

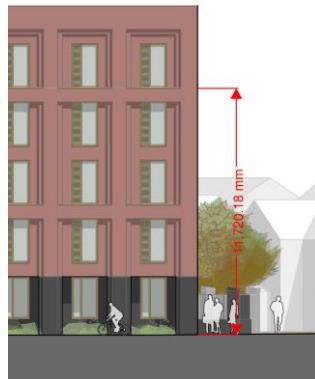


Gateway One Fire Statement

Renshaw House, Manchester

For: Mia James Construction
Document Ref: 00280-XX-XX-RP-FE-0001
Revision: 02
Date: 13/11/2024

Fire statement form

Application information	
1. Site address line 1	Renshaw House,
Site address line 2	Hyde Grove ,
Site address line 3	
Town	Manchester
County	
Site postcode (optional)	M13 9LQ
2. Description of proposed development including any change of use (as stated on the application form):	This fire statement is developed for a six-storey block of flats to be used for student accommodation. The proposed site is situated to the south of Manchester city centre, located at the junction of Hyde Grove and Plymouth Grove, which connect to Upper Brook Street encircling the city centre area. The building height to the uppermost occupied level is 14.5 m, as shown in the cross-section below. The building has a single staircases that serve the studio, study bedroom accommodations on upper levels and ground level. The ground floor level, housing ancillary accommodations such as bike storage, refuse storage, a communication room, plant rooms, study rooms, a gym, a staff office, a podcast studio, and a laundry room, is accessed via the entrance welcome/reception area..  Figure 1 Building Height

3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience. Guide: no more than 200 words	Dr Rui Sun, CEng MIFireE MIMechE PMSFPE, Director of Artec Fire Rui has over 14 years' experience in both consulting and research in fire safety engineering. Rui has significant experience in fire safety design and assessment having worked within multiple sectors including oil and gas, residential, educational, commercial, healthcare, and the construction industry. Rui is a Chartered Engineer with the Institution of Fire Engineers (IFE) and holds full Membership status (MIFireE). Rui is also a Chartered Engineer with the Institution of Mechanical Engineers and holds Member status (MIMechE) and holds a professional membership of Society of Fire Protection Engineers.
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. Guide: no more than 200 words	It is understood that no building control consultation has been carried out for this building prior to the planning application. The fire safety design of the building has generally followed the principles in BS 9991: 2015 Fire safety in the design, management, and use of residential buildings. Code of practice. Where there is any deviation from BS 9991:2015, fire engineering justification is proposed to demonstrate the suitability of the current design to meet the functional requirements of Building Regulation. In addition, due to the recent changes in the guidance of Approved Document B for residential buildings, where appropriate, considerations have been given to these changes in the design
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)	
Site layout plan is: provided as a separate plan Please see the attached drawings in the Appendix of this statement	

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) standard s relating to fire safety/ approach applied	f) balconie s	g) external wall systems	h) approa ch to evacuati on	i) automati c suppress ion	j) accessi ble housing provide d
Renshaw House	Block Height is 14.5m measured from the ground level to the topmost occupied floor level. It consists of five floors - four above ground floor level.	Student accommodation	Ground floor level: studio study and EA room flats, bike storage, refuse storage, communication room, plant rooms, study rooms, gym, staff office, podcast studio, laundry room. First to fourth floor: study and EA room flats served by single stair.	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes-residential sprinklers, full	none

7. Specific technical complexities

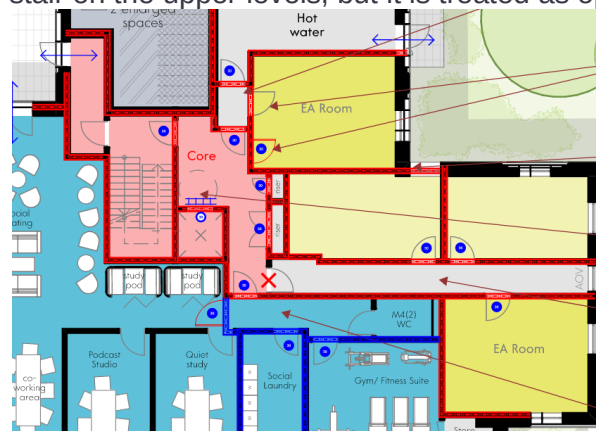
Explain any specific technical complexities in terms of fire safety (for example green walls) and/or departures from information in building schedule above

Guide: no more than 500 words

1. All the studio flats are accessed by corridors with single direction travel off the single stair case.



2. The lift shaft is treated as contained within the stair on the upper levels, but it is treated as opening into the corridor at the ground floor level.



