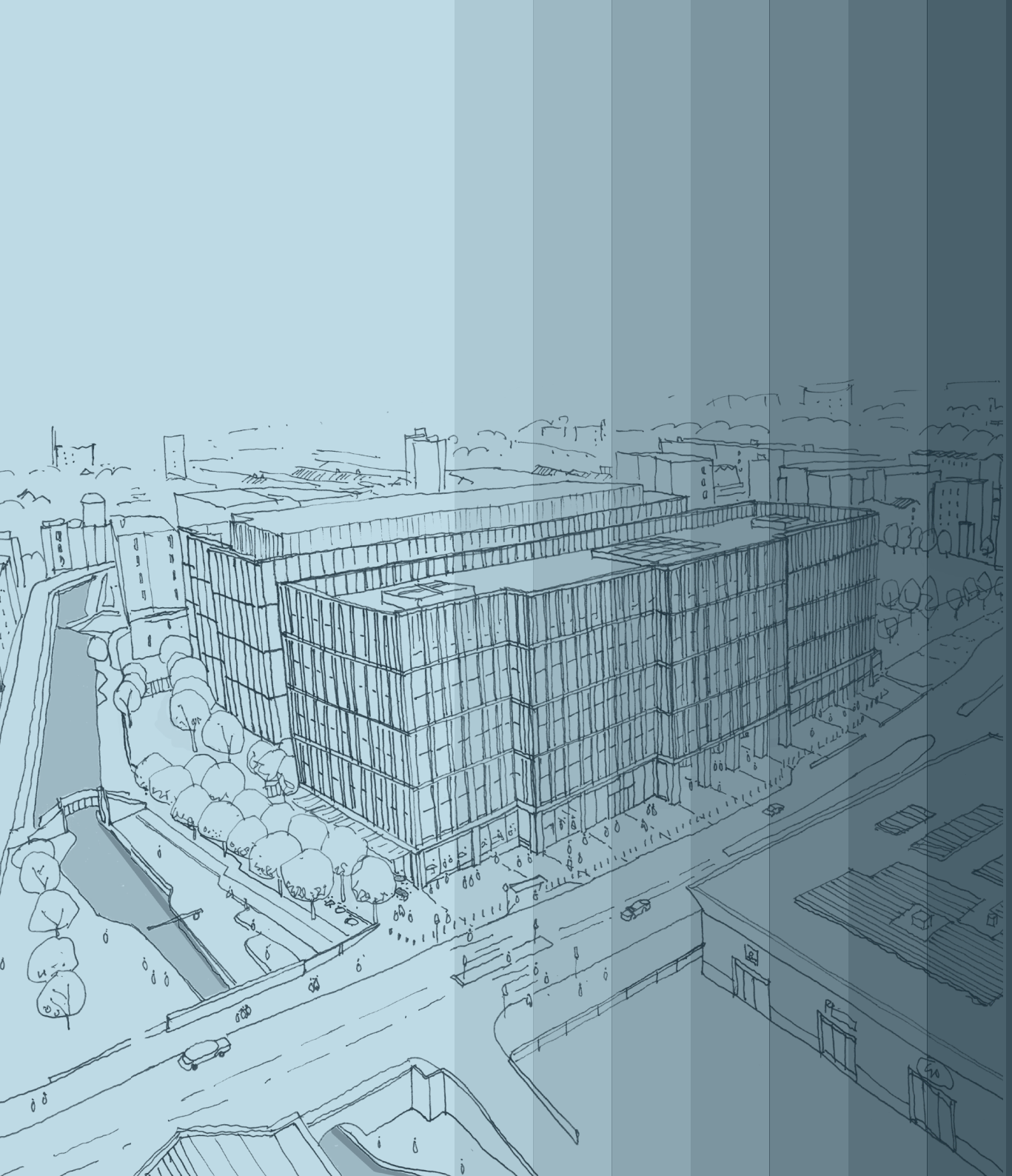


Government Property Agency

AtkinsRéalis

MANCHESTER DIGITAL CAMPUS

Town and Country Planning Order – Fire Statement

NOVEMBER 2024

Notice

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This document has 20 pages including the cover.

