Fire Statement – FS 002.3

Project: Viadux Plot 2B

Subject: The Town and Country Planning Order - Fire Statement

Date: 6 November 2024

Author: Ekaterina Krasnova

Checked: Adam Monaghan

1 Introduction

This Fire Statement has been prepared by Design Fire Consultants (DFC) in support of the planning application made by Salboy Ltd for the Viadux Plot 2B 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. It 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.

This Fire Statement has been produced to reflect the revised design of Plot 2A, another building on the same site. The design and fire strategy approach developed for Viadux Plot 2B otherwise remains unchanged from that outlined within the Fire Statement submitted in April 2024; document reference 2318_FS002.2, produced by DFC dated 28/03/28.

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.

[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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Educational accommodation is defined as:

- 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
Viadux Phase 2A, 2B & 2C Existing Site Location Plan Level 00	10448-SHP-ZZ-A-B5D9-G000-XP-00-001
Viadux Phase 2A, 2B & 2C Existing Site Location Plan Level 01	10448-SHP-ZZ-A-B5D9-G000-XP-01-001
Viadux Phase 2A, 2B & 2C Masterplan Ground Floor Plan	10448-SHP-ZZ-A-B5D9-G100-PL-00-001
Viadux Phase 2A, 2B & 2C Masterplan Level 01 Plan	10448-SHP-ZZ-A-B5D9-G100-PL-01-001
Viadux Phase 2B General Arrangement Ground Floor Plan	10448-SHP-ZF- A-B5D9-G200-PL-00-001
Viadux Phase 2B General Arrangement Mezzanine Above Ground	10448-SHP-ZF- A-B5D9-G200-PL-M0-001
Viadux Phase 2B General Arrangement Level 01 Plan	10448-SHP-ZF- A-B5D9-G200-PL-01-001
Viadux Phase 2B General Arrangement Roof Plan	10448-SHP-ZF- A-B5D9-G200-PL-RF-001
Viadux Phase 2B General Arrangement Levels 02-20 (Typical) Plan	10448-SHP-ZF- A-B5D9-G200-PL-TY-001
Viadux Phase 2B General Arrangement East & North East Elevations	10447-SHP-ZD-A-B5D9-G200-EL-XX-001
Viadux Phase 2B General Arrangement West & South West Elevations	10447-SHP-ZD-A-B5D9-G200-EL-XX-002

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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.