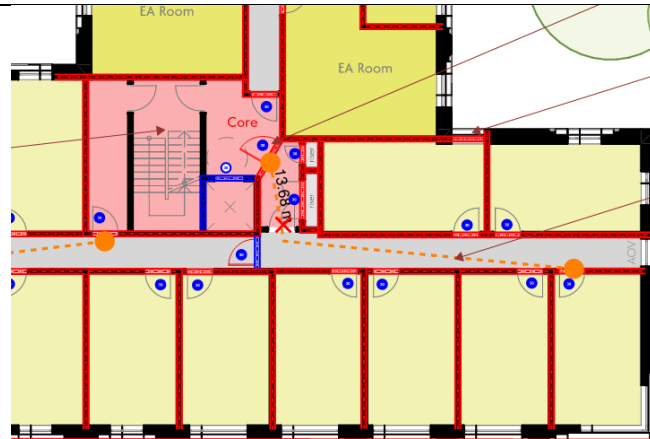


Figure 4 Upper Level Staircore Arrangement

3. Ancillary accommodation opening to the stair case

At the ground level, the current welcome/reception area opens into single means of escape corridor from the studio flats.

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

The following approaches will be taken to address the fire safety technical complexities as illustrated in Section 7:

1. Single direction travel corridor

It is proposed to treat these corridor as dead-end corridor. As the building is to be provided with sprinkler system, with the provision of AOVs at the end of each of these corridor, the travel distance from the furthest flat entrance door to the stair door can be extended to 15m. At the upper levels, it is considered that the lift shaft is located within the staircase, thus the stair door can be located to be closer to the flat entrance door. With the proposed change, the travel distances with the single direction corridor are all within the limit.

2. Lift shaft arrangement

Due to the arrangement of the corridor at the upper level, in order to meet the travel distance limit within the corridor, the lift shaft is considered as being contained within the staircore. However, at the ground level, the lift is outside of the staircore and open into a ventilated corridor. In order to prevent the fire/smoke within the corridor at the ground level compromise the stairs at the upper level, it is proposed to provide fire curtain in front of the lift door at the ground level. The fire curtain should be linked with the smoke detection within the corridor at the ground

floor level. Should a fire or smoke detected at the ground level corridor, the fire curtain should be dropped down to prevent the smoke getting into the lift shaft and also the lift should be called to first floor level instead of the ground floor level.

3. Ancillary accommodation opening to the single means of escape from the flats at the ground floor level

It is proposed to introduce a ventilated lobby between the welcome reception area and the common corridor serving the flats.]

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 500 words

[This building is based in Manchester, therefore the Greater London Plan Policy doesn't apply to this scheme. There are no other local development documents considered. However, amendments have been made to Approved Document B volume 1 since June 2022. These amendments have been taken into consideration in the design of Verano 2 scheme. The key considerations are:

1. Due to the building height over 11m, in the external wall system design, any insulation product, filler material (such as the core materials of metal composite panel, sandwich panels and window spandrel panels but not include gaskets, sealants and similar, etc) used in the construction of external wall should be class A2-s1,d0 or better. This doesn't apply to masonry cavity wall construction.
2. Secured information boxes should be provided to the building to store information about the building for use by the fire service during an incident.
3. The building will be provided with sprinkler protection.]

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 provision of the fire service access to the site is in line with the requirements in BS 9991:2015. The central stair of the building will be provided with a dry riser running vertically within the staircase. The location of the inlet of the fire main is yet to be confirmed; however, it will be installed on the face of the building close to the entrance point leading to the central stair, with the inlet visible from the fire appliance. It is also to ensure that the building has access for a fire appliance to within 18 m of the fire main inlet connection point..]

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

The emergency road vehicle access to the site is generally provided via the Hyde Grove and Plymouth Grove, both of which are public roads. Generally, the fire service access road should be at least 3.7m wide between kerbs and turning facilities should be provided where there is a dead-end access route more than 20m long. Both Hyde Grove and Plymouth Grove are public road, it is reasonable to assume that they are sufficiently wide and can take the load from the fire appliance. More illustration can be seen in Section 14 of this table.

