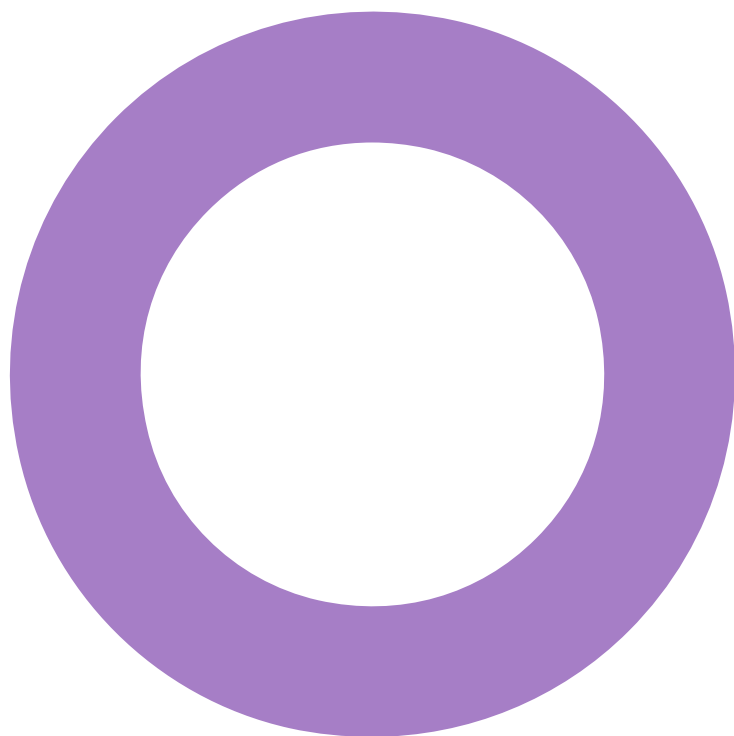


**Phoenix Ironworks.
Manchester.**
Manchester Life Development Company 3 Ltd.

FIRE ENGINEERING
GATEWAY ONE PLANNING STATEMENT

REVISION 01 – 15 JUNE 2023



Audit sheet.

Rev.	Date	Description of change / purpose of issue	Prepared	Reviewed	Authorised
00	09/06/2023	Gateway One Planning Statement	ShB	IH	SB
01	15/06/2023	Update based on design team clarification	ShB	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: 19/22359
Document reference: REP-1922359-5A-ShB-2023 06 15-Gateway one-Rev01.docx

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Introduction.

This fire strategy planning statement has been prepared for Manchester Life Development Company 3 Ltd who are submitting a full planning application for the development of the Phoenix Ironworks premise, consisting of residential apartments, with retail and makers spaces at the Ground floor, located on Jersey Street.

The plans showing the site layout are provided in Appendix A of this document.

The intention of this fire safety statement is to address the main fire safety principles and provide an overview of the requirements and recommendation that the scheme will meet.

Fire Statement form.

Application information	
1. Site address line 1	Phoenix Ironworks
Site address line 2	Jersey Street
Site address line 3	Ancoats
Town	Manchester
County	Greater Manchester
Site postcode (optional)	M4 6JA
2. Description of proposed development including any changes of use (as stated on the application form).	<i>‘The Site is bounded by Naval Street to the north, Poland Street to the east, Jersey Street to the south and Radium Street to the west.</i> <i>The Site currently comprises hardstanding and warehouses. The site is located within the Ancoats Conservation Area, and the Howarth Metal Garages fronting Jersey Street and the wall bounding Jersey and Poland Street are of heritage interest.</i> <i>A historic infilled canal arm, the Bengal Arm was built across the Site in the 19th Century to aid development of the site and the surrounding mills. By 1850 the Site was occupied by the historical Phoenix Iron Works, which comprised a casting shop fronting onto Poland Street, a large central courtyard and a four-story office building fronting onto Jersey Street.</i> <i>The Site is surrounded by a mix of industrial and residential uses. Industrial units are located to the north along Naval Street. To the east of the Site is industrial units and surface car parking. To the south of the Site is Flint Glass Works and Wharf, warehouses converted to offices and residential respectively. To the west of the site is the Grade II* listed Beehive Mill which has been converted into co-working and residential development.’</i>
3. Name of persons completing the fire statement (as section 15), relevant qualifications and experience.	Ian Hall, BEng (Hons), MPhil, CEng, MIFireE – Associate Director Shahista Butt, MEng (Hons), IFE Affiliate Member – Graduate Fire Engineer
Guide: no more than 200 words	
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.	There have been no consultations with the Statutory Authorities undertaken to date.
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)	
The site layout plan is provided in Appendix A.	