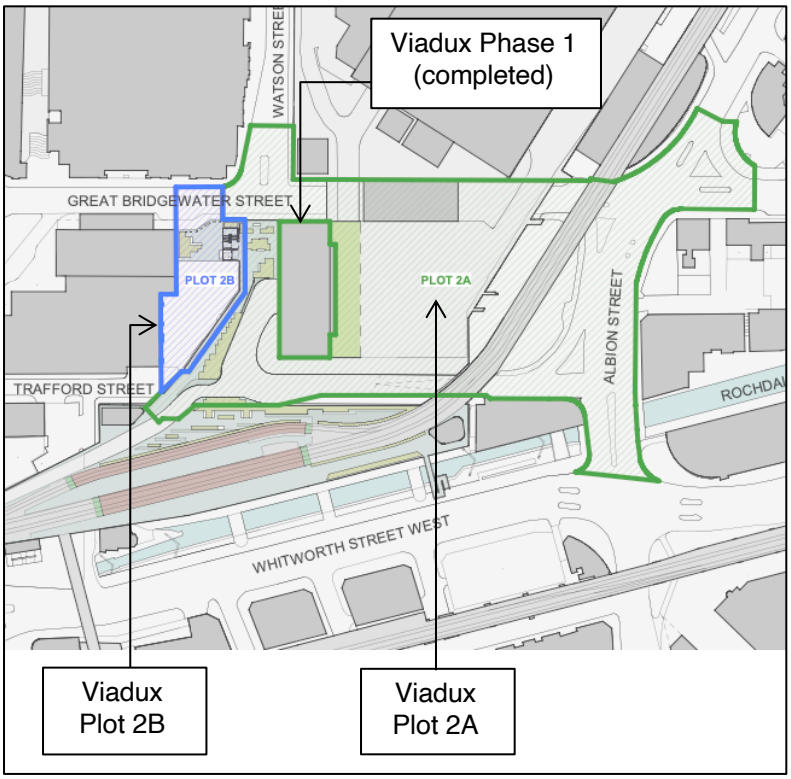
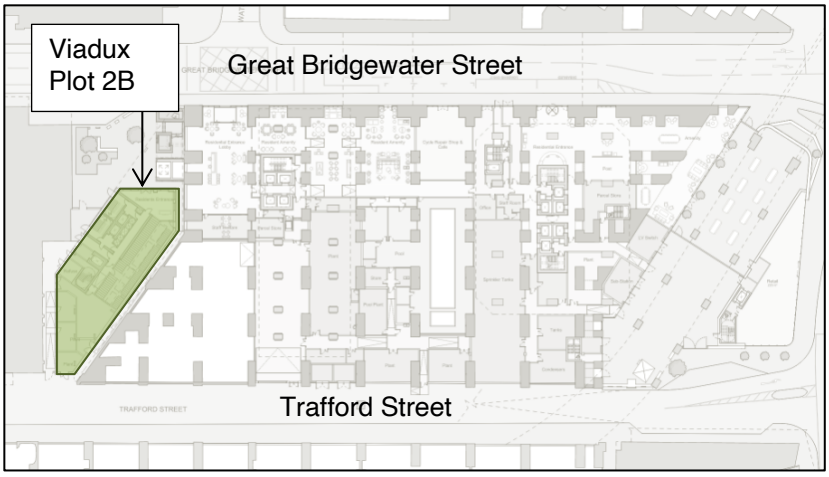
Table 2: Application information

Application information		
1.	Site Address line 1	Former Bauer Millet Site
	Site Address Line 2	Albion Street
	Site Address Line 3	
	Town/City	Manchester
	County	Greater Manchester
	Site Postcode (Optional)	M1 5NZ
2.	Description of proposed development including any change of use (as stated on the application form)	The Site is located in Manchester city centre. It is bounded by the Manchester Central Conference Complex and Great Northern Warehouse to the north, Albion Street to the east, the Deansgate Castlefield Metrolink station and Deansgate Locks to the south, and the Beetham Tower to the west. It extends to 1.49 ha. The Proposed Development will be delivered across two plots comprising the following principal uses: Plot 2A: a hotel with residential apartments above. Plot 2B: affordable homes. Together with these principal uses, the Proposed Development comprises residential amenities; secure cycle parking; public realm improvements and new green landscaping; and associated works to the public highway. This Fire Statement is in relation to Plot 2B only. Plot 2B, located at the western-most section of the Site between the viaduct and Beetham Tower, consists of a 23- storey residential building accommodating affordable 1-, 2- and 3-bed apartments (Use Class C3), secure cycle parking spaces, flexible commercial units (Use Class E) opening onto the viaduct, and public realm enhancements on Great Bridgewater Street.

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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:** Ekaterina Krasnova **Post-Nominals:** BSc, MSc **Relevant Qualifications and Experience:** Ekaterina graduated with a BSc in Civil Engineering in 2020 and with a Masters in Fire Safety Engineering in 2023 and began working as a fire engineer from October 2023. Prior to this, she has 1 year of experience working as an Engineer in Russia, specifically working in oil and gas industry. **Checker's Name:** Adam Monaghan **Post-Nominals:** BSc, CEng, FIFireE, MSFPE **Relevant Qualifications and Experience**: A Chartered Engineer and an active fellow of the Institution of Fire Engineers, 25 years of consulting experience, specialising in residential, commercial offices, heritage, developments.
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.	*No more than 200 words* This submission is following a redesign of the Viadux Plot 2A from a residential apartment building to a hotel and residential apartments building. No change has been made to Viadux Plot 2B. A preliminary fire strategy meeting for the previous Viadux Plot 2A residential apartments only scheme was hosted by DFC with Greater Manchester Fire and Rescue Service (GMFRS), SimpsonHaugh architects, and the Approved Inspector (Sweco) on 11/08/23. A set of meeting minutes was produced at the time. The fire strategy principles and approach that was being adopted for the previous Viadux Plot 2A scheme had been carried over to the Viadux Plot 2B. Pre-planning fire strategy consultation carried out for Plot 2A in 2023 remains relevant to Viadux Plot 2B.

