



GMS Parking Ltd

HULME STREET TOWER PLANNING FIRE STATEMENT





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TYPE OF DOCUMENT (VERSION) CONFIDENTIAL

PROJECT NO. 70119145

DATE: DECEMBER 2023

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VERSION CONTROL

Issue/revision	Date	Reason for Issue
P01	27/11/2023	First issue for comment
P02	04/12/2023	Update regarding accessible rooms

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1 INTRODUCTION

WSP have been appointed by GMS Parking Ltd to provide a fire statement for submission as part of a non-material amendment to the planning application for Hulme Street Tower. This will be a 56-storey student residential building comprising studio apartments and associated amenity and ancillary areas. There will also be a small medium enterprise office space located at the lower levels.

Since the original submission for planning, there have been a number of amendments which affect the fire strategy for the building. These changes have been made to futureproof the design to potential changes and updates to Building Regulations and associated fire strategy guidance documents.

This document includes the fire statement in the format provided the UK Government (refer to Section 2). A separate detailed fire strategy report for the development should be produced in due course for submission as part of the Building Regulations application.

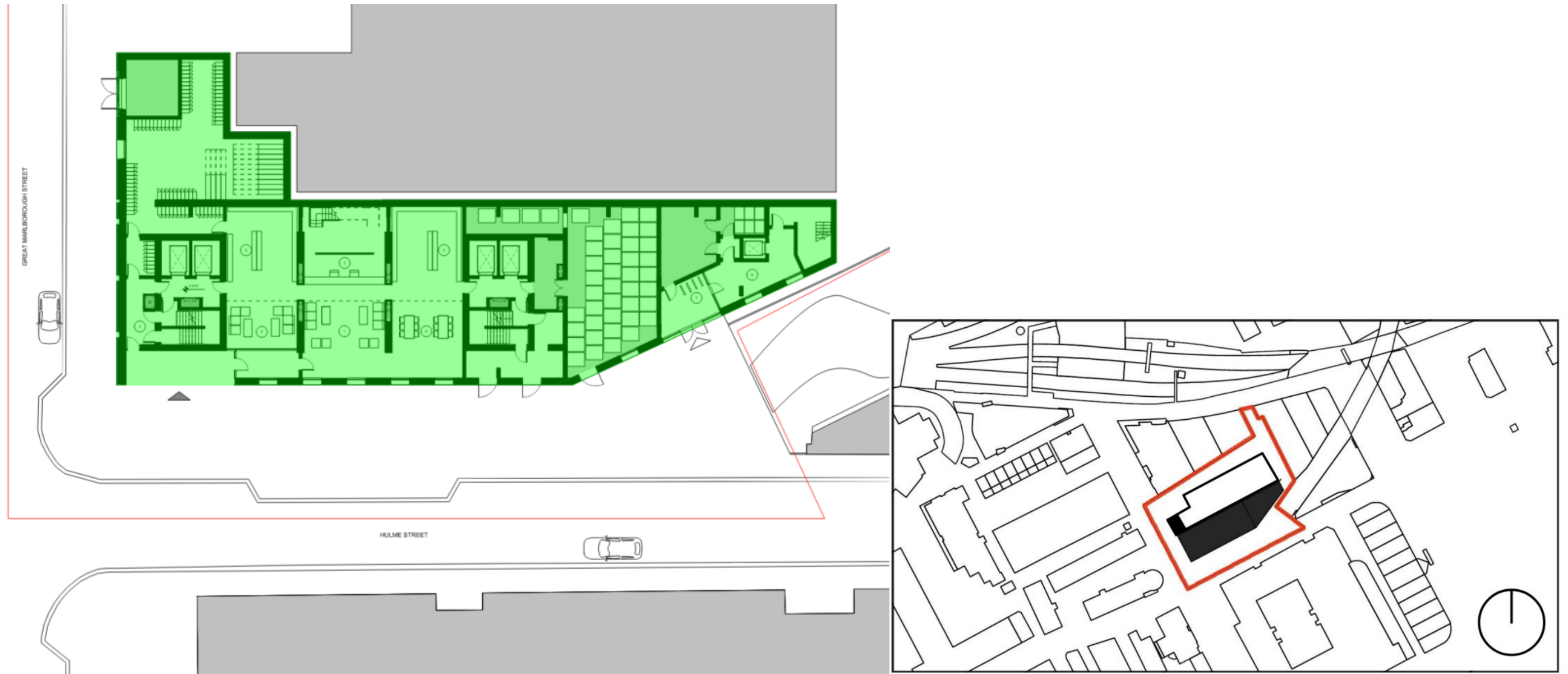
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2 FIRE STATEMENT FORM