Document history

Document title: Town and Country Planning Order – Fire Statement

Document reference: MDCX-ATR-XX-XX-RP-FS-000001

Revision	Purpose description	Originated	Checked	Reviewed	Authorised	Date
P01	Planning issue	JM	RM	CA	NB	25/10/2024

Client signoff

Client	Government Property Agency	**Client signature/date**
Project	MANCHESTER DIGITAL CAMPUS	
Job number	MDC	

1. Introduction

This Fire Statement has been prepared by AtkinsRéalis in relation to the development of a new civil service campus on the site bounded by Great Ancoats Street to the south, the Rochdale Canal and associated towpath to the west, Co-op Academy primary school and Cotton Field Park, and New Islington Medical Practice to the north and the remainder of the Former Central Retail Park SRF area to the east.

This Fire Statement includes a concise summary of the approach to fire safety design, the site layout, access and facilities for firefighting, details of consultation undertaken on fire safety and consideration of local development documents.

This Fire Statement forms part of the planning application information only and is not intended for formal Building Regulations submission.

1.1 Town and Country Planning Order

The requirement for a fire statement at planning is requested under the Town and Country Planning (Development Management Procedure and Section62A Application (England) (Amendment) Order 2021.

As of 1st August 2021, a fire statement is required at Gateway One of the new regulatory regime, as detailed in the Building Safety Bill (2021) for relevant buildings. The regulatory regime also establishes the Health and Safety Executive as a statutory consultee.

Relevant buildings are currently defined as those that contain two or more dwellings and have a storey height of 18m or more or include 7 or more storeys (ignoring below-ground storeys). Hospitals and care homes are also designated relevant buildings at Gateway One.

Whilst this development does not fall within this definition and therefore is not a relevant building in this regard, due consideration has been given to fire in the early stages of the design and a Fire Statement provided as requested by Manchester City Council.

The purpose of a fire statement is to evidence that fire safety matters, as they relate to planning, have been considered at an early stage of the project.

1.2 Relevant Documents

Table 1 – Relevant Documents used to inform the Fire Statement

Document Name	Document Reference
North Building - Ground Floor GA Plan	MDCX-ATR-01-00-DR-A-011010
North Building – Typical Upper Floor GA Plan	MDCX-ATR-01-00-DR-A-011011
North Building – Roof GA Plan	MDCX-ATR-01-00-DR-A-011012
North Building – Floors 01-08 GA Plans	MDCX-ATR-01-00-DR-A-011013
South Building – Ground Floor Plan	MDCX-ATR-03-00-DR-A-011030
South Building – Typical Upper Floor GA Plan	MDCX-ATR-03-00-DR-A-011031
South Building – Roof GA Plan	MDCX-ATR-03-00-DR-A-011032
South Building – Floors 01-07 GA Plans	MDCX-ATR-03-00-DR-A-011033
Site Location Plan	MDCX-ATR-XX-00-DR-A-021001
Existing Site Plan	MDCX-ATR-XX-00-DR-A-021002
Landscape Public Realm Masterplan	MDCX-ATR-ZZ-ZZ-DR-L-231000