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Application information		
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)*	The site consists of 2 plots:   This Fire Statement is relevant to Viadux Plot 2B only.

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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 no. as per site layout plan above	Plot 2B
b) Block height (m) Number of storeys excluding those below ground level Number of storeys including those below ground level	Proposed building height is approximately 64m to the topmost occupied storey from adjacent ground level. This building consists of 23 storeys (namely, Ground Floor, Mezzanine Above Ground, Levels 01-20, Roof). There are no below ground storeys.
c) Proposed use (one per line)	Residential apartments (1, 2 and 3-bed open plan apartments). Ancillary areas (plant rooms and landlord storage rooms). Amenity areas (residential entrance, various storage rooms, amenity space). Retail units.
d) Location of use within block by storey	Ground Floor: ancillary and amenity areas. Mezzanine Above Ground: ancillary and amenity areas. Level 01: Retail units. Levels 02 to 20: open plan apartments. Roof: external plant area.
Building Information	
e) Standards relating to fire safety/ approach applied	Approved Document B Volume 1[2] BS 9991[3] PD 7974[4] The Building Regulations 2010 (as amended)[5]

[2] HM Government, The Building Regulations 2010, Approved Document B (Fire Safety), Volume 1 – Dwellings 2019 edition incorporating 2020 amendments (for use in England).
[3] BS 9991, 'Fire safety design, management and use of residential buildings', 2015.
[4] PD 7974:2019, 'Application of fire safety engineering principles to the design of buildings – Code of practice', 2019.
[5] Statutory Instruments, '2018 No. 1230 Building and Buildings, England, The Building (Amendment) Regulations 2018'.

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The principles, concepts and approach relating to fire safety	
f) Balconies	No Balconies
g) External wall systems	Class A2-s1, d0 or Class A1.
Residential Safety Information	
h) Approach to evacuation	Simultaneous evacuation approach for amenity and ancillary areas. Stay Put evacuation approach for the apartments.
i) Automatic suppression	Yes – residential sprinkler system (Category 4 to BS 9251[6] throughout the building).
j) Accessible housing provided	Design is based on providing 10% of the units to achieve M4(2) adaptable. This is subject to other stakeholder requirements. Should an increase in provision be required, they will be reviewed and designed to meet Part M accordingly.

[6] BS 9251, 'Fire sprinkler systems for domestic and residential occupancies – Code of practice', 2021.

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The principles, concepts and approach relating to fire safety

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 building height exceeds 50m in height. Therefore, a Qualitative Design Review (QDR) will be required to ensure an adequate level of robustness is achieved in the fire strategy. This will consist of relevant documentation of the fire strategy approach being taken with due consideration of the building height, but also of the existing site constraints and interface with adjacent buildings.

Open plan apartment layout: The proposed layouts exceed 8m x 4m in area and consists of open kitchen design. DFC have carried out a literature review to determine that such an arrangement can achieve an adequate level of safety. Design will be based on positioning the cooking facilities away from the apartment entrance. The open kitchen layout will be reviewed as design develops and where required, be amended to address the risk of cooking fires on means of escape to meet Part B.

Site boundary conditions: The building will be located in a constrained space in proximity to adjacent buildings or structure. Preliminary calculations have been carried out with regards to external fire spread to inform the percentage of area in the elevations that should be fire protected to address the risk of fire spread between buildings. The high-level fire compartmentation and sprinkler protection in the building in conjunction of the fire protected area allowance in the elevations will help mitigate the risk of external fire spread. More detailed assessment will be carried out as design develops to confirm that an adequate extent of fire protection will be achieved.

