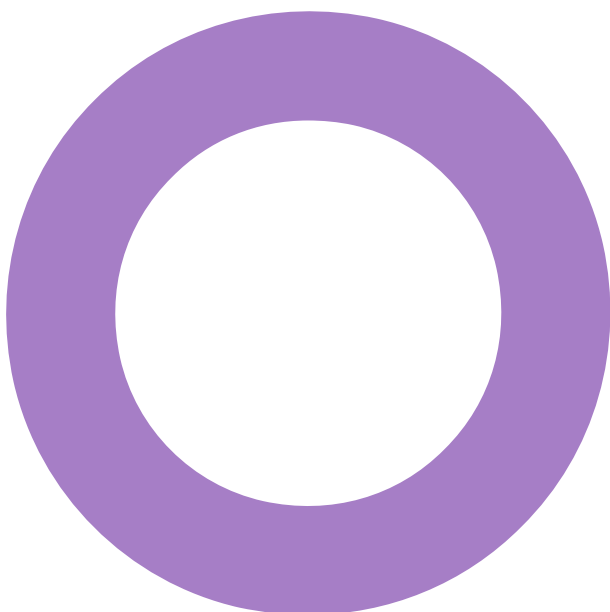


**Jersey Wharf.
Manchester.**
**Manchester Life Development
Company 3 Ltd.**

FIRE ENGINEERING
GATEWAY ONE PLANNING STATEMENT

REVISION 10 – 15 FEBRUARY 2024



Audit sheet.

Rev.	Date	Description of change / purpose of issue	Prepared	Reviewed	Authorised
00	11/11/2021	Gateway One Form – 1 st Draft	EDS	IH	SB
01	23/11/2021	Updated based on PRP's Comments	EDS	IH	SB
02	13/12/2021	Update based on Mace's Comments	EDS	IH	SB
03	11/01/2022	Update to description of proposed development	EDS	IH	SB
04	11/01/2022	Update to description of proposed development and Appendix A	EDS	IH	SB
05	11/01/2022	Revision of Appendix A and B	EDS	IH	SB
06	28/04/2022	Update based on layout changes	EDS	IH	SB
07	08/02/2024	Update based on layout changes	EDS	IH	SB
08	12/02/2024	Updated based on minor comments	IH	-	SB
09	15/02/2024	Minor correction based on amended apartment mix.	IH	-	SB
10	15/02/2024	Rewording of specific sections based on Manlife Feedback	IH	-	SB

This document has been prepared for Manchester Life Development Company 3 Ltd only and solely for the purposes expressly defined herein. We owe no duty of care to any third parties in respect of its content. Therefore, unless expressly agreed by us in signed writing, we hereby exclude all liability to third parties, including liability for negligence, save only for liabilities that cannot be so excluded by operation of applicable law. The consequences of climate change and the effects of future changes in climatic conditions cannot be accurately predicted. This report has been based solely on the specific design assumptions and criteria stated herein.

Project number: 19/21551

Document reference: REP-1921551-5A-IH-20240215 -GatewayOneForm-Rev10.docx

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Appendix B – GAs showing M(4)2 Apartment Locations.	12

Gateway One Form.

Application Information	
1. Site Address Line 1 Site Address Line 2 Town County Site Postcode	Jersey Wharf Jersey St, Ancoats, Manchester Greater Manchester M4 6JW
2. Description of proposed development including any change of use (as stated on the application form)	The site is bounded by Jersey Street to the north, Rochdale Canal to the south, Flint Glass Wharf/Works to the west and grassland to the east. The Proposed Development involves the erection of 2 No 8 storey buildings to provide 190 residential units, approx. 529.40 m ² of ground floor commercial floorspace, and ancillary amenity space, cycle parking provision, hard and soft landscaping, access and servicing and other associated works.
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience.	Ian Hall, BEng (Hons), MPhil, CEng, MIFireE – Associate Director Ian has worked within the Fire Safety Engineering sector for over 15 years since obtaining a Bachelor's degree in Fire Engineering from the University of Central Lancashire and is a Chartered Engineer with the Institution of Fire Engineers. He has led Fire Engineering design for projects across all sectors and sizes, both within the UK and internationally, including several high-rise residential buildings.
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.	Reviews of the Stage 3 fire strategy have been undertaken by Manchester Building Control and the proposal have responded to comments provided. The updated scheme retains the principles of the previous fire strategy and as such remains in line with the comments previously responded to. A review with the Building Control Officer is scheduled to run through the updates to the scheme in the next four weeks.
5. Site layout plan with block number as per building schedule referred to in 6. (Consistent with other plans drawings and information submitted in connection with the application)	
The site layout is shown on the Fire Service access plan, which is provided in Appendix A of this document	

The principles, concepts and approach relating to fire safety that have been applied to the development
Where instructed to do so you must select one of the options in the relevant section of the Table at the end of this Form.

6. Building Schedule

Site Information	a) block no. as per site layout plan above	A	B
	b)		
	• block height (m)	23.3m	23.3m
		Eight (Ground-Seventh)	Eight (Ground-Seventh)

The principles, concepts and approach relating to fire safety that have been applied to the development
Where instructed to do so you must select one of the options in the relevant section of the Table at the end of this Form.

	<ul style="list-style-type: none"> number of storeys excluding those below ground level/ number of storeys including those below ground level 		
	c) proposed use (one per line). Your answers must be selected from the options in section 6cA) of the Table	<ul style="list-style-type: none"> Residential flats, maisonettes, studios flexible use 	<ul style="list-style-type: none"> Residential flats, maisonettes, studios flexible use
	d) location of use within block by storey	Ground- Residential flats, maisonettes, studios flexible use Ground-Seventh – Residential flats, maisonettes, studios	Ground- flexible use First-Seventh- Residential flats, maisonettes, studios
Building Information	e) standards relating to fire safety/ approach applied. Your answers must be selected from the options in section 6eA) of the Table	Residential areas- BS9991 Non-residential areas- BS9999	Residential areas- BS9991 Non-residential areas- BS9999
	f) balconies Your answer must be selected from the options in section 6fA) of the Table	Class A2 -s1, d0 or better	Class A2 -s1, d0 or better
	g) external wall systems Your answer must be selected from the options in section 6gA) of the Table	Class A2 -s1, d0 or better	Class A2 -s1, d0 or better
Resident Safety Information	h) approach to evacuation Your answer must be selected from the options in section 6hA) of the Table	<ul style="list-style-type: none"> Flats- Stay put Residential Amenities- Simultaneous Non-residential - Simultaneous 	<ul style="list-style-type: none"> Flats- Stay put Residential Amenities- Simultaneous Non-residential - Simultaneous
	i) automatic suppression Your answer must be selected from the options in section 6iA) of the Table	<ul style="list-style-type: none"> Residential – yes, residential sprinklers, full Non-residential – yes, commercial sprinklers, full 	<ul style="list-style-type: none"> Residential – yes, residential sprinklers, full Non-residential – yes, commercial sprinklers, full
	j) accessible housing provided Your answer must be selected from the options in section 6jA) of the Table	M4(2) & M4(1)	M4(2) & M4(1)

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 buildings contain open-plan apartments with dimensions less than 12m x 16m. These apartments meet the other requirements of BS 9991 but have dimensions greater than 8m x 4m and open kitchens. It is proposed that this arrangement is reasonable, based on the provision of a minimum distance of 1.8m between the hob and escape route. This methodology will be detailed within the Fire strategy report for Building Control submission. The principle has been agreed with Building Control and will be detailed in the upcoming consultation referenced in Section 4 above.

However, there are two apartment types (one within each block) which have dimensions greater than 12m x 16m. These apartments will require a Computational Fluid Dynamics assessment to compare the proposed designs with a code-compliant arrangement. The parameters of the assessment and approval of the results is subject to agreement with the Statutory Authorities.

There are accessible car parks provided within both blocks. It is proposed that each car park is ventilated via 2.5% of the floor plate on one elevation (via the car park shutters), rather than being spread evenly over two opposing walls. However, the arrangement is considered reasonable based on the small size of each car park (one car parking space in Block B and two spaces in Block A), provisions of a sprinkler system designed in accordance with BS 9251, and ability of the Fire Service to fight the fire externally if required (i.e. access via Jersey Street and the small car park area).

It is noted that there is a shared loading bay between the residential and commercial areas at Ground floor within Block B. However, the following provisions are in place to limit the chances of a fire spreading between the commercial and residential areas:

- Provision of 60 minutes compartmentation between the loading bay and the rest of the building
- Provision of a 30-minute lobby separating the residential corridor from the loading bay.
- Provision of a perforated shutter to provide ventilation to the loading bay to achieve the minimum 2.5% area required.
- Provision of a 60 minute fire and smoke curtain between the protected lobby and the loading bay. This will activate on activation of a fire alarm either within the loading bay, one of the commercial units, or within the residential circulation at Ground. As this will block to escape route for residential occupants, it is proposed that in the event of a fire within the loading bay or within the adjacent spaces, the loading bay external shutter will raise to provide occupants with an alternative escape route.
- Loading bay will be covered via a BS EN 12845 sprinkler system to limit the chances of a fire spreading to outside of the compartment.
- Loading bay will be managed so a time slot has to be booked by the concierge. This limits the probability that occupants from the residential and occupants from the commercial units will be using the space at the same time.
- The space will be managed to limit the chances of fire doors being propped open.