2. Fire Statement Form

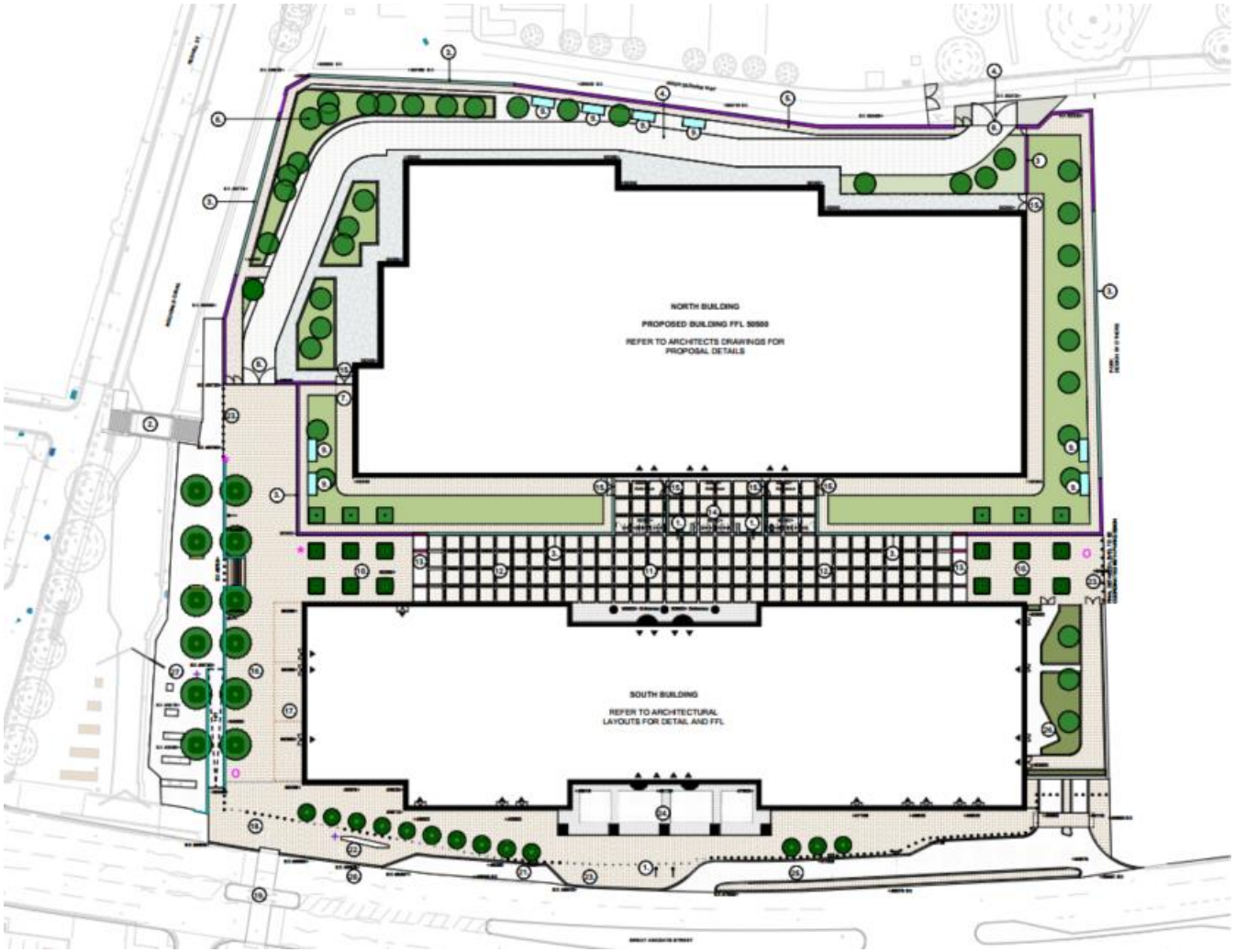
This Fire Statement form provided in Table 2, includes a concise summary of the approach to fire safety taken, the site layout, access and facilities for fire fighting, details of consultation undertaken on safety and consideration of local development documents.

Table 2: Fire Statement Form

Application Information		
1.	Site Address Line 1	Land bounded by Great Ancoats Street to the south, the Rochdale Canal and associated towpath to the west, Co-op Academy primary school and Cotton Field Park, and New Islington Medical Practice to the north and the remainder of the Former Central Retail Park SRF area to the east.
	Site Address Line 2	
	Site Address Line 3	
	Town	Manchester
	County	Greater Manchester
	Site Postcode (Optional)	
2.	Description of proposed development including any change of use (as stated on the application form):	The Development Proposals comprise: 1. a package of enabling works including the establishment of new site levels (including for the future Park development being brought forward by MCC under a concurrent separate application) and permanent boundaries, removal of services, highways alterations and other associated works; and, 2. the development of a new civil service office campus including: • North Building comprising basement, ground plus seven floors of offices, plus enclosed and exposed rooftop plant up to 92.950 AOD; • South Building comprising basement, ground floor commercial uses, cycle parking, and occupiable office floorspace, plus six floors of offices plus enclosed and exposed rooftop plant up to Level 90.100 AOD;