Despite the constraints of the site, there will be good firefighting provisions for residential units in the development. Refer to Section 12 and 13 in this document.

Fire service access at Level 01: The residential cores (and therefore, firefighting core) will not have access to the retail units. This is to prevent a connection between the residential building and retail units to add resilience to the residential building fire strategy. A separate firefighting strategy for the retail units will need to be developed. Perimeter access at the viaduct level will be possible, as illustrated in Section 13. Hose laying distance from a hydrant to the retail unit exceeds the 100m recommended by 10m. This is counteracted by the two retail units being less than 100m^2 in fire compartment area, sprinkler system protection and the internal hose laying distance being approximately 32m, less than the 45m recommended limit. Fire service access will also be viable through the retail unit stair.

The scheme has been developed in accordance with BS 9991 otherwise; there are no departures from guidance that needs to be highlighted at this stage.

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The principles, concepts and approach relating to fire safety
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* Based on the scale of the scheme, the design and construction process is likely to span over several years; construction programmed to commence in 2028 for completion in 2032. The above referenced guidance documents may change. When this occurs, a review of the new guidance and any implications on the developed fire strategy will be carried out to determine any risks that requires addressing. The approach being adopted would be documented for submission to the approving authorities (the regulator) for review. As part of this, current fire strategy design has considered draft BS 9991 and incorporated some key fire protection features to minimise the impact when the new BS 9991 is published. Internal layouts may change as design develops. Fire strategy design will be developed in accordance with BS 9991 and ADB guidance. Any deviations from the guidance as design develops will be assessed. The solution will be justified with supporting assessment for review by the approving authorities (i.e. the regulator), to obtain agreement in compliance with Part B of the Building Regulations. The fire strategy is limited to the base build design. Where future building works (e.g. fit-out or changes post handover) are exempt from the Building Regulations they would need to be managed under the Regulatory Reform (Fire Safety) Order 2005[7]. However, if the proposed works are to carry out 'building work' as defined in Regulation 3 of the Building Regulations, then the works must meet the relevant technical requirements in the Building Regulations at the time, and they must not make other fabric, services, and fittings less compliant than they were before – or dangerous. The site is constrained which can present construction challenges. The contractor will develop the phasing of works that duly consider the risks posed by the site boundary conditions. Should any design change incur due to this condition, they will be reviewed, assessed, and submitted to the approving authorities.
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 200 words* Not applicable. No local policies have been identified.

[7] Statutory Instruments, '2005 No. 1541 Regulatory Reform, England and Wales, The Regulatory Reform (Fire Safety) Order 2005', 2005.

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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 *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 building exceeds 18m in height and the internal floor area is circa 500m^2. Therefore, one firefighting shaft has been allowed for in the building. It consists of: • A firefighting stair with a minimum width of 1100mm, design in accordance with BS 5395-1[8]. • An AOV providing a minimum of 1.0m^2 geometric free area, in accordance with BS EN 12101-2[9], at the head of the stair. • A firefighting lift in accordance with BS 9999[10], BS EN 81-72[11]. • The firefighting stair and lift will be accessed via a protected lobby provided with smoke ventilation. • A wet fire main to be provided in accordance with BS 9990[12] in the stair. Vehicle access to the site will be possible as shown in Section 14.
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* Fire Service Vehicle will approach via Great Bridgewater Street. This is an existing road expected to meet the following requirements for a pump appliance: • Min. width of road between kerbs = 3.7m. • Min. width of gateways = 3.1m. • Min. clearance height = 3.7m. • Min. carrying capacity = 12.5 tonnes. Great Bridgewater Street is a through road and no turning facilities are required. Is the emergency vehicle tracking route within the site to the siting points for appliances clear and unobstructed? Yes

[8] BS 5395-1, 'Stairs. Code of practice for the design of stairs with straight flights and winders,' 2010.
[9] BS EN 12101-2, 'Smoke and heat control systems. Specification for natural smoke heat and exhaust smoke ventilators,' 2017.
[10] BS 9991, 'Fire safety design, management and use of residential buildings', 2015.
[11] BS EN 81-72, 'Safety rules for the construction and installation of lifts. Particular applications for passenger and goods lifts. Fire fighting lifts,' 2020.
[12] BS 9990, 'Non automatic fire-fighting systems in buildings', 2015.