The above has been agreed with Manchester Building Control and the updates to the scheme will be reviewed with the Building Control Office in the upcoming consultation referenced in section 4 above.

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

As noted in Section 7, a CFD assessment will be undertaken at the design stage to show that conditions within the non-compliant open-plan apartments are tenable. The methodology and results of the assessment will be detailed within a report for Building Regulation submission.

The justification for these deviations will be detailed within the fire strategy report for Building Regulations submission. It is also noted that the Block A car park is connected to the Firefighting stair at Ground (and the residential circulation in Block B) via a 60 minute protected lobby which will be ventilated to achieve 0.4m² permanent ventilation. In the event of a fire detected within the car park, the protected lobby or the

firefighting stair, it is proposed that a 60 minute curtain will descend over the door associated with the lobby and car park to further limit the chances of smoke or fire entering the firefighting stair.

For Block A on the Seventh floor, due to the building step back, the adjacent walls to the firefighting stair at a 45° angle, thus would require protection to a minimum distance of 5000mm if following the recommendations within BS 9999 (based on BS 9991 recommending using this guidance). However, it is considered that providing 120 minutes fire resistance to a minimum region of 690mm between the stair and the nearest opening, 120 minutes protection from both sides to the firefighting shaft, including a FD 120 door with self-closer is considered a reasonable deviation based on the following:

- The external wall of the firefighting shaft will fire resisting from both sides with the only opening being the fire door, thus limiting the chances of a fire entering the staircore.
- The door will only be opened for access during maintenance and cleaning. The fire door will be provided with a self-closer and will be included in the management strategy that it should not be propped open during maintenance or cleaning.
- The apartments are considered to have a reduced fire load

For both blocks, there is an external area of roof which is accessible for maintenance and cleaning and require staff to escape close to the external walls. As all areas of the roof have multiple directions of escape, the provision of sprinklers, windows will be located at least 1100mm above the escape route and the high level of compartmentation that the external walls at this level will not be fire resisting (with the exception of the firefighting shaft requirements). Any structure supporting the roof and escape route will achieve a minimum fire resistance of 30 minutes.

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.

No local development policies apply to this development.

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

Access to the residential areas has been designed based on the principles set out in BS 9991. Both Block A and B have code-compliant firefighting shaft layouts. Each building has been provided with two firefighting shafts, each containing a firefighting stair with a dry rising main and a firefighting lift, with the stair and lift being accessed from the ventilated residential common corridors at each level. The firefighting lifts are located within 7.5m of the stair at each floor level.

Each dry rising main inlet is located on the face of each block and in sight of the fire service vehicle access points and outlets provided at every floor level, within 60m of each point of every apartment.

The commercial units each have an area less than 2000m², thus fire service access has been based on a 45m hose distance to all areas of the unit from a suitable vehicle location on Jersey Street. The plan in Appendix A shows compliant hose distances.

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 main vehicle access route will be via Jersey Street. As this is a public highway, it should meet the vehicle access requirements for a pump appliance.

It is noted that a fire vehicle will have to travel less than 20m down the site road to reach one of the dry rising inlets for Block A, thus a turning circle is not required. The external gate to reach this route will also meet the requirements for a pump appliance. This is shown in Appendix A.

12. Siting of fire appliances Guide: no more than 200 words

The location of the dry rising mains are shown in Appendix A. The fire appliances are provided with access to within 18m and in sight of each of these inlet points. The drawing in Appendix A also shows that the hose distances from a suitable siting location of an appliance to the furthest point within the commercial units is less than 45m.

Is the emergency vehicle tracking route within the site to the siting points for appliances clear and unobstructed? Tick one: yes ☒ no

13. Suitability of water supply for the scale of development proposed Guide: no more than 200 word
Nature of water supply: ☐ open water- limited ☐ open water- unlimited ☒ hydrant- public ☐ hydrant- private
☐ tank supply

It is currently proposed to use two existing public hydrants to meet the 90m hose distance requirements for both the dry rising inlets and an entrance to a commercial unit.

Does the proposed development rely on existing hydrants and if so, are they currently usable / operable?
☒ yes ☐ no ☐ don't know

Emergency road vehicle access and water supplies for firefighting purposes

14. Fire service site plan Fire service site plan is: ☐ provided as a separate plan ☒ inserted in the form

See Appendix A

Fire statement completed by

15. Signature



16. Date

15.02.24

Appendix A – Fire Service Access and Site Plan.

POLAND STREET

ELIZA YARD
APPROVED PLANNING APPLICATION

JERSEY STREET

ROCHDALE CANAL

NAVIGATION STREET

Engels House

Block A

Block B

SITE BOUNDARY
ELECTRIC CABLE
SEWER LINE

0m 5m 10m 15m

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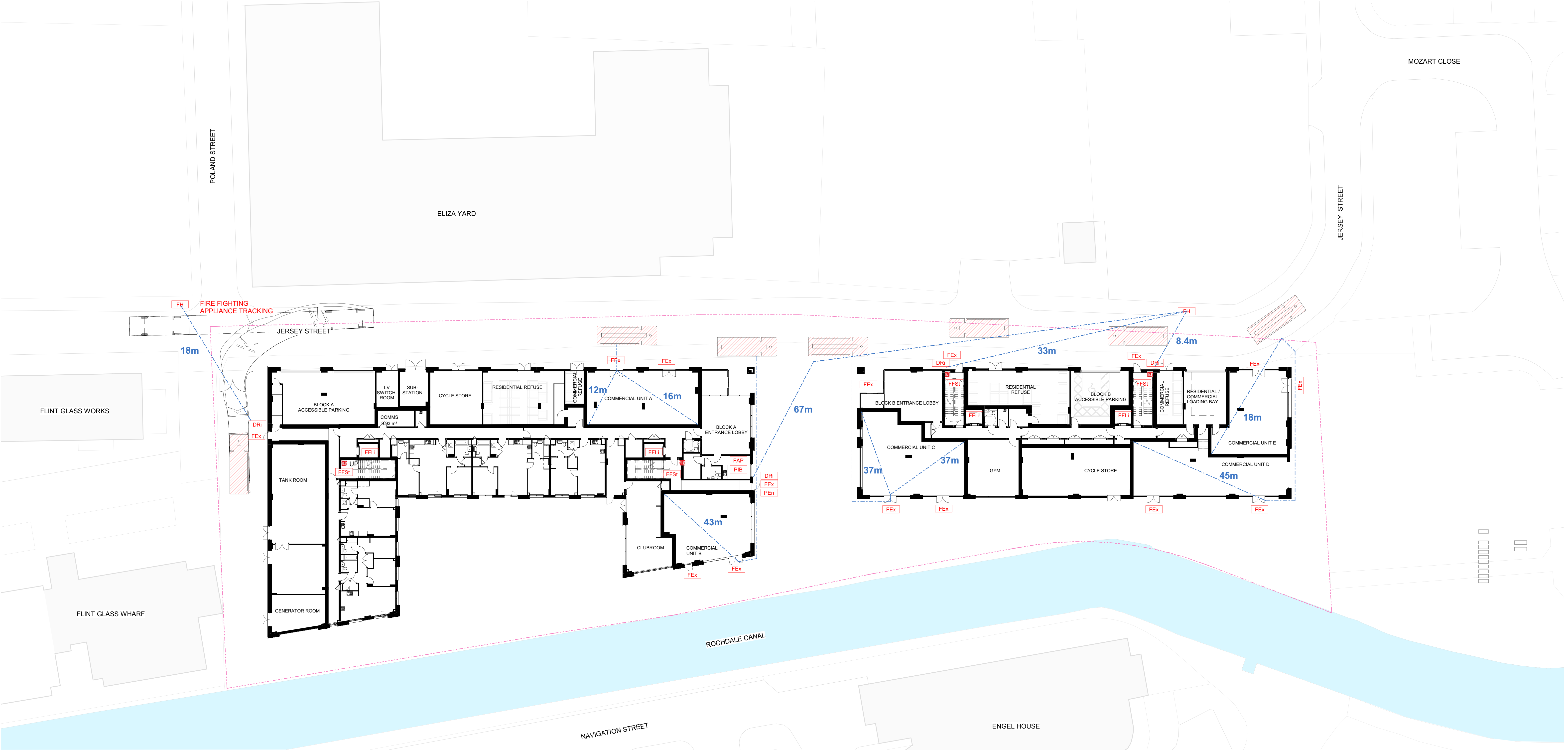
Rev	Date	Description	Dwn	Ckd
C	02.02.24	Planning drawings updated to incorporate agreed minor material amendment changes. Balconies removed, building height reduced, building footprint reduced and updated apartment mix and layouts.	AH	SC

Drawn	SK
Checked	AH
Date	11/15/21
Scale @ A1	1 : 200

Jersey Wharf - Ancoats
(BA10715C)
Proposed Ground Floor Plan

Project	Origin	Volume	Level	Type	Role	Number
JWA - PRP - A1 -	GR - DR - A -	002100				
Revision					Status	
C -					PLANNING ISSUE -	

PRP



GENERAL

All information on PRP Fire strategy dwgs are subject to Fire Engineer / BC / Fire Fighting Service / Warranty provider review & agreement / approval. Note: where there are open plan flat layouts these require fire engineering justification.

