbies and smoke venting measures.

The top floor height of each building exceeds 18m above ground and the floorplate of each block exceeds 900m² prior to stepping back on the upper levels. Therefore, two cores per tower have been designed as firefighting shafts. Each firefighting core will include at least one dual-purpose firefighting / evacuation lift, with one firefighting core being provided with two dual-purpose firefighting / evacuation lifts to ensure maximum flexibility in firefighting and evacuation strategies. All lifts serving stories over 50m will be designed as dual-purpose firefighting / evacuation lifts.

It will be ensured that sufficient hose cover will be achieved to all areas within 60m of the fire main outlet at each floor level in line with the recommendations of building regulation guidance.

No green walls are proposed as part of the development. All external walls will be designed in line with Regulation 7 of the Building Regulations and no combustible materials are proposed within the external wall construction.

The development includes both residential and non-residential areas. All areas will be sprinklered throughout in line current sprinkler code guidance, i.e. BS 9251 (2021) or BS EN 12845.

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

The fire strategy has been developed to ensure that the requirements of the Building Regulations are met. The fire strategy will draw on guidance from BS 9999 for the commercial units, and BS 9991 for the residential areas including ancillary accommodation.

The internal layout of the commercial units will not be known at this stage and the fit-out fire strategy will be developed by each tenant as part of their own Building Regulations submission. However, the shell and core fire strategy including the distribution of exits is being developed to ensure that each commercial unit can be occupied based on a typical floor space factor of 2m²/person.

Smoke shaft locations will meet the requirements stated in BS 9991 guidance.

9. Local development document policies relating to fire safety

N/A

Emergency road vehicle access and water supplies for firefighting purposes

10. Fire service site plan

All fire service access roads will be designed to be sufficient in terms of load bearing capacity and clearance widths and heights for a GMFRS pump appliance. Fire vehicle access will be provided within 18m and in sight of the fire main inlets, which will be located on the face of building near the entrance point leading to the fire-fighting shaft and visible from the fire appliance. Fire vehicles will not have to reverse further than 20m. This is in line with the BS 9991 guidance.

Each building is more than 18m in height and are therefore provided with firefighting shafts comprising the following:

- Firefighting stair at least 1100mm clear width.
- Dual-purpose firefighting / evacuation lifts opening within 7.5m of the entrance to the firefighting stair.
- A wet fire main outlet within the stair enclosure.
- Automatically opening vent at the head of the stair achieving at least 0.7m² in aerodynamic free area.
- 2 hours fire-resisting enclosure.

Each building is more than 50m in height and therefore the building will be provided with communication extenders, this will either be a radiating cable, a distributed antennae system or fire telephones.

Wayfinding signage will be provided to assist the fire service in line with current guidance.

An Evacuation Alert System (EAS) will be provided for use by the fire and rescue service. This will be designed to BS 8629.

Vehicle access is provided within 45m along a route suitable for laying hose to all points within the commercial units at ground level. This is compliant with Building Regulations guidance.

11. Emergency road vehicle access

Primary access points are shown in the fire service site plan under Point 14

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

yes

12. Siting of fire appliances

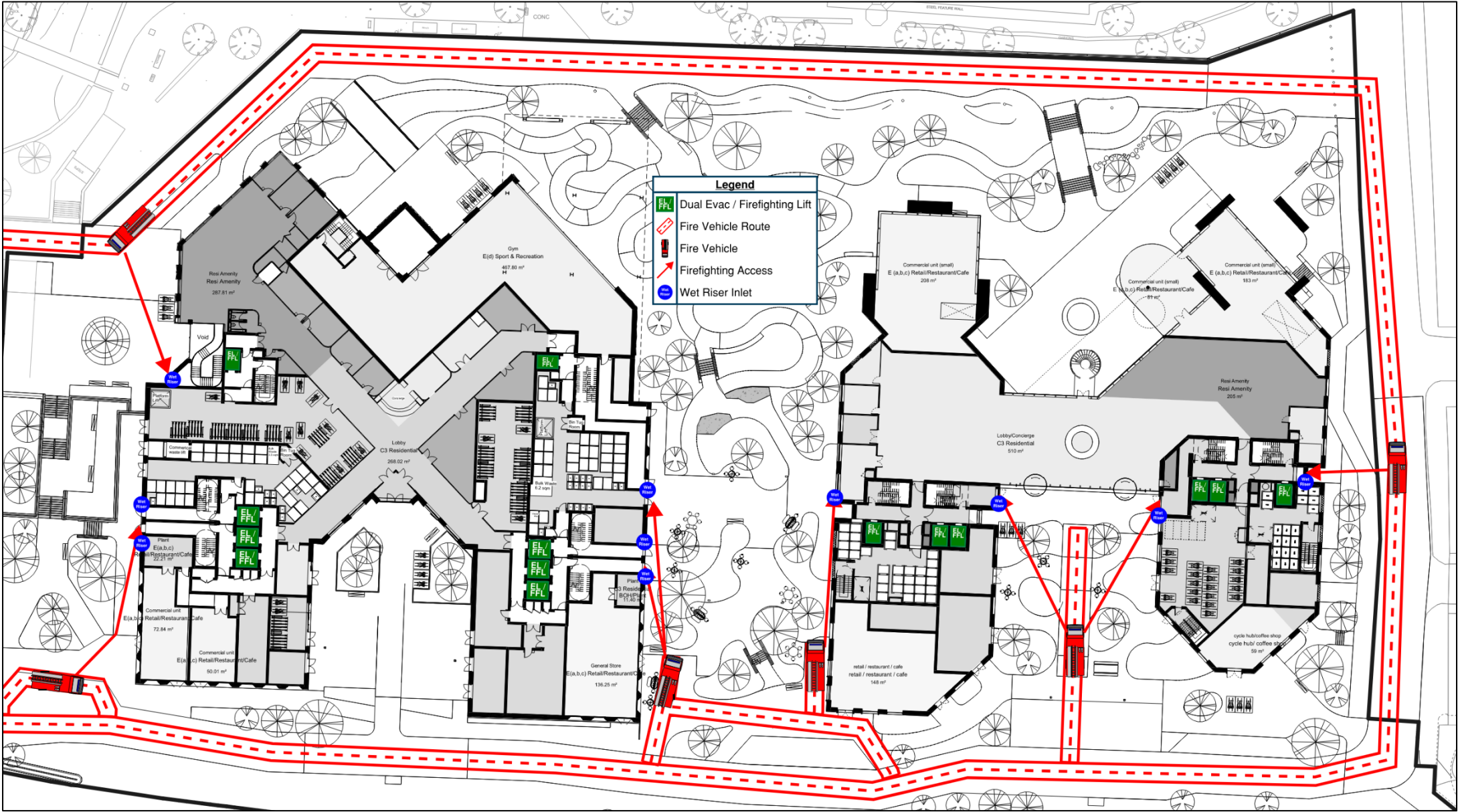
The fire vehicles (pump appliances) will be able to park within 18m and in sight of the entrances to firefighting shafts and the fire main inlets. Firefighters will be able to access the firefighting stairs directly from outside. This is compliant with the parameters set out in Building Regulations guidance.

Indicative fire vehicle parking positions have been shown on the fire service site plan in Section 14.

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

Hydrants will be provided to ensure there is a hydrant within 90m of each firefighting access point.

14. Fire service site plan
Fire service site plan is:
inserted in the form



Fire statement completed by

15. Signature

Paul Maken, CEng

16. Date

17/12/2024