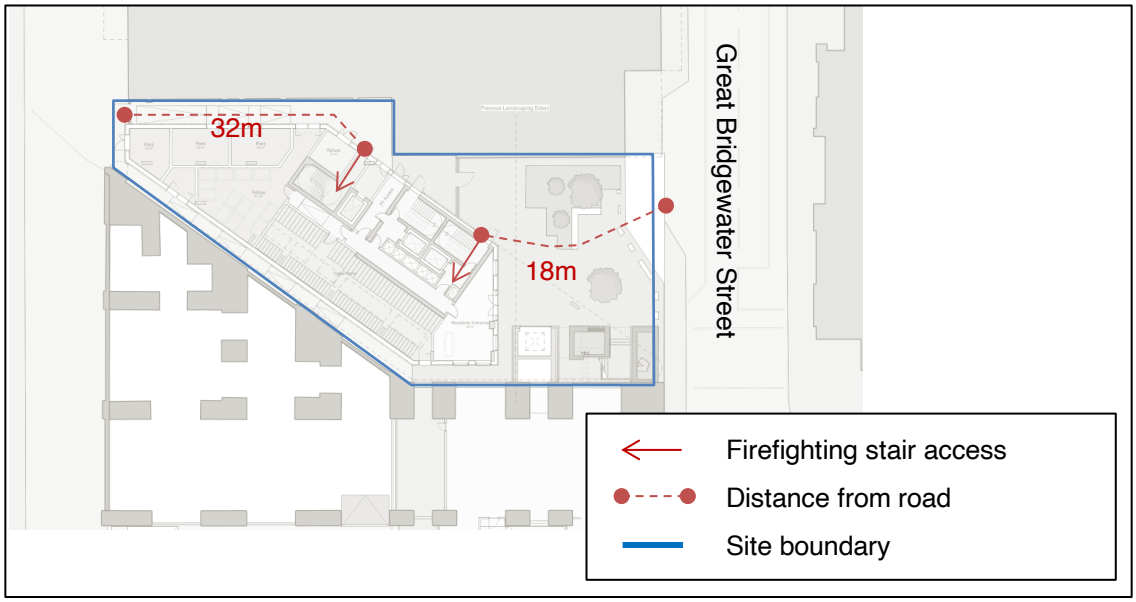
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Emergency road vehicle access and water supplies for firefighting purposes

12. Siting of Fire Appliances

Guide: no more than 200 words

The building is provided with a wet fire main. The firefighting stair access door will be within 18m hose laying distance from Great Bridgewater Street, where the fire service vehicle can access and park.