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

yes

12. Siting of fire appliances

Guide: no more than 200 words

The potential fire tender sitting position is illustrated in the figure in Section 14 of this form. It can be seen that the access road is sufficiently wide and, as they are public roads, it is reasonable to assume they are suitable for the use of fire applicant. The sitting position of the fire tender is within 18m from a potential dry riser main inlet point.

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

Guide: no more than 200 words

In accordance with Clause 51.2 of BS 9991, for buildings provided with dry fire mains, hydrant should be provided with 90m of dry riser inlets. It is observed a fire hydrant is located on Plymouth Grove. It is to be confirmed whether the existing fire hydrant is within 90m from the dry riser inlet in the later stage of the design. If this cannot be achieved, a new fire hydrant may be required to provide for the scheme.

Nature of water supply:

hydrant- public

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

don't know

14. Fire service site plan

Fire service site plan is:
inserted in the form



Figure 3 Fire Service Access Road

Fire statement completed by

15. Signature		
16. Date	13/11/2024	

KEY

- Studio Bedroom - 2no.
- EA Study Bedroom - 2no.
- Social space - 235m² (2.97m² per bed)
- Circulation Core
- Plant
- Cleaners Store
- Circulation
- Bins
- Cycles Store
- Administration
- Existing Trees
- Root Protection Zone
- Proposed Trees

TOTAL BEDS - 4no

Cycle Parking

Internal secure cycle spaces (double stacked)	36
External enclosed secure cycle spaces (double stacked)	32
Internal secure 'Sheffield Hoop' spaces	4
Internal secure 'EA Cargo bike' spaces	2
External 'Sheffield Hoops' visitor spaces	6
TOTAL Cycle spaces	80

- 30 minute fire rated construction
- 60 minute fire rated construction
- FD30 fire door
- FD30S fire door
- FD60 fire door
- FD60S fire door



Artec Fire	
Project Title:	
Renshaw House, Manchester	
Drawing Title:	
Level 01 Fire Safety Comments	
Project No:	Revision:
00280	02
Scale:	Date:
1:200 @ A3	13/11/2024
Drawn:	Checked:
RS	##

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0 1m 5m 10m

Scale - 1:200 @A3



P09	30.10.24	General update	JW	RT
P08	10.09.24	Updated as Studio scheme	TA	RT
P07	09.08.24	Update as planning comments	JH	TA
P06	08.05.24	Update to suit tree survey	TA	RT
P05	02.05.24	Updated as planning comment	TA	RT
P04	27.03.24	Doors updated to suit levels	TA	RT
P03	21.03.24	Updated to cluster scheme	TA	RT
P02	23.02.24	Cycle parking updated	TA	RT
Rev	Date	Comment	Dr	Ch

GWP Job Reference (544)2337

Job Title Renshaw House, Hyde

Client Mia James Construction

Proposed Ground Floor Plan

Name (544)2337-GWP-01-GF-D-A-(PA)-0009	
Scale 1:200@A3	Revision P09
Drawn/Checked MH / TA	First Issue 23.02.24
Drawing Status A - Approval	