Note that these drawings must be printed / viewed in colour.

This drawing is to be read in conjunction with PRP GA plans, elevations & detail series and the detailed guidance included in the Fire Engineer/Consultants report - REP-1921551-5A-IH-20022-Stage3FireStrategy

A category 4 sprinkler system is proposed to residential accommodation to meet BS 9252 (2021). Non-residential accommodation to be to have sprinkler system in accordance with BS EN 12845

REGULATION 7

Under Regulation 7(2) all external wall materials, other than those which are specifically exempted under Regulation 7(3) and specified attachments on relevant buildings are required to achieve A2-s1,d0 or A1 standard classified in accordance with BS EN 13501-1.

All membranes used as part of the external wall construction above ground level should achieve a minimum of class B-s3, d0 as described in Approved Document B (ADB).

FIRE MAINS AND LIFTS

Dry riser
Signage to be included with supply of inlet/outlet hardware appropriate for Wet or Dry risers where required

Colour: Red Pantone 185 to BS 5499-6:2002

FIRE FIGHTING SERVICE WAYFINDING

Wayfinding signage for the fire fighting service to be provided as recommended within ADB Volume 1

LINESTYLES

- Firemans hose length
- Notional boundary
- Relevant boundary

TAGS

- FH** Fire Hydrant
- CB** Cavity Barrier
- PIB** Premises Information Box
- DRI** Dry Riser Inlet (see also 'Fire Mains and Lifts' for signage)
- FBK** Fire Brigade Drop Key
- PEn** Principal Entrance for fire fighting service
- FAP** Fire Alarm Panel
- FFLI** Fire Fighting Lift
- FFSL** Fire Fighting Stair
- FEx** Final Exit

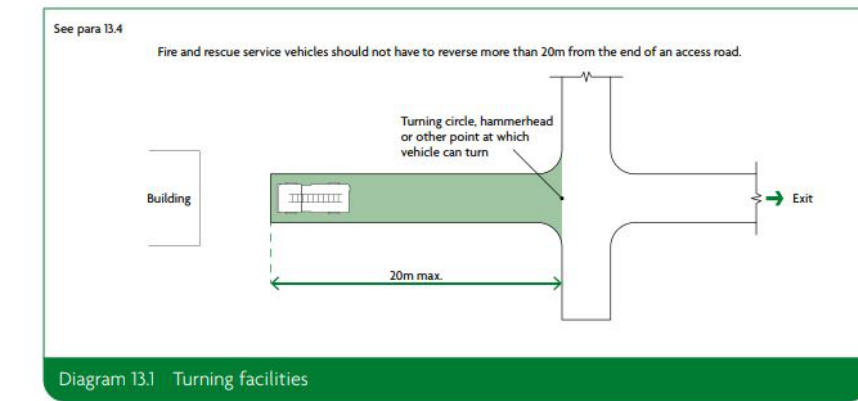
FIRE FIGHTING APPLIANCE

Fire fighting appliance tracking. Refer to Hydrock's Stage 2 Report (18276-HYD-XX-XX-RP-TP-1002-P1) and drawing (18276-HYD-XX-XX-DR-TP-0001)

Section 13: Vehicle access

Provision and design of access routes and hardstandings

- 13.1** For dwellinghouses, access for a pumping appliance should be provided to within 45m of all points inside the dwellinghouse.
- 13.2** For flats, either of the following provisions should be made:
 - a. Provide access for a pumping appliance to within 45m of all points inside each flat of a block, measured along the route of the hose.
 - b. Provide fire mains in accordance with paragraphs 13.5 and 13.6.
- 13.3** Access routes and hardstandings should comply with the guidance in Table 13.1.
- 13.4** Dead-end access routes longer than 20m require turning facilities, as in Diagram 13.1. Turning facilities should comply with the guidance in Table 13.1.



Building Regulations Approved Document Part B

NOTE:
For Unprotected Area Calc, refer to Hoare Lea's Stage 3 Report Rev 00 (Section 7). Document Reference: REP-1921551-5A-EDS-20211118-Stage3FireStrategy-Rev00 (Stage 3).

NOTE:
FOR FIRE SERVICE ACCESS REFER TO HOARE LEA'S STAGE 3 REPORT Rev 00 (SECTION 8.2). DOCUMENT REFERENCE: REP-1921551-5A-EDS-20211118-Stage3FireStrategy-Rev00

NOTE:
ALL ACCESS ROADS INC PEDESTRIAN AREAS WHERE NOTED, FOR FIRE SERVICE ACCESS ARE TO BE CLEARLY DEFINED, MIN 3.7m WIDE AND CAPABLE OF SUPPORTING THE LOAD OF A PUMPING APPLIANCE.

Table 13.1 Typical fire and rescue service vehicle access route specification

Appliance type	Minimum width of road between kerbs (m)	Minimum width of gateways (m)	Minimum turning circle between kerbs (m)	Minimum turning circle between walls (m)	Minimum clearance height (m)	Minimum carrying capacity (tonnes)
Pump	3.7	3.1	16.8	19.2	3.7	12.5
High reach	3.7	3.1	26.0	29.0	4.0	17.0

NOTES:
1. Fire appliances are not standardised. The building control body may, in consultation with the local fire and rescue service, use other dimensions.
2. The roadbase can be designed to 12.5 tonne capacity. Structures such as bridges should have the full 17-tonne capacity. The weight of high reach appliances is distributed over a number of axles, so infrequent use of a route designed to accommodate 12.5 tonnes should not cause damage.

Rev Date
C 02.02.24

Description
Planning drawings updated to incorporate agreed minor material amendment changes. Balconies removed, building height reduced, building footprint reduced and updated apartment mix and layouts.

Dwn Ckd
AH SC

Drawn SK

Checked AH

Date 11/29/21

Scale @ A1

As indicated

Jersey Wharf - Ancoats
(BA10715C)
Site Wide Fire Strategy

Project Origin Volume Level Type Role Number
JWA - PRP - A1 - 00 - DR - A - 002500

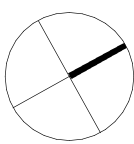
Revision

Status

C -

PLANNING ISSUE -

PRP



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Appendix B – GAs showing M(4)2 Apartment Locations.

POLAND STREET

ELIZA YARD
APPROVED PLANNING APPLICATION

JERSEY STREET

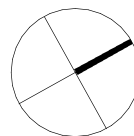
ROCHDALE CANAL

NAVIGATION STREET

Engels House

- SITE BOUNDARY
- ELECTRIC CABLE
- SEWER LINE

0m 5m 10m 15m



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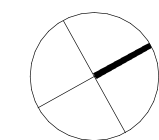
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Drawn	SK
Checked	AH
Date	11/15/21
Scale @ A1	1 : 200