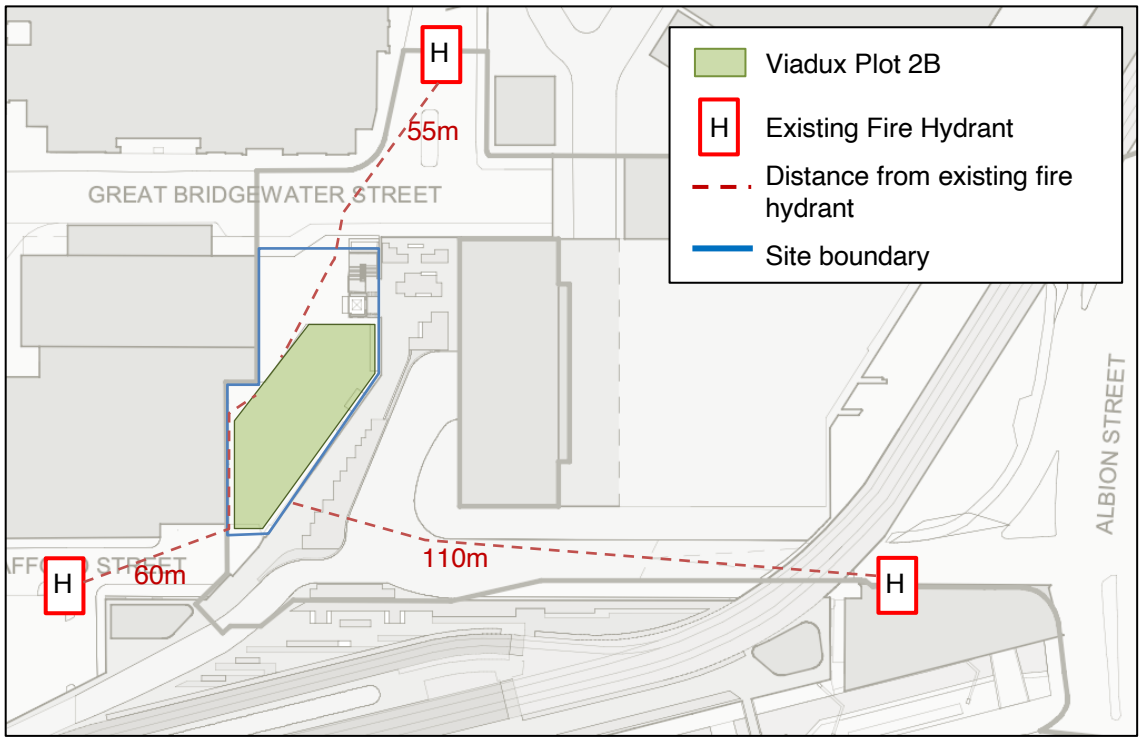


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Emergency road vehicle access and water supplies for firefighting purposes

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

Guide: no more than 200 words



Nature of water supply (Choose one below):

Hydrant – Public

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

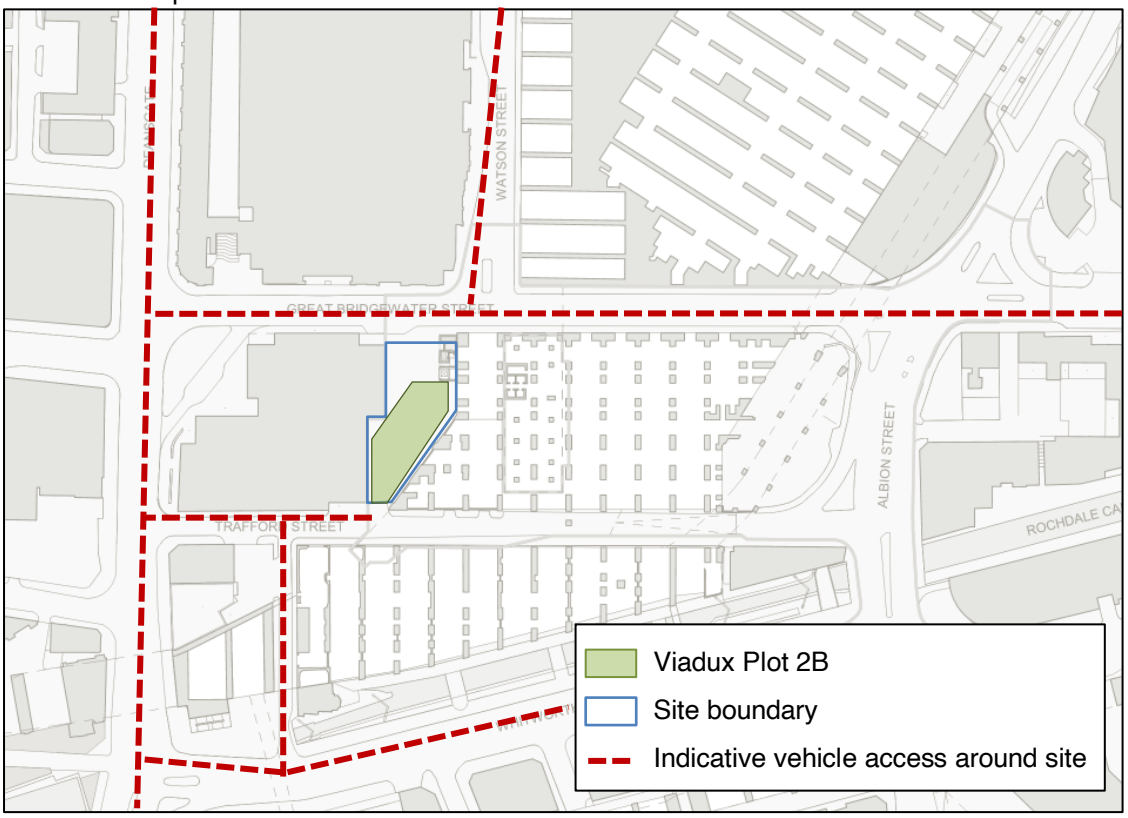
Yes. The MEP engineer has obtained a record from United Utilities confirming the fire hydrant position annotated above.