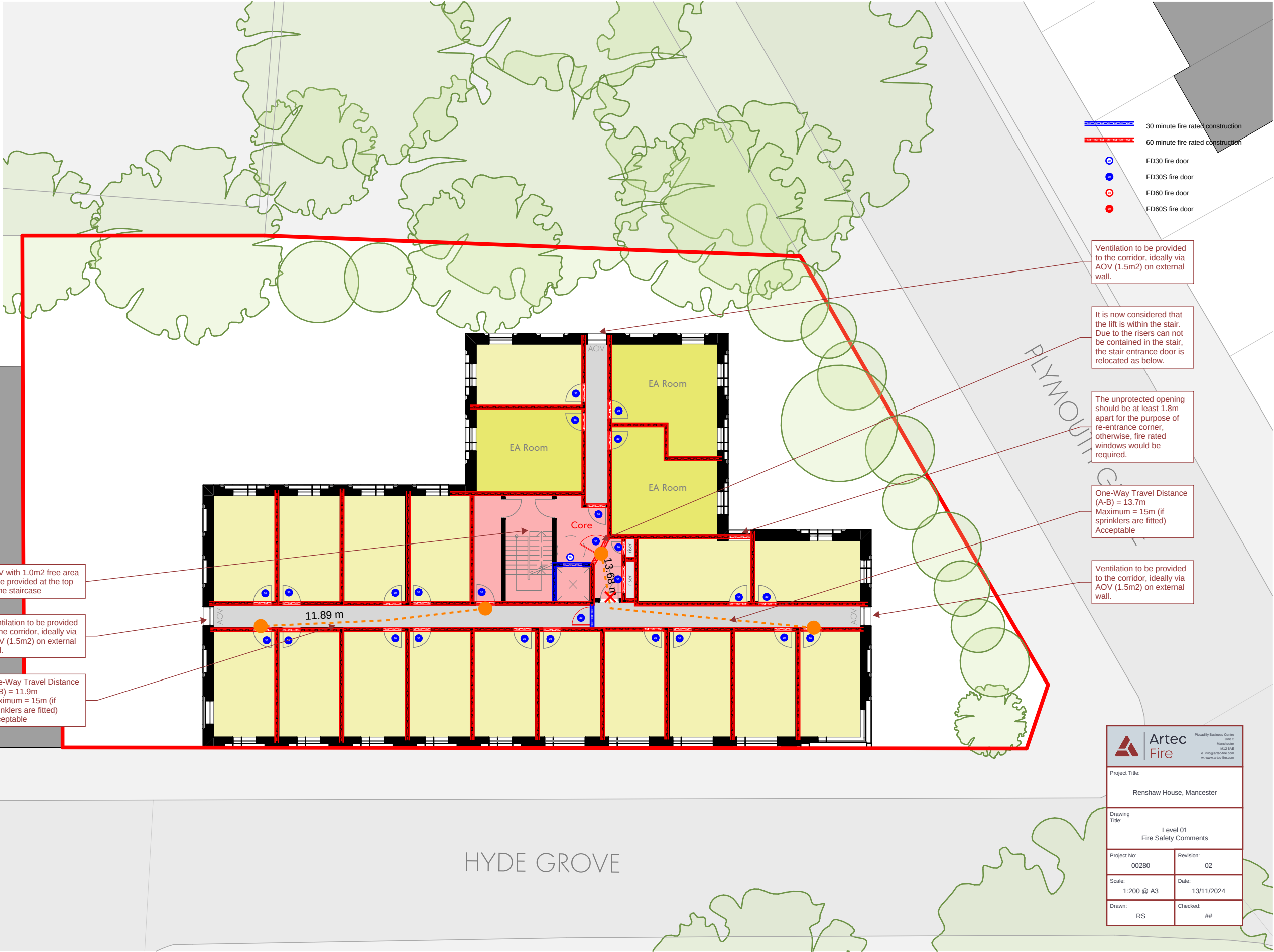
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KEY

- Study Bedroom - 17no.
- EA Study Bedroom - 3no.
- Circulation Core
- Plant
- Circulation

TOTAL BEDS - 20no





Project Title:
Renshaw House, Manchester

Drawing Title:
**Level 01
Fire Safety Comments**

Project No: 00280	Revision: 02
Scale: 1:200 @ A3	Date: 13/11/2024
Drawn: RS	Checked: ##

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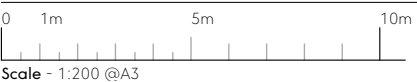
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P06	30.10.24	General update	JW	RT
P05	10.09.24	Updated as Studio scheme	TA	RT
P04	09.08.24	Update as planning comments	JH	TA
P03	02.05.24	Updated as planning comment	TA	RT
P02	21.03.24	Updated to cluster scheme	TA	RT
P01	15.02.24	First Issue	TA	RT
Rev	Date	Comment	Dr	Ch

