Fire Statement Form (JH Reference: HM2244)

Application information	
1. Site address line 1	Proposed Student Residential property on Plymouth Grove, Manchester
Site address line 2	1-5 Plymouth Grove,
Site address line 3	
Town	Manchester
County	Greater Manchester
Site postcode (optional)	M13 9NT
2. Description of proposed development including any change of use (as stated on the application form):	Full planning application for the development of an 8-storey building to provide 239 studios (Class C2), communal amenity spaces, cycle parking, plant rooms, landscaping, access and servicing arrangements and other associated works
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience. Guide: no more than 200 words	Henry Wilkinson MEng, CEng, MIFireE Director, Fire Engineering, Jensen Hughes UK Henry Wilkinson is the Director of the Jensen Hughes Manchester office and has over 15 years of experience in developing fire strategies for all building types, including residential buildings. He is a Chartered Engineer with the Institute of Fire Engineers. Henry's experience of residential buildings includes many residential towers of more than 30 storeys. Henry has addressed many fire engineering issues within residential buildings, including extended travel distances in corridors, limitations on flat layouts, interface between residential and non-residential areas, and structural fire engineering analysis. Some notable residential projects are as follows: • The Lightbox, MediaCityUK • SOYO, Leeds • The Mercian, Birmingham As part of Jensen Hughes, Henry can draw from the experience of other fire engineers in the UK and around the world, which will ensure the quality and the robustness of the fire strategy developed for the project.
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	Consultation with the approving authorities has not been undertaken to date. Jensen Hughes have carried out an initial review of the scheme and provided fire strategy advice to support the scheme. The fire strategy development will be undertaken by Jensen Hughes to identify key fire strategy issues and ongoing input will be provided to assist the design team as they incorporate the fire strategy requirements into their specialist design. The plans will continue to develop as the scheme progresses and discussion with approving authorities and the local fire and rescue services will be undertaken.

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)



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
Plymouth Grove	• The top floor height of the block is 22.50m. • The building comprises of 8 storeys, ground and seven upper level. • No below ground levels.	Studio flats	Level 1 to Level 7	BS9991	no balconies	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	none
		Cycle Storage, Tank Room, Comms Room, Refuse Store, Entrance Lobby, Substation, Amenity/Ancillary space, Reception, LV Switch Room, Generator Room, Maintenance store, Wellness Studio	Ground	BS9991	no balconies	class A2-s1, d0 or better	simultaneous	yes- residential sprinklers, full	none

7. Specific technical complexities

The building will generally be designed to follow the current guidance of BS9991, incorporating elements from the draft BS9991 for evacuation lifts. The following will be provided:

- Category 4 sprinklers in accordance with BS9251:2021 will be provided throughout the building.
- All amenity/ancillary spaces will be less than 100 m^2.
- The building will operate a defend-in-place evacuation strategy.
- Studios are provided, these are supported with the provisions of sprinklers and an LD2 standard of alarm system.
- The cooking hob within each flat will be located away from the escape route. A radiant heat analysis exercise will be carried out to support hob locations and ensure safe escape routes in studios.
- Travel distance in all areas will be within the limits recommended in BS9991.
- A BS8629 evacuation alert system will be provided to support the defend in place evacuation strategy.
- A single firefighting shaft will be provided.
- All residential corridors will be provided with a smoke control system. Cross corridor doors will be provided to separate the storey exits at each level.
- The lift/stair lobby will be provided with a smoke control system at ground floor.
- The structure will achieve 60 minutes fire resistance.
- External walls materials will comply with Regulation 7(2).
- Wayfinding signage will be provided throughout.
- Firefighting access is discussed below as a fire engineered approach.

8. Issues which might affect the fire safety of the development

The fire strategy will be developed to ensure that the requirements of the Building Regulations will be met. The fire strategy will predominantly draw guidance from BS 9991:2015 but with a few additional recommendations in the draft BS9991 to further increase the standard of fire safety.

Fire engineered approaches are discussed below:

- At the upper levels, the smoke control provided within the corridors will protect the firefighting lift lobby and therefore no smoke control is proposed in the firefighting lobby.
- The ground floor firefighting access will be provided through the ground floor reception and study / co-working space directly through to the firefighting lobby and stair. This proposed based on the following:
  - The stair is not the only stair in the building, with another stair serving all floors and the third stair serving up to floor 5.
  - The reception / study space will have a low fire load that will be limited to an aggregate area of less than 10m^2 and satisfies the smouldering and flaming ignition for a Medium Hazard Category set out in BS 7176.
  - The firefighting core will also be directly accessible from the rear of the property.
  - The parcel store opening into the reception space will be separated by at least 60 minutes construction.

Commented [SE1]: Its fine to list out the rooms, but creates more checking work. For future ref I'd say "residential ancillary rooms <100m2."

Commented [WR2]: We said LD2 in the report but this should be LD1 to support an open layout flat in line with B9991 right? (presuming this was a missed typo).

Commented [SE3]: Not relevant

Commented [SE4]: Can we say radiant heat analysis to be carried out to support hob locations and ensure safe escape routes in studios.