Jersey Wharf - Ancoats
(BA10715C)
Proposed Ground Floor Plan

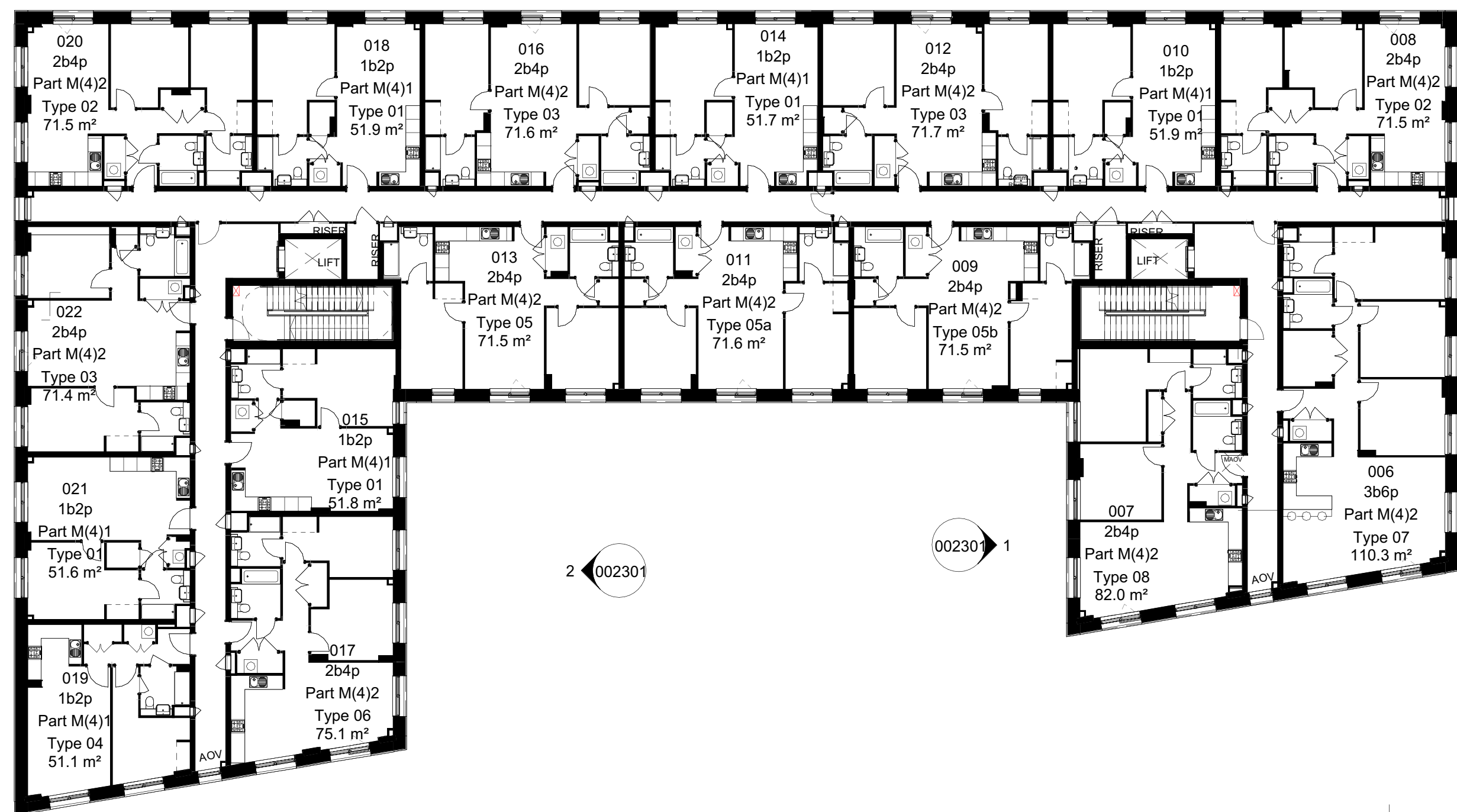
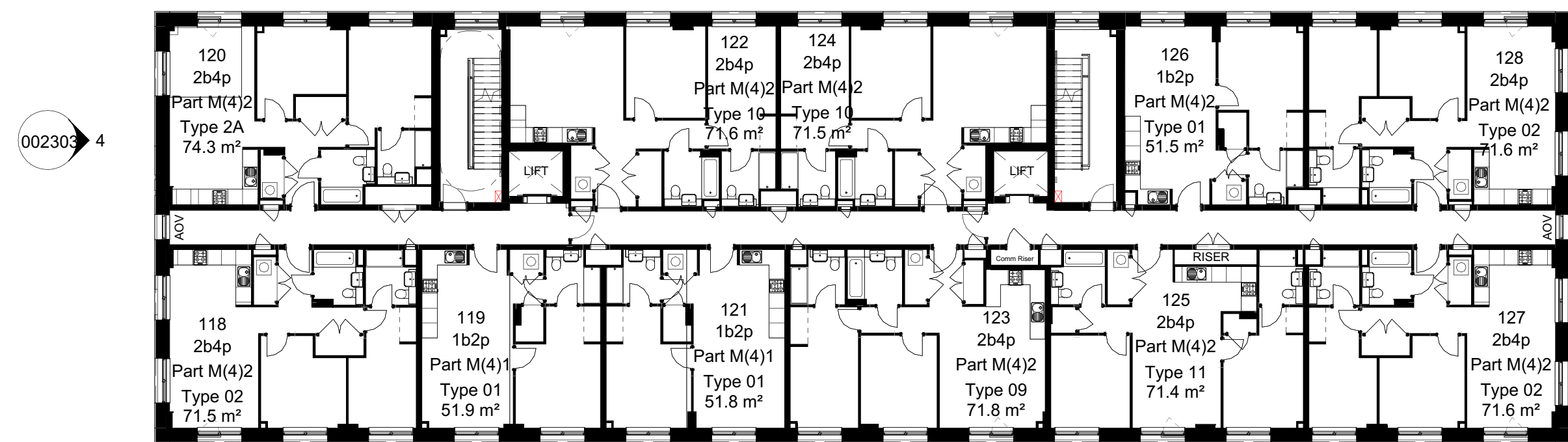
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Revision	C -					
Status	PLANNING ISSUE -					

PRP



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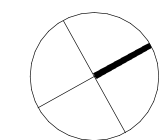


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					Date	11/15/21
					Scale @ A1	1 : 200

Jersey Wharf - Ancoats
(BA10715C)
Proposed First Floor Plan

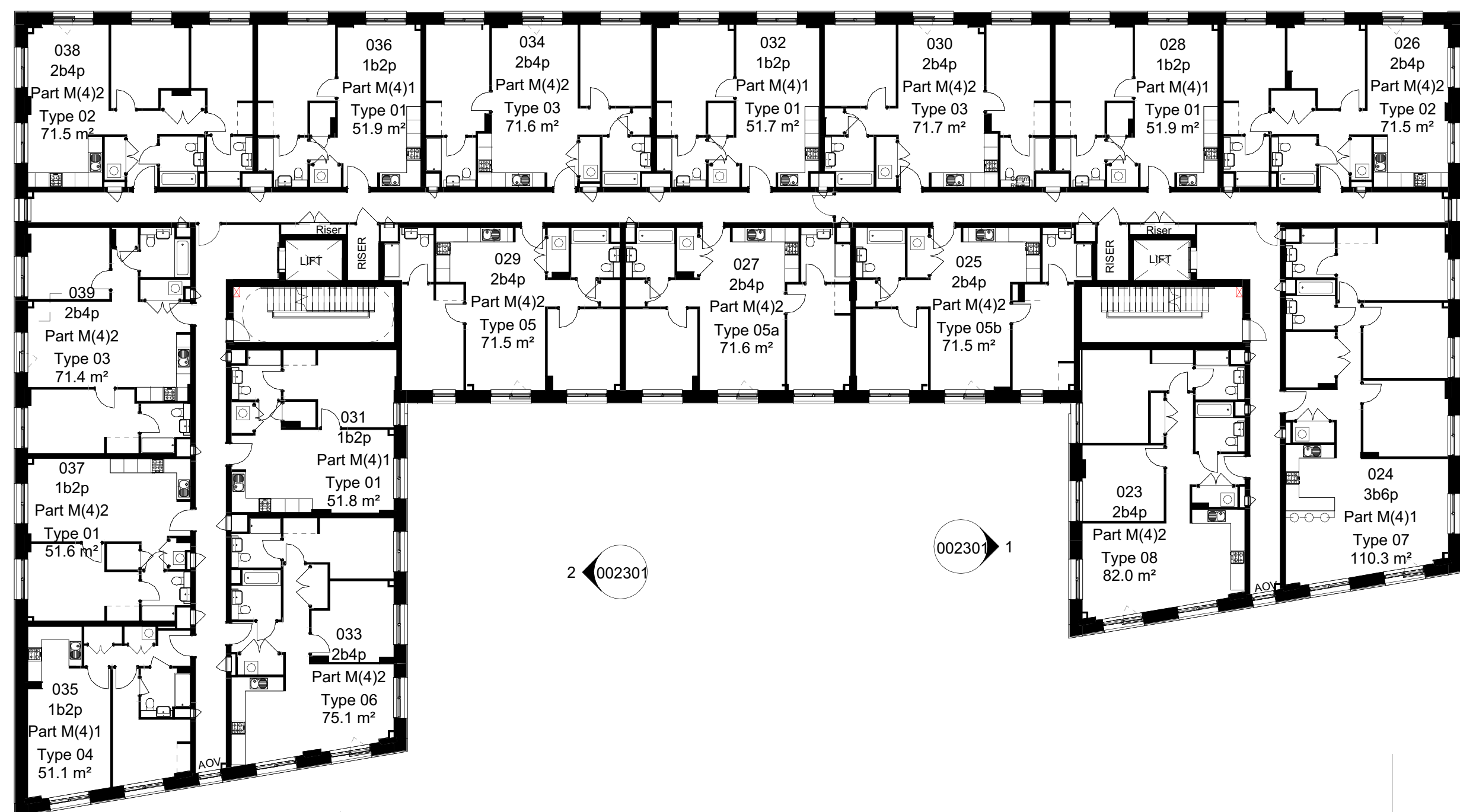
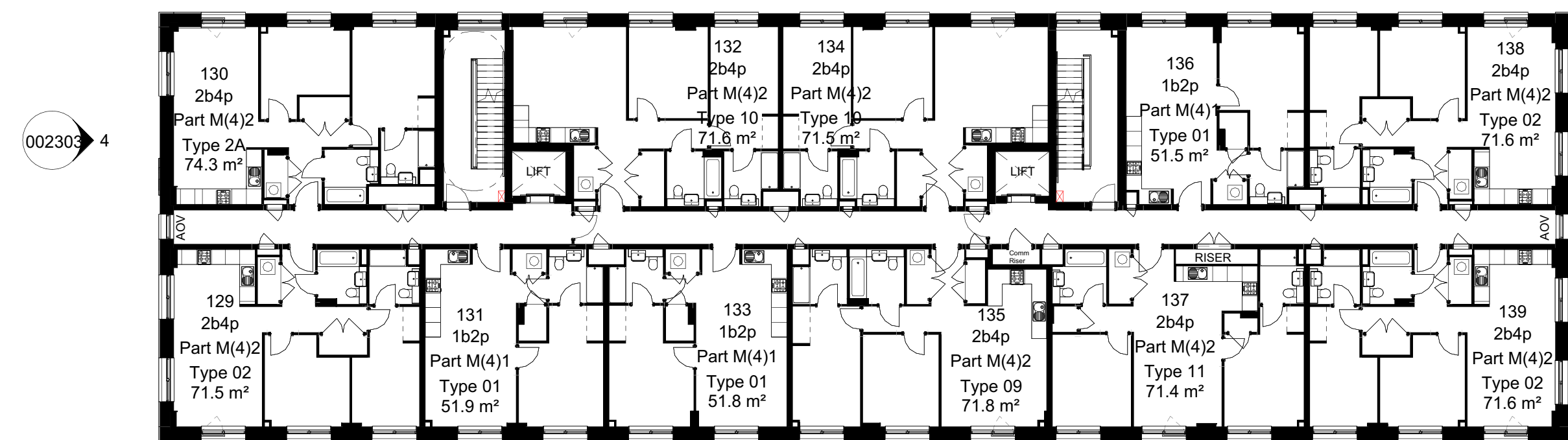
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Revision	Status					
C -	PLANNING ISSUE -					