Application Information		
		• Basement level accessible car parking of 50 spaces with access via Great Ancoats Street (plus 5 spaces associated with facilities management and operations); • The creation of new areas of public realm, including improved frontage to Great Ancoats Street, a Canal Plaza adjacent to the Rochdale Canal, and a new boulevard between the two buildings. • An area of private landscaping adjacent to the North Building enclosed by a boundary wall and a private garden adjacent to the east elevation of the South Building; and • Associated servicing and access arrangements.
3.	Name of person completing the fire statement (as per section 15), relevant qualifications and experience)	Authors Name: Robert Mackie Post-Nominals: MSc, PGDip, BEng (Hons), MIFireE Relevant Qualifications and Experience: Rob is a former Fire & Rescue Service Senior Manager with a demonstrated history of working in the public safety industry. Rob represented the Fire & Rescue Service nationally through his lead on various workstreams for the Chief Fire Officers Association and latterly the National Fire Chiefs Council. Rob was the Secretary for the National Fire Sprinkler Network during 2018. Rob is skilled in Fire Safety and Fire Safety Engineering, NEBOSH, Emergency Management and Fire Safety Management. ▪ Service lead for Fire Safety Enforcement and Fire Engineering in several Fire & Rescue services. ▪ Experience of regulatory legal processes and cases for both Fire Safety and Fire Investigation. ▪ Fire Engineering ▪ Fire Strategies ▪ Fire Consultancy ▪ Fire Audits ▪ Fire Investigation ▪ Authorising Engineer (Fire)

Application Information		
		▪ UK and International Fire Safety guidance and codes ▪ HTM Firecode Checkers Name: Christopher Aslin Post Nominals: BSc (Hons) CEng MIET MIFireE Relevant Qualifications and Experience: Chris is a Senior Fire Safety Engineer with over 15 years experience in the industry. Chris started his career in materials development, focussing on developing new products and solutions for passive fire protection for a wide range of industries from Oil and Gas right through to domestic applications. This work included the development of new forms of flame retardants. Chris moved to Bombardier in 2017 where he started as a Fire Safety Engineer. He progressed through the company becoming the Team Lead for the Materials, Fire Safety and EcoDesign team in Derby as well as one of only three Senior Experts in Fire Safety in Alstom. In December 2021 Chris became the head of Specialist Engineering while still supporting Fire Safety as a Senior Expert. In 2022 Chris moved to Atkins where he is now the practise manager for Fire Engineering overseeing the projects of the Atkins Fire team which he is also responsible for managing. As such his responsibilities revolve around project support and technical assurance rather than direct project delivery. ▪ 15 years experience working on behaviour of materials in fire. ▪ Specialist in material fire testing – both reaction to fire and protection from fire. ▪ Rolling Stock Fire Safety Expert ▪ Represents the UK at CEN TC256 WG1 meetings and at ISO TC 269 WG 6 meetings (Rolling Stock Fire Safety).
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	The project is currently within concept design stage and the consultation with relevant Building Control or Fire & Rescue Service with regard to Part B compliance will commence during RIBA Stage 3.

Application Information		
5.	Site layout plan. (consistent with other plans drawings and information submitted in connection with the application)	Site layout plan is inserted in the form. 

Application Information									
The principles, concepts and approach relating to fire safety that have been applied to the development									
6. Building Schedule									
Site Information				Building Information			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	c) Proposed use (one per line)	d) Location of use within block by storey	e) Standards relating to fire safety/ approach applied	f) Balconies/ Terraces	g) External wall systems	h) Approach to evacuation	i) Automatic suppression	j) Accessible housing provided
Accessible Carpark	One storey below office ground level approximately 6m in height. Entry from street level.	Car Park and infrequent plant access	Basement Level	BS 9999:2017 (BS 7974 where code compliance cannot be achieved)	None	N/A	Phased	Yes – Sprinklers provided throughout the buildings to BS 12845	N/A Non-residential
North Building (Basement)	One storey below office ground level approximately 6m in height.	Ancillary and Plant space	Basement Level	BS 9999:2017 (BS 7974 where code compliance cannot be achieved)	None	To be class A1 or A2,s1-d0 to BS EN 13501 (except for secondary elements permitted in Regulation 7 of	Phased	Yes – Sprinklers provided throughout the buildings to BS 12845	N/A Non-residential