- The travel distances through this space will be short at less than 10m.

9. Local development document policies relating to fire safety

N/A

Emergency road vehicle access and water supplies for firefighting purposes

10. Fire service site plan

Fire Service access will be in line with the guidance in BS 9991

There will be one firefighting shaft that will consist of the following:

- A firefighting stair, at least 1.1m wide.
- A firefighting lift (within 7.5m of the stair).
- A dry riser, with an outlet at each level (including ground) in the stair.
- Smoke vented access (ground floor lobby/ residential level corridors)
- 1m2 AOV at the head of the stair.
- 2 hour enclosure.

11. Emergency road vehicle access

There is fire vehicle access provided via Dryden Street and Plymouth Grove. This provides good vehicle access to the North and South of the building and access to both stairs and the dry riser inlet.

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

yes

12. Siting of fire appliances

Fire vehicle access will be provided within 18m of the dry riser inlet See Section 14.

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

Fire hydrants will be provided if there is not an existing hydrant within 90m of the building entrance

Nature of water supply:

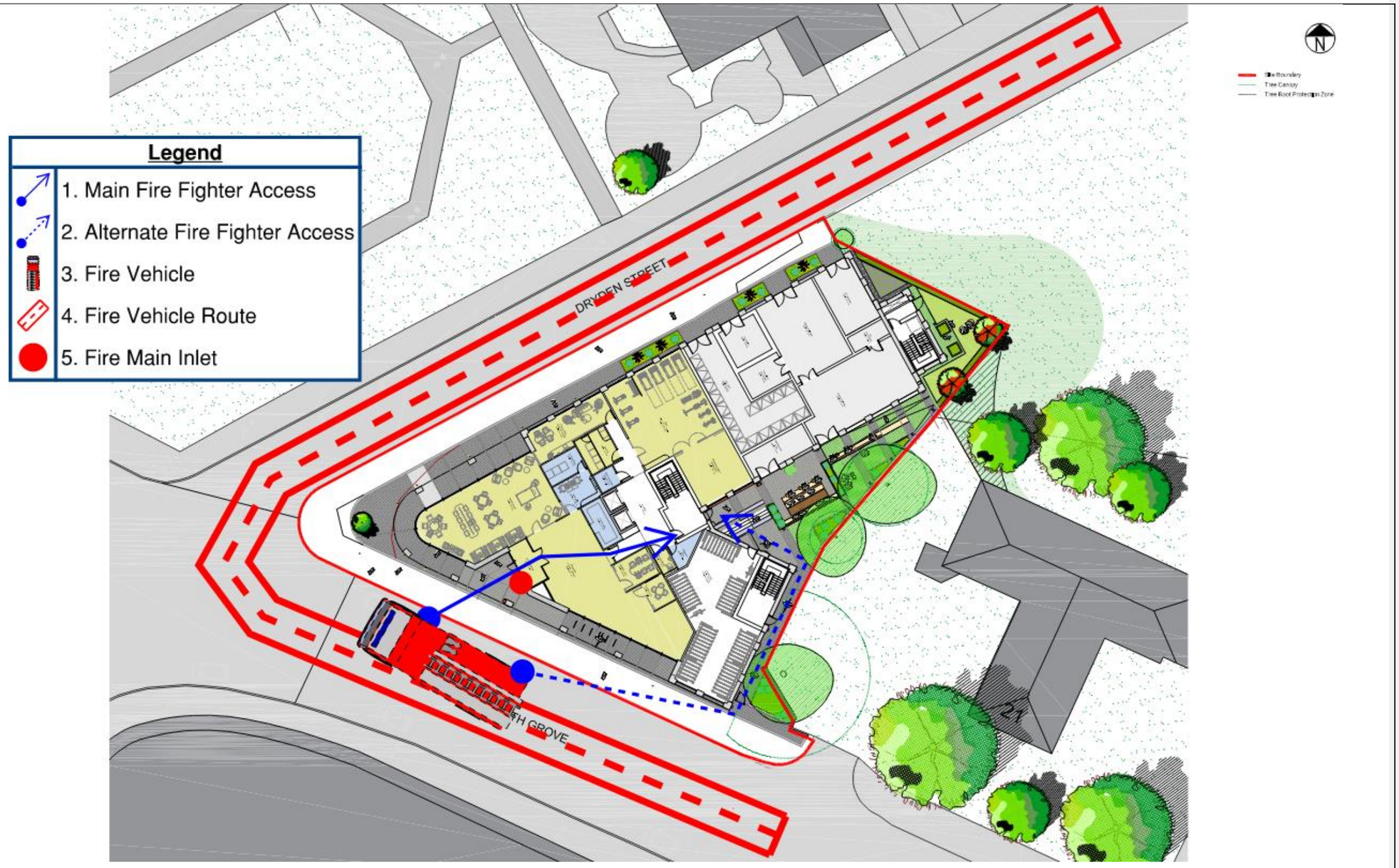
hydrant- public

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

don't know, this will be confirmed as the scheme progresses.

14. Fire service site plan

Fire service site plan is:
inserted in the form



Fire statement completed by

15. Signature	
16. Date	04/10/2023