PRP



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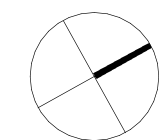


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					Date	11/15/21
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Jersey Wharf - Ancoats
(BA10715C)
Proposed Second Floor Plan

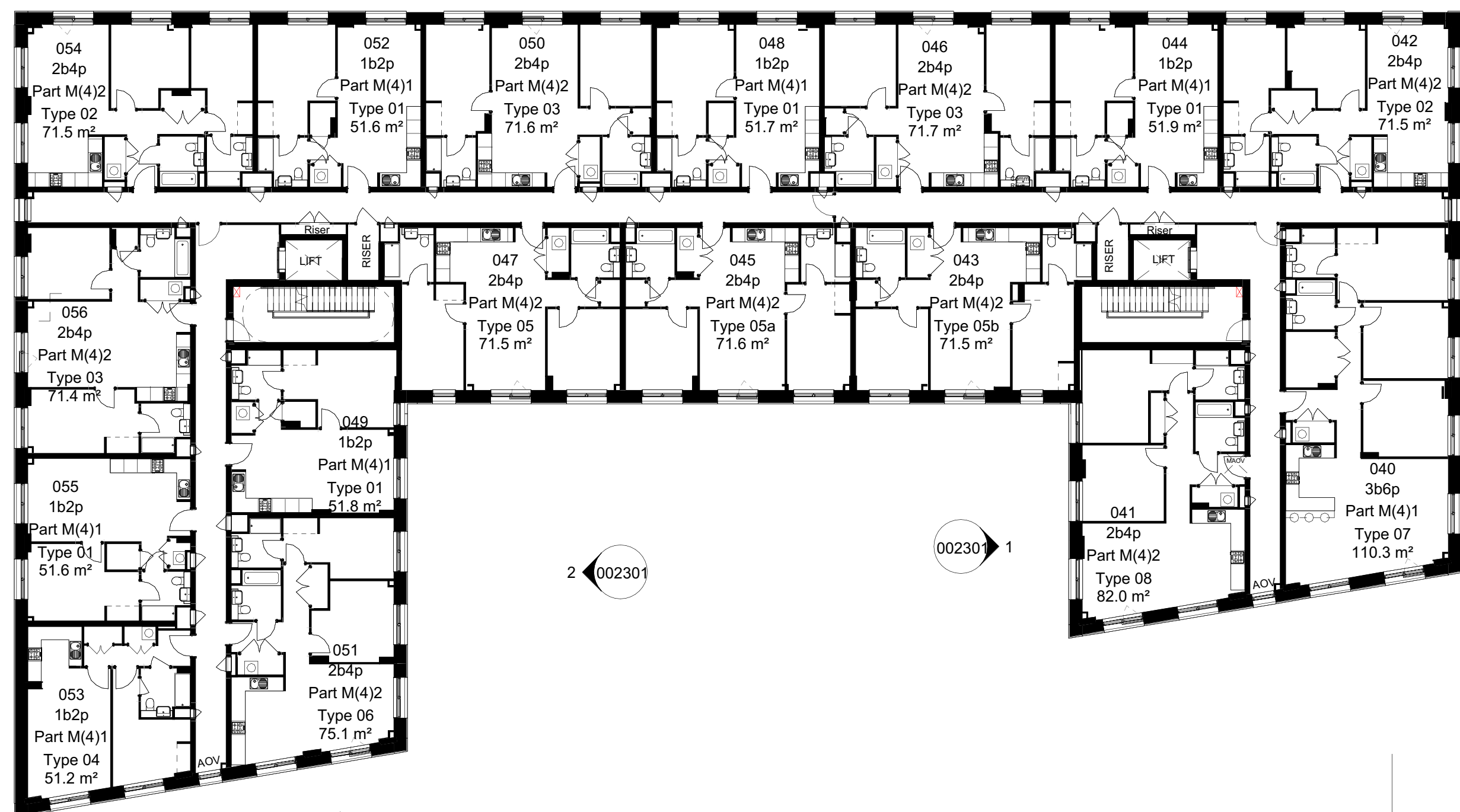
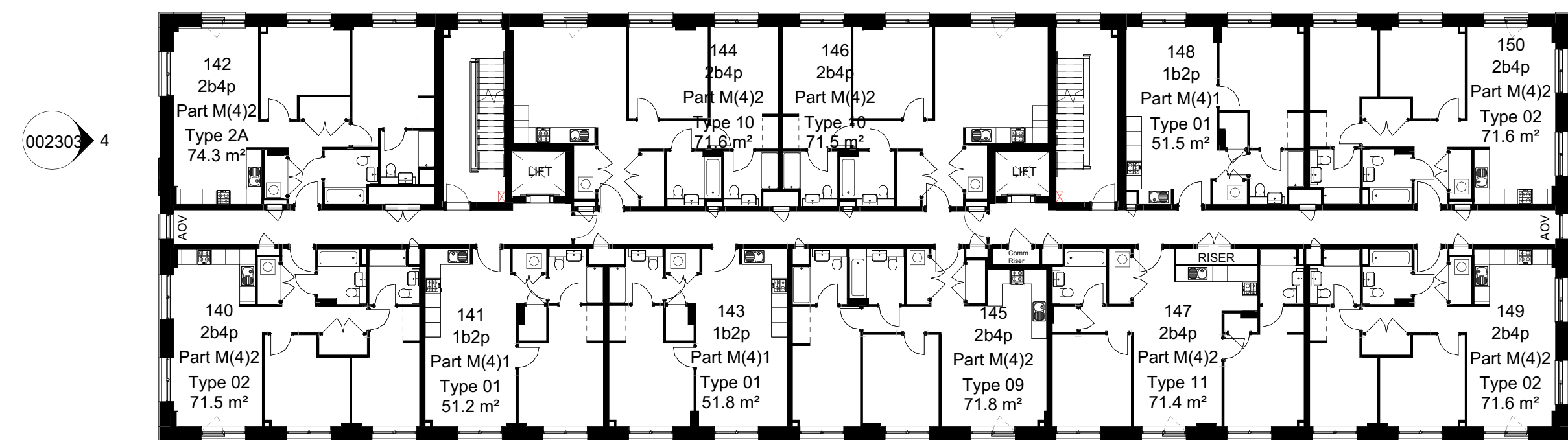
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Revision		Status				
C -		PLANNING ISSUE -				