Application Information									
						Building Regulations)			
North Building	Ground plus seven floors plus enclosed and exposed rooftop plant up to 92.950 AOD	Office	Ground floor to level 08	BS 9999:2017 (BS 7974 where code compliance cannot be achieved)	None	To be class A1 or A2,s1-d0 to BS EN 13501 (except for secondary elements permitted in Regulation 7 of Building Regulations)	Phased	Yes – Sprinklers provided throughout the buildings to BS 12845	N/A Non-residential
South Building (Basement)	One storey below office ground level approximately 6m in height.	Ancillary and Plant Space	Basement Level	BS 9999:2017 (BS 7974 where code compliance cannot be achieved)	None	To be class A1 or A2,s1-d0 to BS EN 13501 (except for secondary elements permitted in Regulation 7 of Building Regulations)	Phased	Yes – Sprinklers provided throughout the buildings to BS 12845	N/A Non-residential
South Building	Ground plus six floors plus enclosed and exposed rooftop plant up to 90.100 AOD	Commercial, leisure, food and drink uses	Part Ground Floor	BS 9999:2017 (BS 7974 where code compliance cannot be achieved)	None	To be class A1 or A2,s1-d0 to BS EN 13501 (except for secondary elements permitted in Regulation 7 of	Phased	Yes – Sprinklers provided throughout the buildings to BS 12845	N/A Non-residential

Application Information									
						Building Regulations)			
South Building	Ground plus six floors plus enclosed and exposed rooftop plant up to 90.100 AOD	Occupiable office space & associated cycle parking	Part Ground Floor	BS 9999:2017 (BS 7974 where code compliance cannot be achieved)	None	To be class A1 or A2,s1-d0 to BS EN 13501 (except for secondary elements permitted in Regulation 7 of Building Regulations)	Phased	Yes – Sprinklers provided throughout the buildings to BS 12845	N/A Non-residential
South Building	Ground plus six floors plus enclosed and exposed rooftop plant up to 90.100 AOD	Office	Ground Floor to Level 07	BS 9999:2017 (BS 7974 where code compliance cannot be achieved)	None	To be class A1 or A2,s1-d0 to BS EN 13501 (except for secondary elements permitted in Regulation 7 of Building Regulations)	Phased	Yes – Sprinklers provided throughout the buildings to BS 12845	N/A Non-residential

7. Specific technical complexities

Inner Rooms: Potential inner room conditions exist within each building with layouts which are as yet to be fully developed. BS 9999:2017 recommends that the occupant capacity of an inner room should not exceed 60 persons (and be restricted to the floor space factors for determining occupancy) and the access room must not be a place of special fire hazard. As the fire alarm and detection system is required to achieve BS 5839 Category L1 coverage adequate warning of an incident in the access room is expected to be provided by the automatic fire detection system. These areas will need to be reviewed and developed further at RIBA Stage 3.