The principles, concepts and approach relating to fire safety that have been applied to the development									
6. Building schedule									
a. Block no. as per site layout plan above	b. Block height (m) Number of storeys excluding those below ground levels Number of storeys including 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
Phoenix Ironworks	28.1m 10 (Ground, Level 1-9)	Residential flats, maisonettes, studios Shop Car parking Makers units	Residential flats, maisonettes, studios - Upper Ground, Levels 1-9 Shop – Ground Makers Units - Ground Car parking – Ground	BS 9991 BS 9999	No balconies	Class A2-s1, d0 or better	Simultaneous (Ancillary, shop, car parking) Stay put (residential flats, maisonettes, studios)	Yes – residential sprinklers, full Yes – Commercial sprinklers, full (car park and shop)	M4(2)
7. Specific technical complexities Explain any specific technical complexities in terms of fire safety (for example green walls) and/or departures from information building schedule above. Guide: no more than 500 words The building contains some 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 on the condition that a minimum distance of 1.8m is provided between the hob and escape route. All apartments have been reviewed to confirm this is achieved and the methodology is detailed within the Fire strategy report for Building Control submission. Stair 4, whilst discharging to the outside at ground level, does not provide a direct route to evacuate the building premise. Occupants escaping from Stair 4 are required to exit the building into and internal courtyard and then escape via the walkway connecting the two wings of the building. However, once inside the walkway, the occupants are provided with two directions of escape, one which discharges directly to the outside, with clear access to the adjacent public road. Due to the step back of the building, the Ninth floor is provided with means of escape via Stair 2 only. The travel distances at Ninth floor are within the limits of BS 9991. Whilst this stair is provided with a direct discharge route to the outside, it is also provided with a connection to a lobby which serves some ancillary accommodation. However, this is considered acceptable on the basis that the lobby will be provided with ventilation which will exceed the minimum 0.4m ² ventilation requirements for ancillary accommodation, by virtue of a connection to the residential smoke shaft serving the upper residential levels.									
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 There are no items which would affect the fire safety of the development.									
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									

The principles, concepts and approach relating to fire safety that have been applied to the development
No specific local development documents relevant to fire safety are applicable. Therefore, the design will follow latest Building Regulations guidance documents.

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 Access to the site will be provided in accordance with BS 9991 and BS 9999. Staircase 1-3 are provided with a fire-fighting shafts comprising of fire-fighting stairs, fire-fighting lift, and a dry rising main. The dry rising main inlets will be located within 18m, and in sight of the fire service vehicle access points. A mains outlet will be provided within each firefighting stair at every floor level which the stair serves, with hose distances to the furthest point on the floor plate not exceeding 60m. The dry riser locations are shown in Appendix A of this report. The commercial units are to be provided with access to 15% of the perimeter as per the guidance of BS 9999
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 vehicle access will be provided to the buildings via the surrounding site roadways. Access to the site is provided from the surrounding public roads: Naval Street, Radium Street and Jersey Street. From these locations, access will be possible to the cores and associated firefighting shaft, as well as the commercial units and car park on the ground floor. Is the emergency vehicle tracking route within the site to the siting points for appliances clear and unobstructed? Tick one: yes ☒ no ☐
12. Siting of fire appliances Guide: no more than 200 words Fire vehicle appliances will be provided with access to within 18m of the entrances to the firefighting shafts with dry rising main inlets. Perimeter access will be provided to the commercial units from the adjacent roadways. This is shown in Appendix A.
13. Suitability of water supply for the scale of development proposed Guide: no more than 200 words In accordance with BS 9991, hydrants should be provided within 90m of the Fire Service access route into the building, or for buildings provided with fire mains – within 90m of dry fire main inlets and located on a ring main no more than 90m apart. The approximate locations of the existing hydrants are shown in Appendix A of this report. Nature of water supply:☐open water- limited ☐open water- unlimited ☒hydrant- public ☐hydrant- private ☐tank supply Does the proposed development rely on existing hydrants and if so, are they currently usable / operable? yes ☒ no ☐ don't know ☐
14. Fire Service site plan: provided as a separate plan ☐inserted in the form ☒ The swept path is included in Appendix A.

Fire statement completed by
15. Signature 

Fire statement completed by	
16. Date	09/06/2023

Appendix A – Architectural Plans.