PRP



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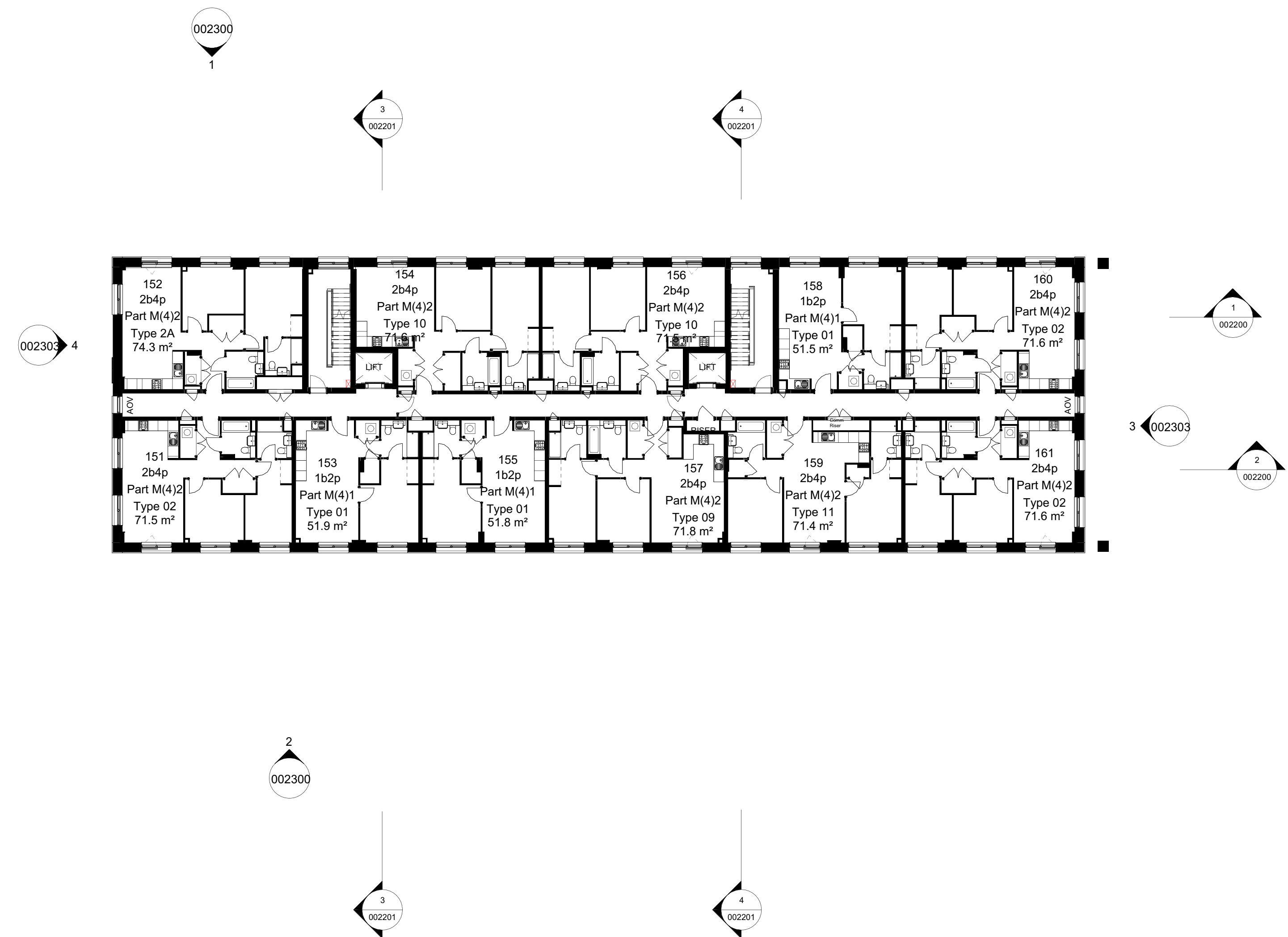
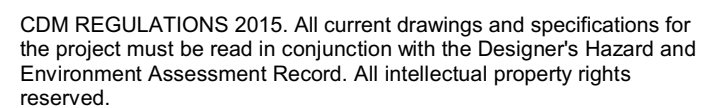
CDM REGULATIONS 2015. All current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environment Assessment Record. All intellectual property rights reserved.



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Revision	Status					
C -	PLANNING ISSUE -					



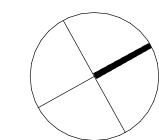


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Jersey Wharf - Ancoats
(BA10715C)
Proposed Fourth Floor Plan

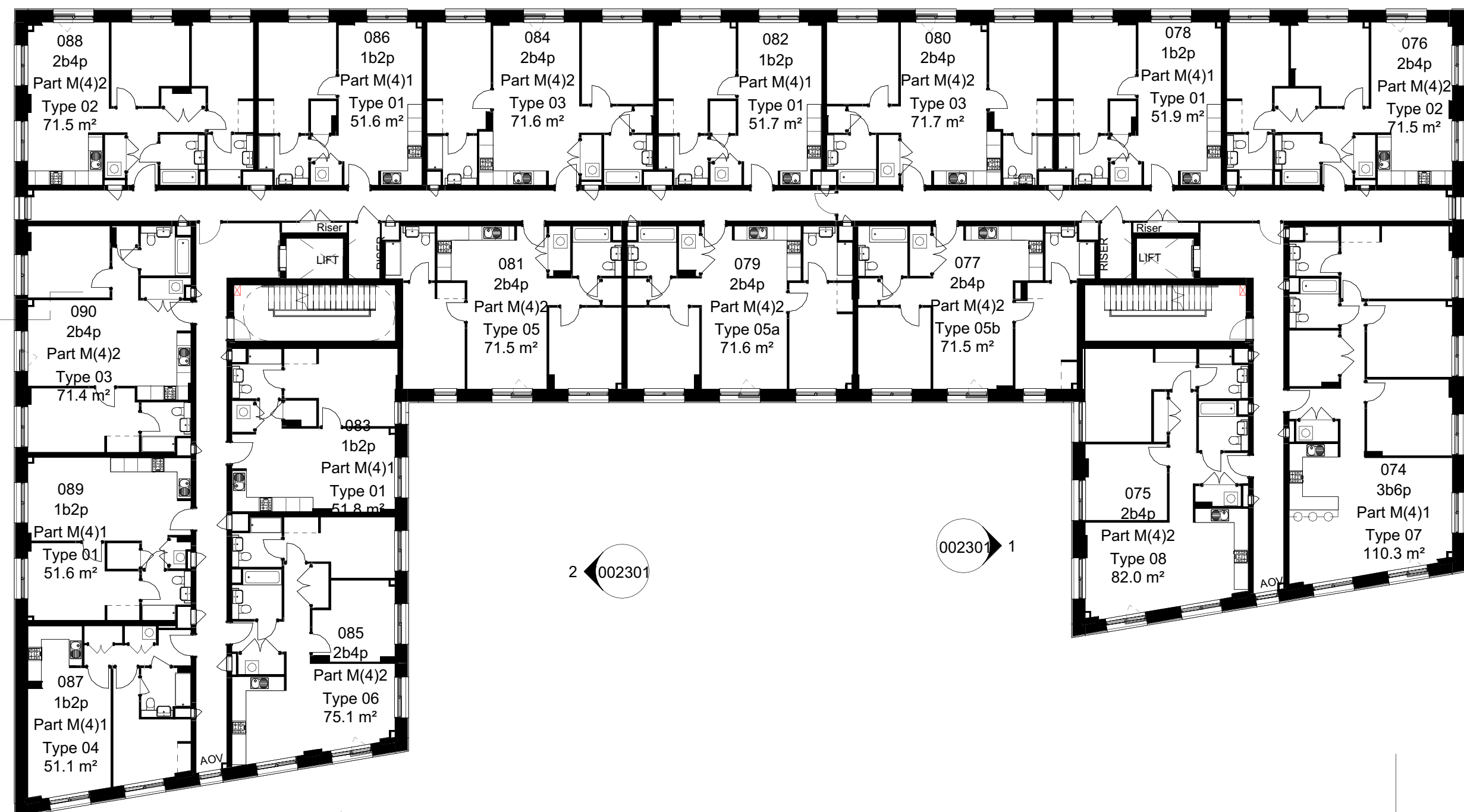
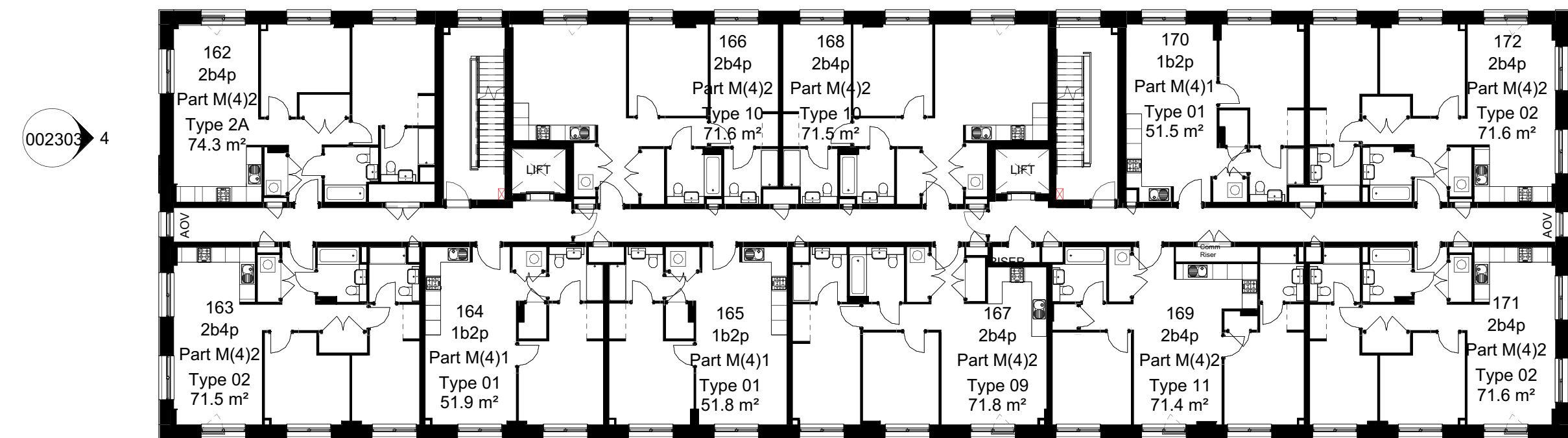
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JWA -	PRP -	A1 -	04 -	DR -	A -	002104
Revision			Status			
C -			PLANNING ISSUE -			

PRP



0m 5m 10m 15m

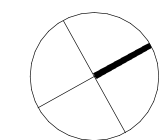
CDM REGULATIONS 2015. All current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environment Assessment Record. All intellectual property rights reserved.