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GWP Job Reference (544)2337

Job Title Renshaw House, Hyde

Client Mia James Construction

Proposed First Floor Plan

Name (544)2337-GWP-01-01-D-A-(PA)-0010

Scale 1:200@A3 Revision P06

Drawn/Checked MH / TA First Issue 15.02.24

Drawing Status A - Approval



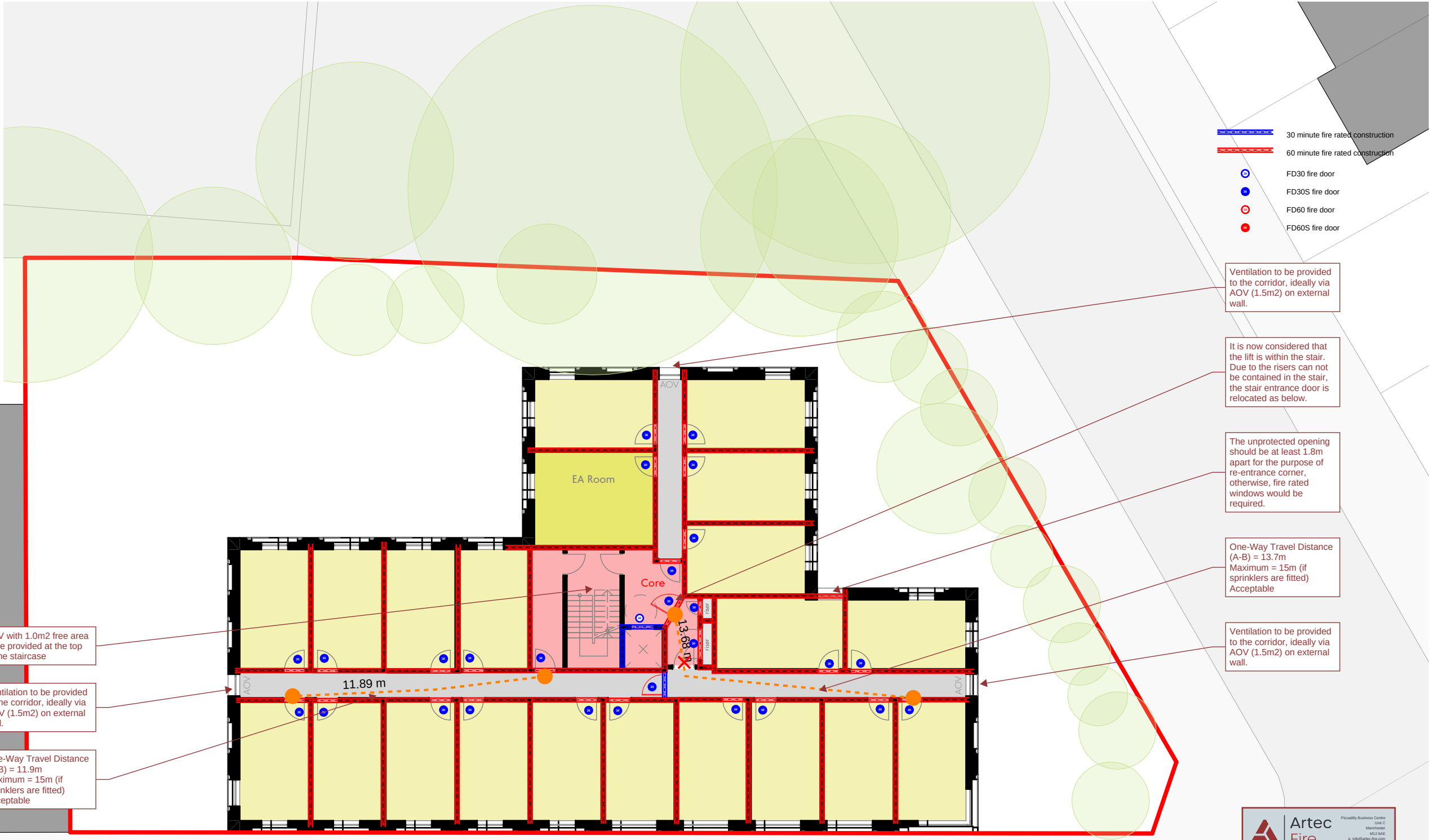
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KEY

- Study Bedroom - 20no.
- EA Study Bedroom - 1no.
- Circulation Core
- Plant
- Circulation

TOTAL BEDS - 21no



AOV with 1.0m2 free area to be provided at the top of the staircase

Ventilation to be provided to the corridor, ideally via AOV (1.5m2) on external wall.

One-Way Travel Distance (A-B) = 11.9m
Maximum = 15m (if sprinklers are fitted)
Acceptable

Ventilation to be provided to the corridor, ideally via AOV (1.5m2) on external wall.

It is now considered that the lift is within the stair. Due to the risers can not be contained in the stair, the stair entrance door is relocated as below.

The unprotected opening should be at least 1.8m apart for the purpose of re-entrance corner, otherwise, fire rated windows would be required.

One-Way Travel Distance (A-B) = 13.7m
Maximum = 15m (if sprinklers are fitted)
Acceptable

Ventilation to be provided to the corridor, ideally via AOV (1.5m2) on external wall.



