

FIRE STRATEGY REPORT

22nd November 2023



Victoria Mill, Lower Vickers Street, Manchester, M40 7LJ



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1. INTRODUCTION

- 1.1. This report provides a fire strategy that outlines how the proposed development for residential apartments on the Lower Ground Floor of Victoria Mill, Manchester, complies with fire safety requirements, Fire Safety (England) Regulations 2022.
- 1.2. The document is provided as part of the planning application and accompanies the additional statement and plans in the submission.
- 1.3. It is essential that the building management team also have a clear understanding of the fire strategies and of the operation and maintenance of fire safety systems within the building.

2. THE PROPOSAL

- 2.1. The development refers to: 'the proposed conversion of part of Victoria Mill for 7 residential apartments'.
- 2.2. Victoria Mill is a previous industrial Mill that has recently been undergoing conversions into residential and commercial use. The building consists of seven floors (Basement, Ground & 5 Floors). The building is Grade II* listed.

3. FIRE DETECTION, ALARM AND VENTILATION

- 3.1. Each flat will contain its own stand alone fire detection and alarm system. They will not be interconnected between flats or storage areas. If activated, only the flat that has been alarmed will be required to evacuate. This is a 'stay in place' strategy and reduces the occupancy load per floor when considering escape widths.
- 3.2. There is 60 minutes worth of fire resistance between each apartment.
- 3.3. Smoke and heat detectors will be installed in the living spaces and cooking spaces.

4. SAFETY CONSIDERATION

- 4.1. A vent to the outside of the building will be located at the head of the escape stairs. This will open automatically on detection of smoke or fire.



- 4.2. Residential sprinkler systems should be installed and designed in accordance with the correct code of practice. This will be throughout the residential floors, however is not necessary in common areas such as stairs, lobbies or corridors.
- 4.3. All escape routes will have adequate artificial lighting. This will still be available even if the mains electricity power supply fails. Emergency lighting will still illuminate the escape routes.
- 4.4. All signage and exits will be clearly marked with appropriate escape signage. This will allow for occupants to easily see their safest and most direct route to safety in the event of an emergency.
- 4.5. The number of escape routes will follow the below statistics:

Maximum Number of People	Minimum Number of Escape Routes
60	1
600	2
More than 600	3

5. CONCLUSIONS

- 5.1. The preceding statement takes into account the relevant planning strategies needed to focus on fire prevention and safety. This has been taken into account and has led to the identification and application of necessary design considerations for the safety of future and current residents.
- 5.2. Consequently, we kindly request the Council's support for this application.