Rev	Date	Description	Dwn	Ckd	Drawn	SK
C	02.02.24	Planning drawings updated to incorporate agreed minor material amendment changes. Balconies removed, building height reduced, building footprint reduced and updated apartment mix and layouts.	AH	SC	Checked	AH
			Date	11/15/21		
			Scale @ A1	1 : 200		

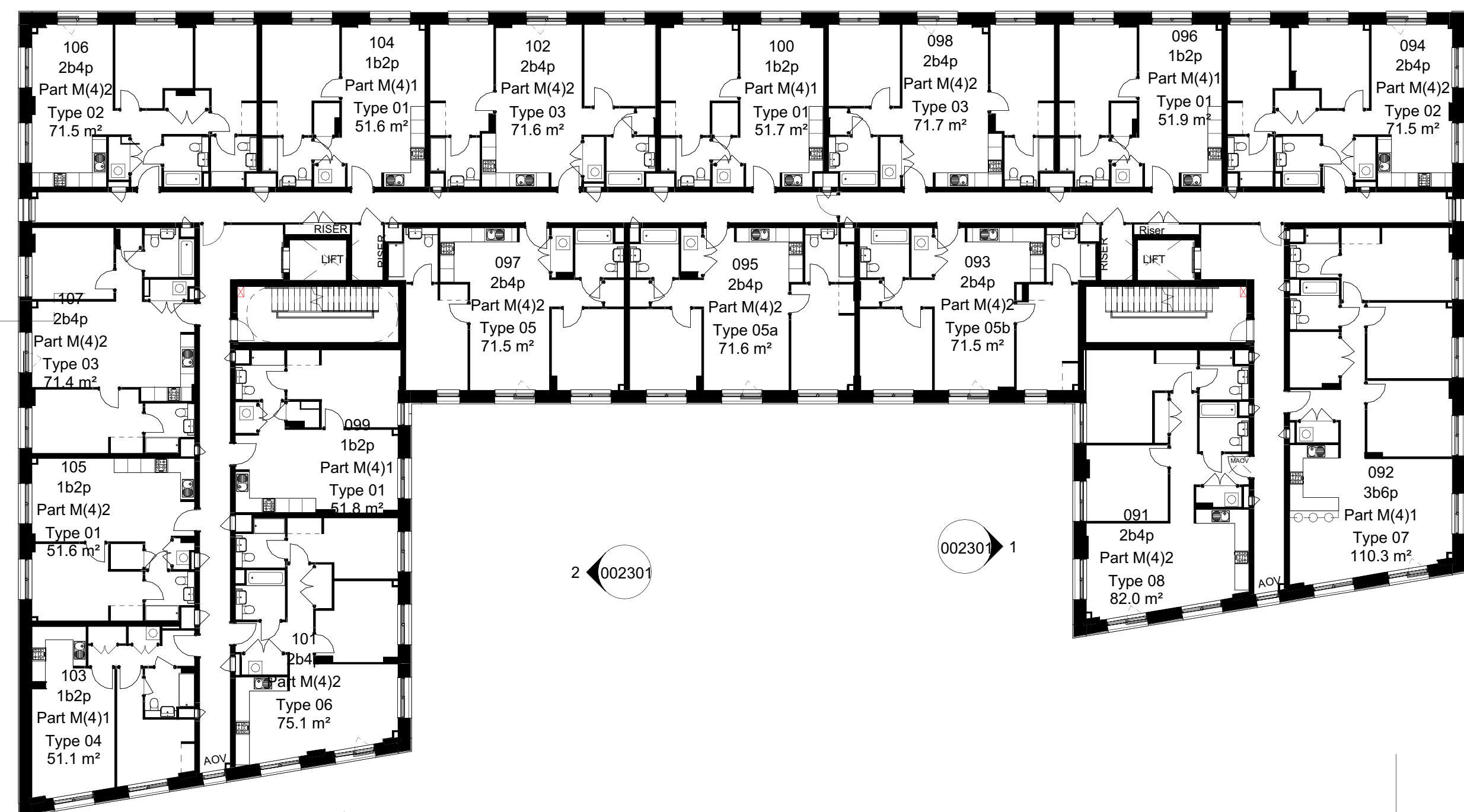
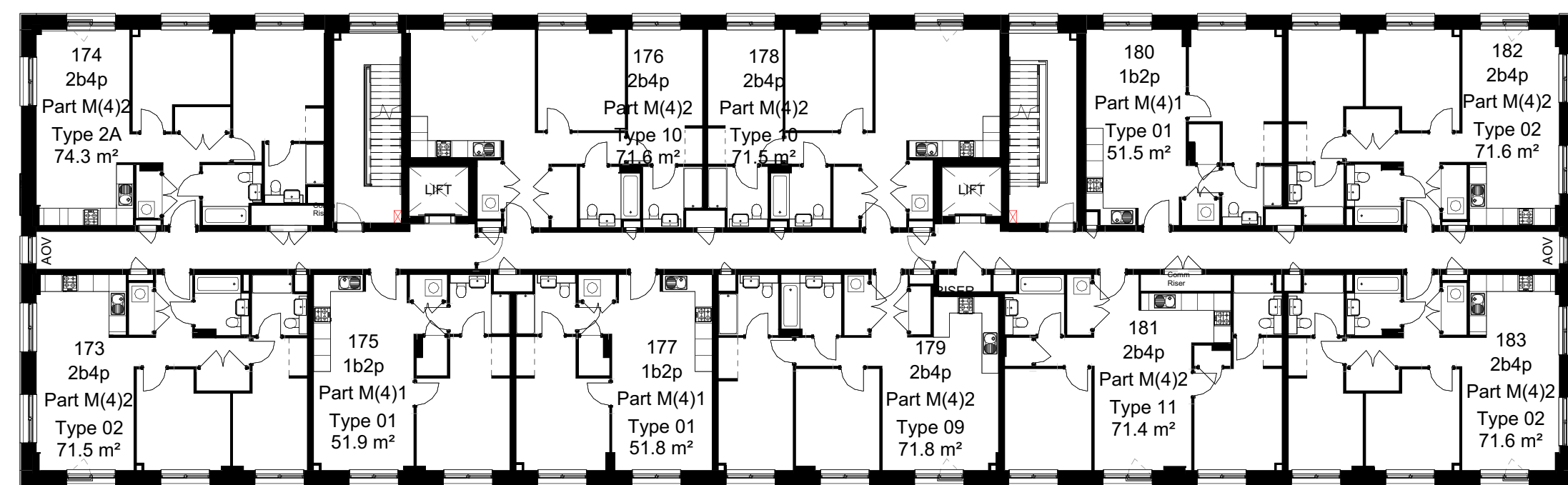
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Revision			Status			
C -			PLANNING ISSUE -			

PRP



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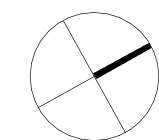
CDM REGULATIONS 2015. All current drawings and specifications for the project must be read in conjunction with the Designer's Hazard and Environment Assessment Record. All intellectual property rights reserved.



Rev	Date	Description	Dwn	Ckd	Drawn	SK
C	02.02.24	Planning drawings updated to incorporate agreed minor material amendment changes. Balconies removed, building height reduced, building footprint reduced and updated apartment mix and layouts.	AH	SC	Checked	AH
					Date	11/15/21
					Scale @ A1	1 : 200