Artec
Fire

Piccadilly Business Centre
Unit C
Manchester
M12 6AE
e: info@artec-fire.com
w: www.artec-fire.com

Project Title:

Renshaw House, Manchester

Drawing Title:

Level 01
Fire Safety Comments

Project No:

00280

Revision:

02

Scale:

1:200 @ A3

Date:

13/11/2024

Drawn:

RS

Checked:

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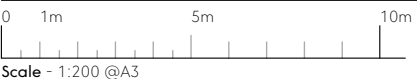
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P05	10.09.24	Updated as Studio scheme	TA	RT	
P04	09.08.24	Update as planning comments	JH	TA	
P03	02.05.24	Updated as planning comment	TA	RT	
P02	21.03.24	Updated to cluster scheme	TA	RT	
P01	15.02.24	First Issue	TA	RT	
Rev	Date	Comment	Dr	Ch	
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GWP Job Reference (544)2337

Job Title Renshaw House, Hyde

Client Mia James Construction

Proposed Second Floor Plan

Name (544)2337-GWP-01-02-D-A-(PA)-0011

Scale 1:200@A3	Revision P06
Drawn/Checked MH / TA	First Issue 15.02.24
Drawing Status A - Approval	



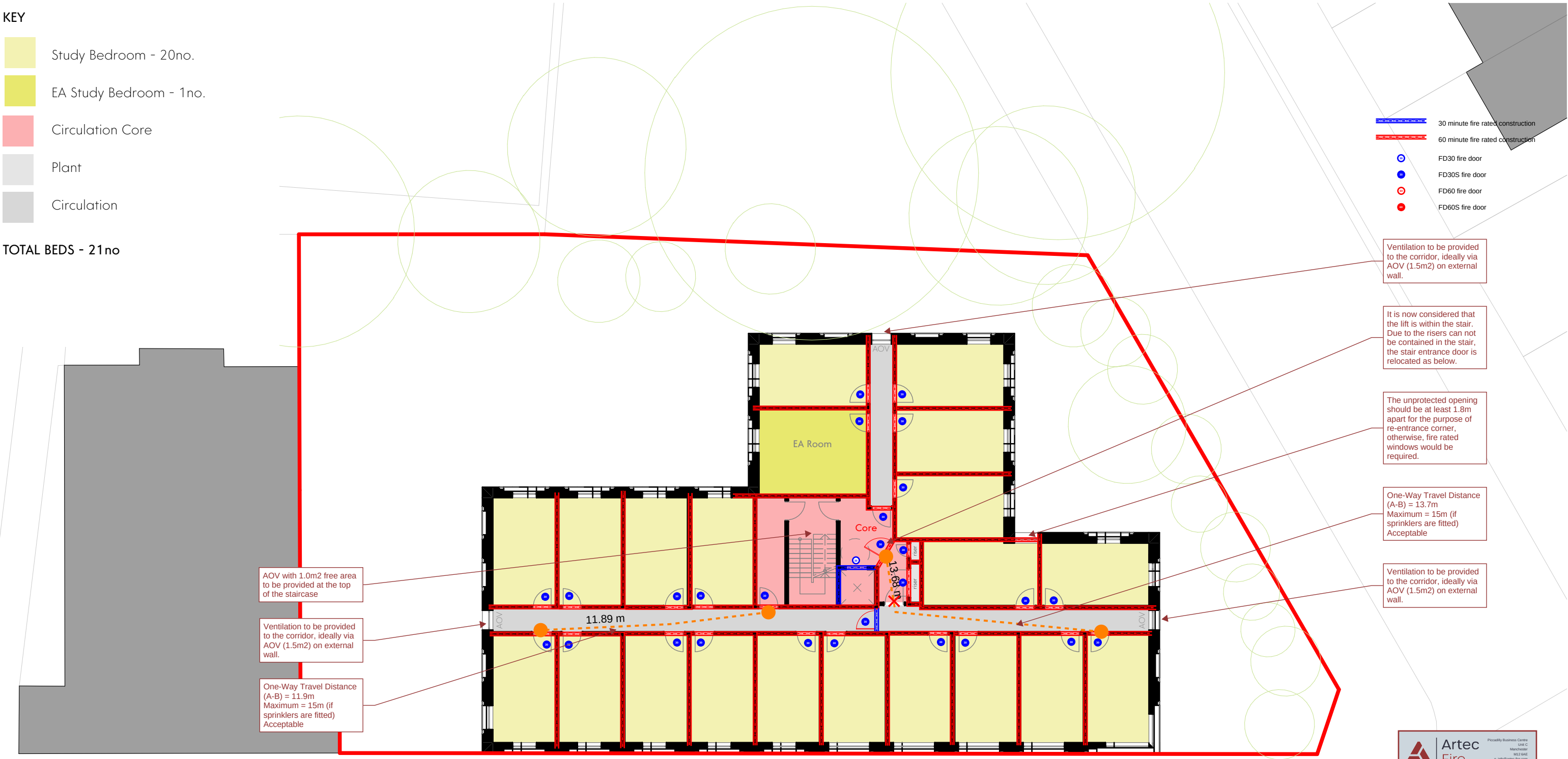
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KEY