Application information	
1. Site address line 1	Student Castle
Site address line 2	Hulme Street
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 will consist of a single 56-storey building (including a rooftop plant level), primarily consisting of student accommodation, with additional office spaces on floors 1-4. The development is bound to the south by Hulme Street, to the west by Great Marlborough Street, to the north by Unite Students – Bridgewater Heights and other various buildings, and to the east by Unite Students – Artisan Heights and Holiday Inn. The site is currently occupied by a multi-storey car park.
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience.	James Thouless, MEng, AIFireE - Associate Fire Engineer with 8 years of experience developing fire strategy designs including for high rise residential buildings across the UK.
Guide: no more than 200 words	Jason Oldham - Chartered Building Engineer, MIFireE, WSP Technical Director, 35 Years' Experience in fire safety, 23 years as a Fire Engineer developing fire strategy designs including for high rise residential buildings across the UK and Overseas.
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.	As of yet, there have been no consultations with the statutory authorities as plans are currently at an early stage.
Guide: no more than 200 words	
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:
inserted in the form



The principles, concepts and approach relating to fire safety that have been applied to the development									
6. Building schedule									
Site information				Building information			Resident safety information		
a) block no. as per site layout plan above	b) • block height (m) • number of storeys excluding those below ground level • number of storeys including those below ground level	c) proposed use (one per line)	d) location of use within block by storey	e) standards relating to fire safety/ approach applied	f) balconies	g) external wall systems	h) approach to evacuation	i) automatic suppression	j) accessible housing provided
Student Castle Development	156.6 m 56 (excluding basement) 57 (including basement)	student accommodation	Floor 2-54	BS9991	no balconies	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	Two adjacent studios which are adaptable into a wheelchair 'twodio' will be provided at every level.
Student Castle Development	156.6 56 (excluding basement) 57 (including basement)	office, research and development	Floors 1-4	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
Student Castle Development	156.6 56 (excluding basement) 57 (including basement)	service area	Basement	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi

		Choose an item.		Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.
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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 development contains both student accommodation and office spaces for small to medium enterprise use. It is proposed that these will be separated by no less than 120 minutes fire resistance. They will share access to two of the escape stairs but the stairs will be sized to accommodate the occupant load and provided with smoke vented protected lobbies. There will be three stairs serving the building with at least two stairs serving every level of the building. One stair serving the residential levels will be completely independent of the office.

The student accommodation contains studio rooms, which have small kitchens. To achieve compliance with BS 9991, rooms are required to be less than 8 m x 4 m, with cooking appliance not located adjacent to the flat entrance.

The building will be supplied with a wet fire main system serving the fire-fighting shafts due to the height of the building.

The development will be in proximity to existing high rise buildings and a car park to the north and east. This limits the accessible perimeter to the south and west elevations and all access to the firefighting shafts will be provided off Hulme Street (South elevation).

The north elevation is adjacent to a car park and it is understood a legal agreement will be in place to permit the north elevation of the tower to be unprotected for space separation above the car park.

The sprinklered basement level will be served by two staircases, that are accessed via smoke vented lobbies. These stairs will discharge directly to outside either, or via a protected route.

The two staircases serving all floors are designed as firefighting shafts, including a firefighting lift in both cores, with smoke vented lobbies. The protected lobby providing access to the third staircase in the office section will also be also smoke vented.

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 development is considered a very tall building at 156.6 m. Therefore, additional safety factors must be considered despite the building otherwise complying with the relevant guidance documents. The increased reliance on fire safety systems, means of firefighting, and evacuation in very tall buildings over 50 m may require specific evaluation of fire safety provisions using a qualitative design review (QDR) process in accordance with BS 7974. This is to determine whether the guidance in BS 9991 is appropriate for the specific building, or whether full fire engineered solutions are required.

A second staircase will be provided in the student accommodation part of the building, serving all storeys. This is not a specific requirement of BS 9991:2015, but the second staircase ensures the building complies with travel distance and would futureproof the design for potential changes to the guidance.

The evacuation strategy for the building is assumed to be a defend-in-place strategy in line with applicable residential fire strategy design guidance. The fire strategy measures within the building will be designed to facilitate this. In addition, the operator may wish to implement a zoned (floor-by-floor) or total evacuation of the building as is common in student residential accommodation. The building will also be designed to facilitate this option with stairs sizing and the provision of evacuation lifts.

Sprinklers are to be installed throughout the student accommodation and the office component. This will require inclusion of both a residential sprinkler system (BS9251) and commercial sprinkler system (BS EN 12845) to cover the respective areas.

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.