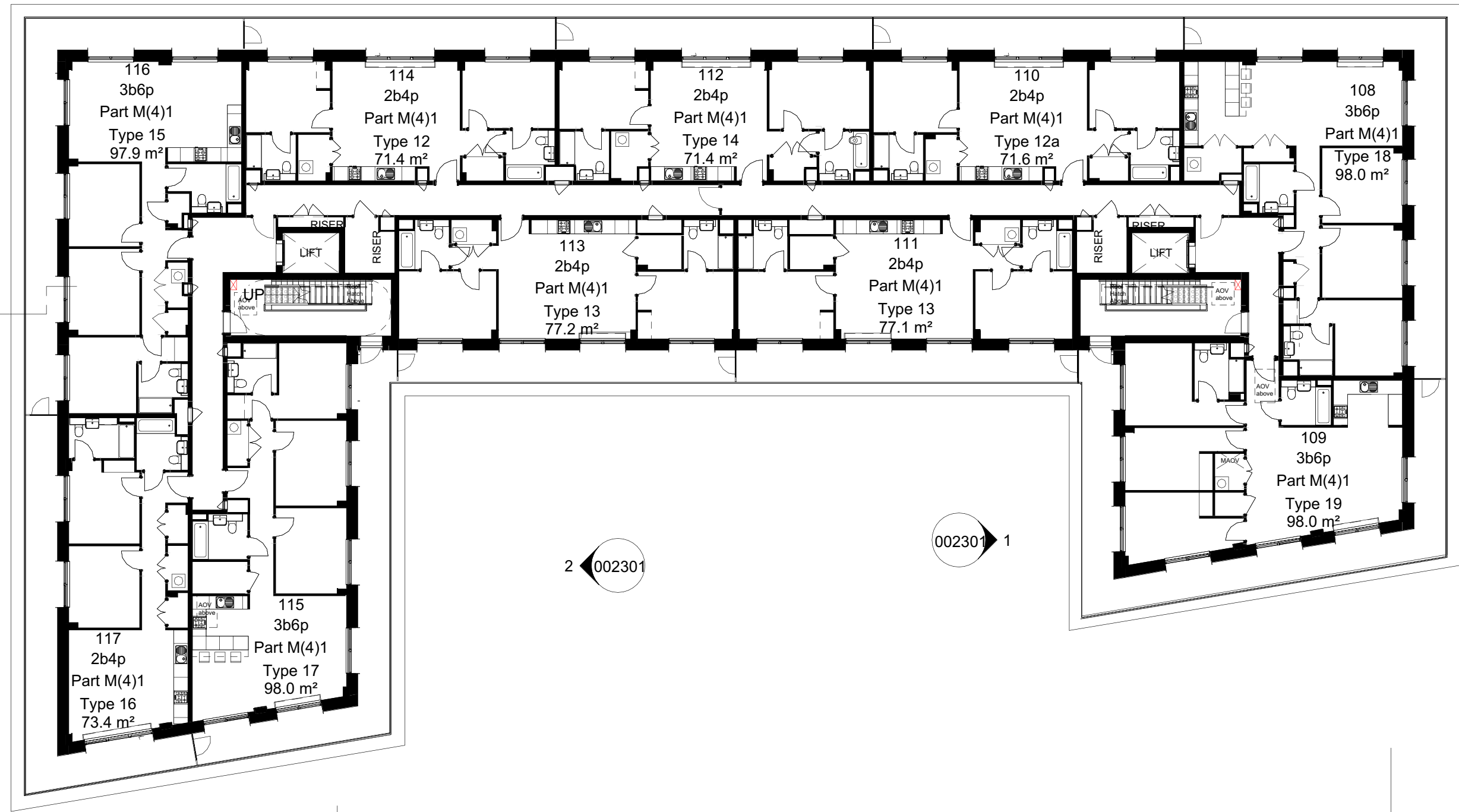
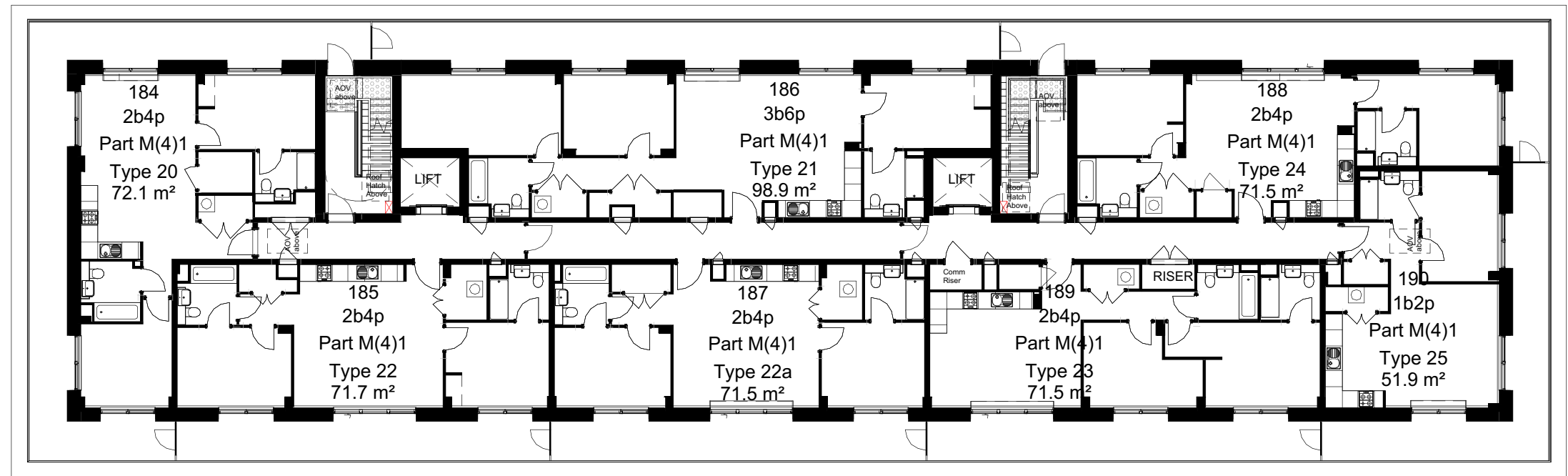
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JWA - PRP - A1 -	06 -	DR - A -	002106			
Revision	Status					
C -	PLANNING ISSUE -					

PRP



0m 5m 10m 15m

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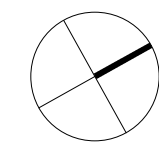
Rev	Date	Description	Dwn	Ckd
C	02.02.24	Planning drawings updated to incorporate agreed minor material amendment changes. Balconies removed, building height reduced, building footprint reduced and updated apartment mix and layouts.	AH	SC

Drawn	SK
Checked	AH
Date	11/15/21
Scale @ A1	1 : 200

Jersey Wharf - Ancoats
(BA10715C)
Proposed Seventh Floor Plan

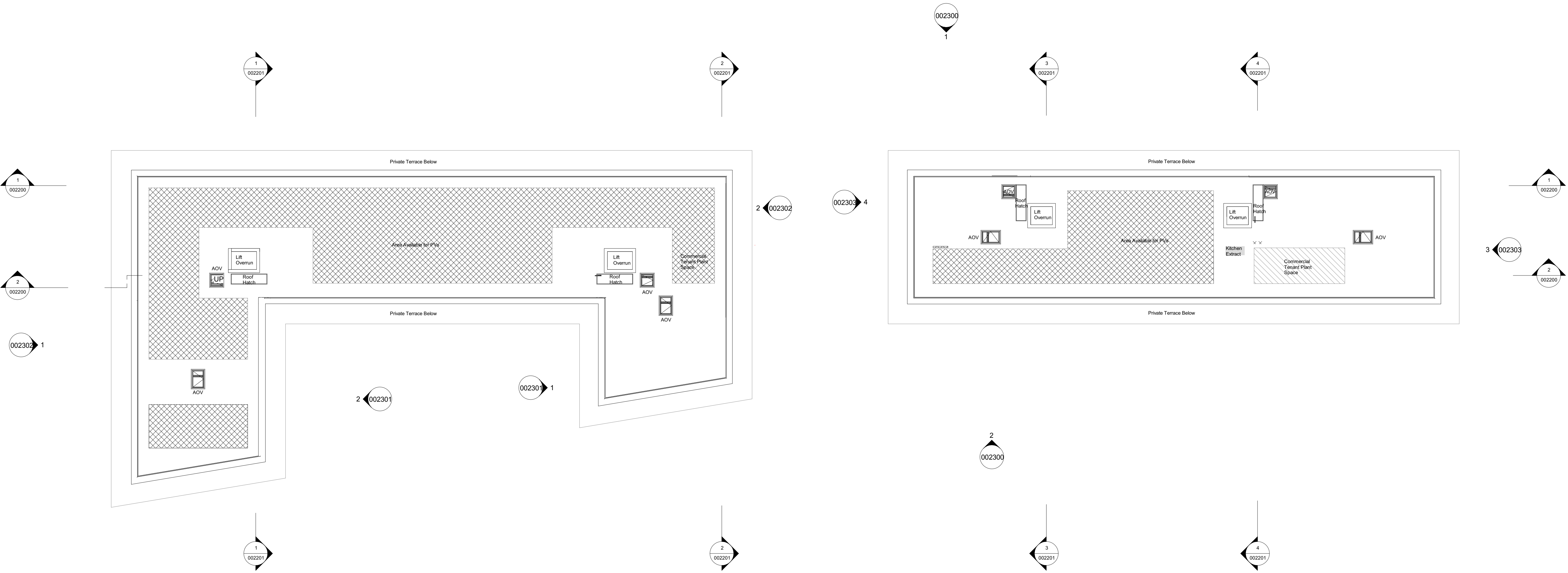
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Revision	Status					
C -	PLANNING ISSUE -					

PRP



0m 5m 10m 15m

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Rev	Date	Description	Dwn	Ckd	Drawn	SK
A	29.04.2022	Issued for planning	AH	FS	Checked	AH
B	19.01.24	Planning drawings updated to incorporate agreed minor material amendment changes. Balconies removed, building height reduced, building footprint reduced and updated apartment mix and layouts.	AH	SC	Date	12/01/21

Scale @ A1	1 : 200
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Project	Origin	Volume	Level	Type	Role	Number
JWA - PRP - A1 -	RF -	DR -	A -	002108		
Revision	Status					
B -	PLANNING ISSUE -					

PRP



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