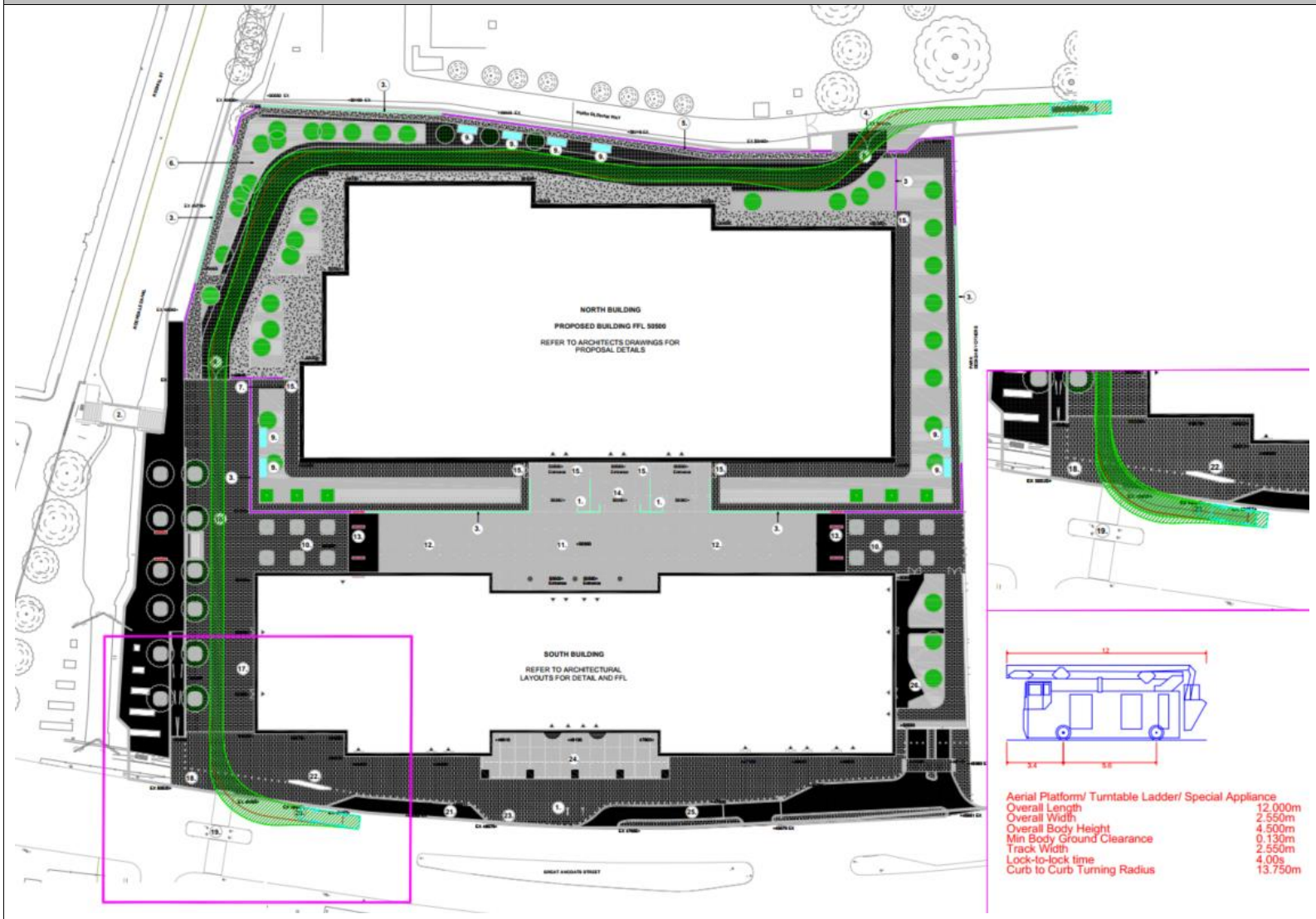
Atria Spaces: Both buildings contain atria and the intention is that these will be fully enclosed with glazing to meet BS 9999 annex B and C. The details will be developed in RIBA Stage 3.