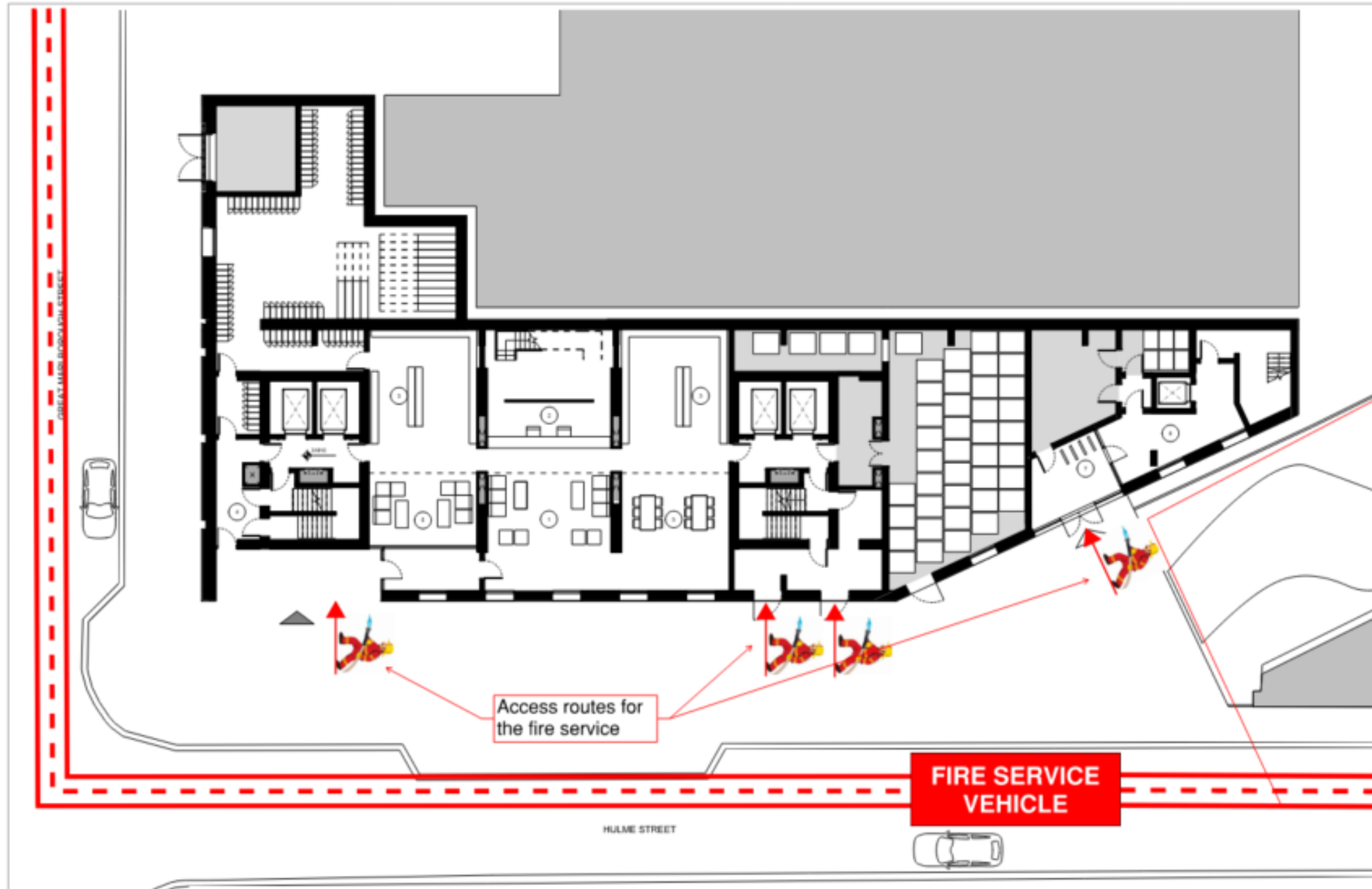
Guide: no more than 500 words

No specific local development document policies relating to fire safety are applicable. The latest relevant building regulation guidance documents have been used to inform the design.

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 Emergency access to the development site is in accordance with the guidance documents BS 9991 and BS 9999. As the building will be supplied with a wet fire main, vehicle access will be provided within 18 m of, and within sight of, the building access points for the fire service. Vehicle access will also be provided within sight of the inlet for the emergency replenishment of the suction tank for the wet main. This access will be provided by Hulme Street.
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 access will be provided via Hulme Street to the south to both the student accommodation section and the office section of the building. From these positions, access will be provided to the firefighting shafts and protected stairs. Access to the standalone plant room on the ground floor is provided via Great Marlborough Street (west elevation). 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 Fire appliance access will be provided to within 18 m of, and within sight of, the building entry point that gives access to the wet fire mains in the firefighting shafts, and also within sight of the inlet for the emergency replenishment of the suction tank for the wet fire main.
13. Suitability of water supply for the scale of development proposed Guide: no more than 200 words Hydrants are required to be located within 90 m of a building entry point, and not be more than 90 m apart. This provision is met by the hydrants on Great Marlborough Street and Hulme Street. Nature of water supply: hydrant- public Does the proposed development rely on existing hydrants and if so are they currently usable / operable? yes

14. Fire service site plan

Fire service site plan is:
inserted in the form



Fire statement completed by	
15. Signature	
16. Date	04/12/2023



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