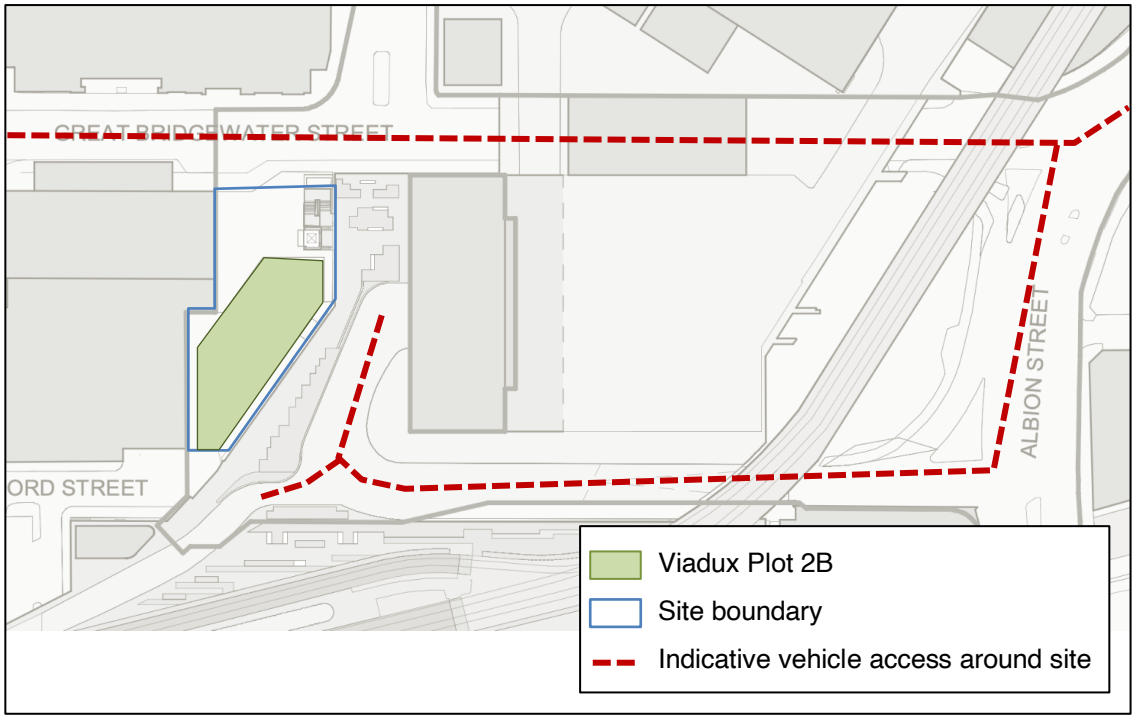
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Emergency road vehicle access and water supplies for firefighting purposes

14. Fire service site plan

Fire service site plan is as follows:





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Table 5: Fire Statement completed by

Fire Statement completed by	
15. Signature	Author: Ekaterina Krasnova  Checker: Adam Monaghan 
16. Date	6 November 2024

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