Application Information
Travel distances: The building is sprinklered to BS 12845 and proposed to be fitted with a BS 5839 Category L1 Fire Detection and Alarm Systems with additional Public Address & Voice Alarm systems. Therefore, enhanced travel distances will be incorporated in the design which will also include phased evacuation of the buildings. These areas will be reviewed and are subject to further development at RIBA Stage 3.
8. Issues which might affect the safety of the development In instances where future building works are exempt from the Building Regulations they would need to be managed under the Regulatory Reform (Fire Safety) Order 2005. 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, as defined in Regulation 4. Regulation 4 states that building work should be carried out in such a way that, when work is complete: a. For new buildings or work on a building that complied with the applicable requirements of the Building Regulations: the building complies with the applicable requirements of the Building Regulations
9. Local development document policies relating to fire safety Not applicable
Emergency road vehicle access and water supplies for fire fighting purposes
10. Fire service site plan BS 9999:2017, Table 17 recommends that any building occupancy risk category A or B with a height of 18m or more, should incorporate a firefighting shaft, comprising of a firefighting stair, firefighting lobbies provided with a fire main and ventilation as well as a firefighting lift installation. Where the building is more than 900m² in floor area, BS 9999:2017 recommends that such buildings should be provided with at least two firefighting shafts On this basis, the following is proposed: • One stair in the East core of each building is constructed as a firefighting shaft and one stair in the West core of each building is constructed as a firefighting shaft to provide a total of two firefighting shafts per building • Each firefighting shaft shall be provided with a firefighting stair designed in accordance with BS 5395-1. • Firefighting stairs should achieve a minimum of 1,100mm clear width (1,200mm where they serve basement floors) and be constructed of materials which achieve at least Class A2-s3, d2 • Each firefighting stair are to be provided with a 0.7m2 aerodynamic area AOV, located at the head of the stair. An override switch is required at the base of each firefighting stair for fire service control. • A firefighting lift designed and installed in accordance with BS EN 81-20 and BS EN 81-72 and to be accessed directly from the firefighting lobby. The firefighters lift control systems should conform to BS EN 81-72. • The firefighting lobbies shall be provided with smoke control provisions. As the building exceeds 30m in top storey height, this must form either:

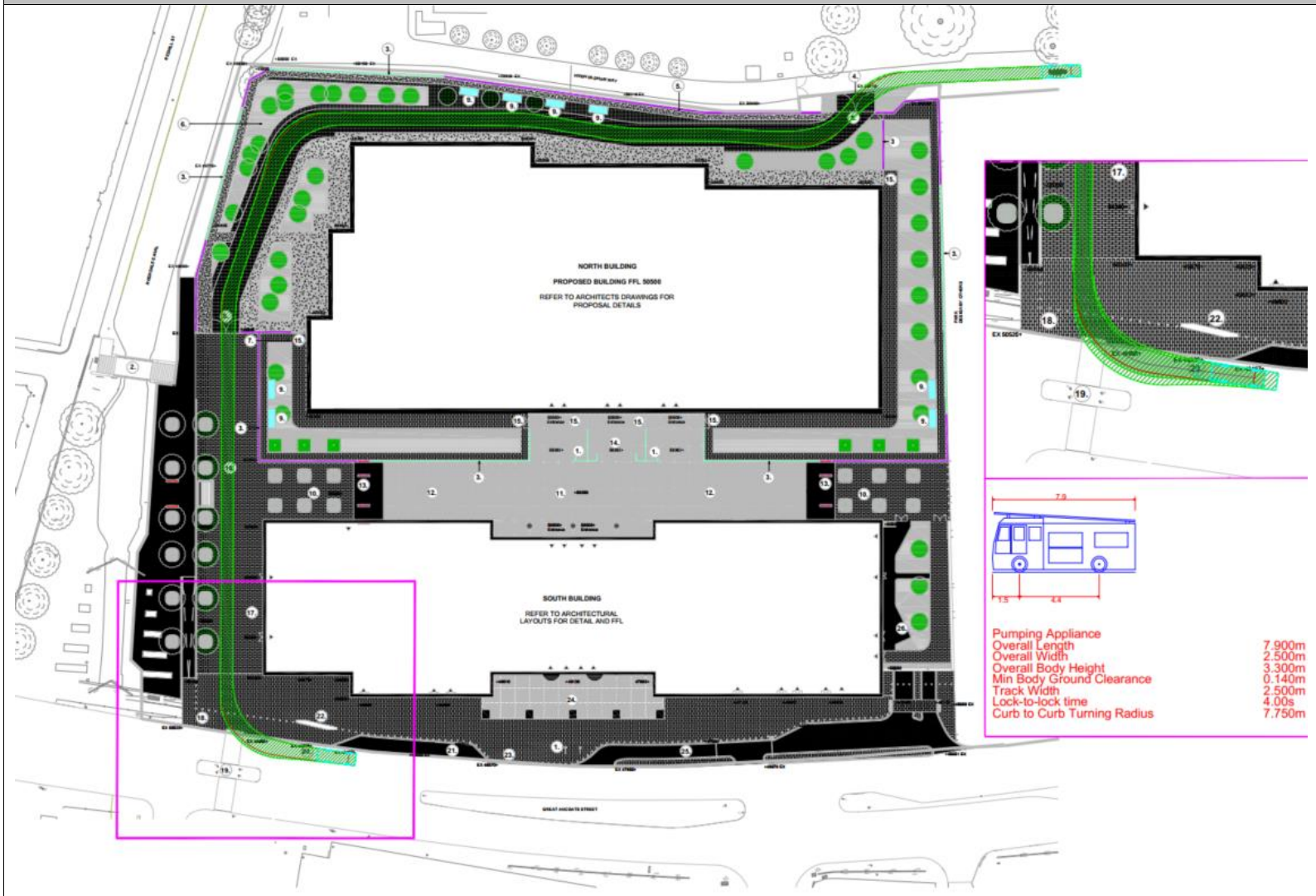
Application Information
- A Class B pressurisation system designed in accordance with BS EN 12101-6; or - A mechanical smoke ventilation system • Both buildings are to be provided with dry fire mains in accordance with BS 9990 rising mains shall be provided in each stair core to assist with fire-fighting operations. The dry risers shall be specified and installed in accordance with BS 9990. Landing valves shall be provided at each floor level to serve all occupied storeys including ground floor level. The outlets for dry risers shall be located within the firefighting lobbies of each firefighting shaft. Firefighting shafts should be sited to meet the 60m maximum hose distance recommended by BS 9999:2017 for buildings fitted with sprinklers in accordance with BS 12845. • A system of smoke and heat ventilation should be provided within the basement to reduce the risk of smoke filling the basement and stair shafts • A Dry rising main shall be provided to the basement carpark to assist with fire-fighting operations. The dry risers shall be specified and installed in accordance with BS 9990. The inlet is proposed to be located on the Western end of the boulevard directly above the basement carpark • The basement car park will be provided with a ventilation and smoke management system in accordance with the recommendations contained in BS 9999:2017; • Fire vehicle access shall be provided within 18m of the dry riser inlet positions
11. Emergency road vehicle access BS 9999:2017 recommends that access to the building should be provided, and entry points should be visible and identifiable to fire and rescue services. Fire vehicle access is required to reach within 18m of dry riser inlet positions. Vehicle access routes are required to be provided with the necessary turning facilities for dead end access routes that are more than 20m long. This may be a hammerhead or turning circle meeting the requirements in below which provides technical requirements for vehicle access routes Access routes 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.