- Study Bedroom - 20no.
- EA Study Bedroom - 1no.
- Circulation Core
- Plant
- Circulation

TOTAL BEDS - 21no



Piccadilly Business Centre
Unit C
Manchester
M12 6AE
e: info@artec-fire.com
w: www.artec-fire.com

Project Title:

Renshaw House, Manchester

Drawing Title:

Level 01
Fire Safety Comments

Project No:

00280

Revision:

02

Scale:

1:200 @ A3

Date:

13/11/2024

Drawn:

RS

Checked:

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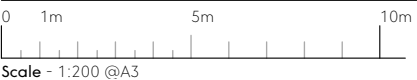
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P03	02.05.24	Updated as planning comment	TA	RT	
P02	21.03.24	Updated to cluster scheme	TA	RT	
P01	15.02.24	First Issue	TA	RT	
Rev	Date	Comment	Dr	Ch	
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GWP Job Reference (544)2337

Job Title Renshaw House, Hyde

Client Mia James Construction

Proposed Third Floor Plan

Name	(544)2337-GWP-01-03-D-A-(PA)-0012		
Scale	1:200@A3	Revision	P06
Drawn/Checked	MH / TA	First Issue	15.02.24
Drawing Status	A - Approval		



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KEY

- Study Bedroom - 9no.
- EA Study Bedroom - 1no.
- Circulation Core
- Plant
- Circulation

TOTAL BEDS - 10no

- 30 minute fire rated construction
- 60 minute fire rated construction
- FD30 fire door
- FD30S fire door
- FD60 fire door
- FD60S fire door

Ventilation to be provided to the corridor, ideally via AOV (1.5m2) on external wall.

It is now considered that the lift is within the stair. Due to the risers can not be contained in the stair, the stair entrance door is relocated as below.

Ventilation to be provided to the corridor, ideally via AOV (1.5m2) on external wall.

AOV with 1.0m2 free area to be provided at the top of the staircase

Ventilation to be provided to the corridor, ideally via AOV (1.5m2) on external wall.

One-Way Travel Distance (A-B) = 10.2m
Maximum = 15m (if sprinklers are fitted)
Acceptable

green roof

PV array

Piccadilly Business Centre
Unit C
Manchester
M2 6AE
a. info@artec-fire.com
w. www.artec-fire.com

Project Title:

Renshaw House, Manchester

Drawing Title:

Level 01
Fire Safety Comments

Project No:	Revision:
00280	02
Scale:	Date:
1:200 @ A3	13/11/2024
Drawn:	Checked:
RS	##

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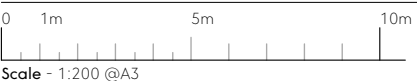
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P02	21.03.24	Updated to cluster scheme	TA	RT	
P01	15.02.24	First Issue	TA	RT	
Rev	Date	Comment	Dr	Ch	
\\source1\data\CA02\544\2337-Renshaw House_Manchester\A_Architects\GWP\Model\Renshaw House_Manchester - (544)2337-GWP-01-XX-M3-A-RenshawHouse-StudioReducedHeightOption2-P10.pln					

GWP Job Reference (544)2337

Job Title Renshaw House, Hyde

Client Mia James Construction

Proposed Fourth Floor Plan

Name (544)2337-GWP-01-04-D-A-(PA)-0013

Scale 1:200@A3 Revision P06

Drawn/Checked MH / TA First Issue 15.02.24

Drawing Status A - Approval



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