Application Information
A tracked swept path analysis has been conducted by the design team to demonstrate the feasibility of vehicle access (as per Section 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 Both buildings are fitted with dry fire mains and as such, they should have fire appliance access: • Within 18m of, and within sight of, a suitable entrance giving access to the dry fire main; and A Dry rising main shall be provided to the basement carpark to assist with fire-fighting operations. The dry risers shall be specified and installed in accordance with BS 9990. The inlet is proposed to be located on the Western end of the boulevard directly above the basement car park. The outlets for dry risers shall be suitably located at accessible points within the basement carpark, preferably located within the firefighting lobbies.
13. Suitability of water supply for the scale of the development proposed Fire hydrants are to be provided within 90m of all dry riser inlet locations (and 90m apart from another hydrant) to supply the dry risers. Private hydrants should comply with BS 9990. The exact locations of the hydrants are to be confirmed by the MEP designers. Water storage tanks are to be provided for sprinkler systems. Nature of water supply: Hydrant –2 no. dedicated Fire water supplies are proposed at (160mm each). It is to be confirmed by the MEP engineer at the next design stage whether hydrants are to be public / private. Does the proposed development rely on existing hydrants and if so, are they currently usable / operable? New hydrants are currently proposed with no reliance on existing – this is to be further reviewed and confirmed by the MEP engineer at the next stage. Fire hydrants shall be provided within 90m of all dry riser inlet locations so to supply the dry risers. Private hydrants should comply with BS9990.
14. Fire service site plan

Application Information



Application Information



Application Information

Fire Statement Completed by

Application Information		
15. Signature	 Robert Mackie	 Christopher Aslin
16. Date	25th October 2024	25th October 2024

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