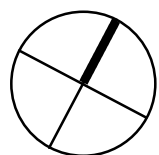
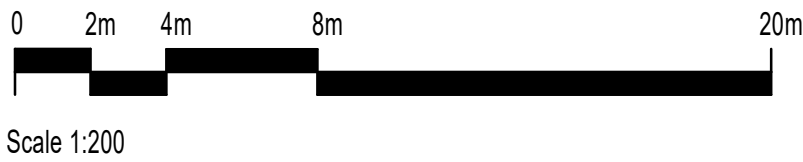
This appendix contains the following information:

1. Site Plan with Blocks Named.
2. Proposed Main Inlet Location and Firefighting Shaft Entrance Locations.
3. Existing Hydrant Locations.
4. Swept Path analysis.

1. Site Plan



GA- Level GF
SCALE: 1:200



Room Legend

- APARTMENT
- BACK OF HOUSE
- COMERCIAL
- FRONT OF HOUSE
- LOBBY/CORRIDOR
- PARKING
- PLANTS
- SHEDS/MAKER SPACES
- TOWN HOUSES

GENERAL NOTES

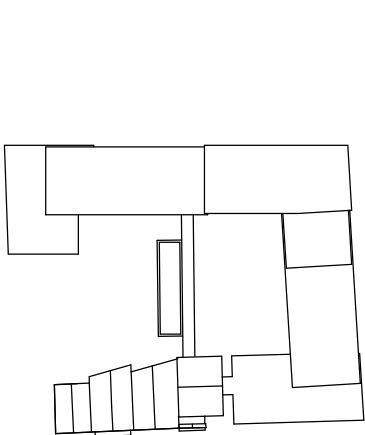
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REV	DATE	DESCRIPTION	DRN	CHK
-----	------	-------------	-----	-----

KEY PLAN



PROJECT

Phoenix Ironworks

Jersey Street,
Ancots

CLIENT

MLDC3 Ltd.
Unit 5,
Royal Mill,
17 Redhill Street,
M4 5BA



ARCHITECT

CALLISONRTKL™

CallisonRTKL Ltd.
Suite 12A
Manchester One
Portland Street
Manchester
M1 3LF

SHEET IDENTIFICATION

TITLE
Ground Floor GA

STATUS

PLANNING PERMISSION

PROJECT NUMBER 058-210006	SCALE @ A1: 1:200
SUITABILITY CODE S4	DATE DRAWN: 02/06/2023
REVISION	DRAWN BY: JO
	CHECKED BY: MP

PROJECT ORIGIN ZONE LEVEL TYPE ROLE NUMBER
PIW - CRL - ZZ - 00 - DR - AR - P12000

2. Proposed Main Inlet Location



Room Legend

- APARTMENT
- BACK OF HOUSE
- COMERCIAL
- FRONT OF HOUSE
- LOBBY/CORRIDOR
- PARKING
- PLANTS
- SHEDS/MAKER SPACES
- TOWN HOUSES

GENERAL NOTES

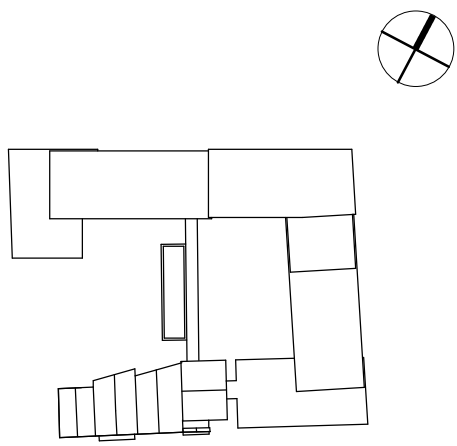
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REV	DATE	DESCRIPTION	DRN	CHK
P12	11/05/23	Mass Update	JO	MP
P11	27/03/23	Unit Layout Revision	JO	MP
P10	23/02/23	Stage 3 Revision	JO	MP
P9	08/02/23	Frozen Stage 3	JO	MP
P8	25/01/22	Update GF, LV 01 and elevations	JO	MP
P7	12/12/22	Updated as clouded following DTM		
P6	28/11/22	Updated in line with client comments	RB	MP
P5	23/09/22	Issued for Stage 2	ER	MP
P4	09/09/22	Issued for stage 2 design freeze	RB	MP
P3	26/08/22	Issued for Market Testing	ER	MP
P2	15/08/22	Issued for Information		
P1	18/07/22	First Issue		

KEY PLAN



PROJECT

Phoenix Ironworks

Jersey Street,
Ancots

CLIENT

MLDC3 Ltd.
Unit 5,
Royal Mill,
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M4 5BA



ARCHITECT

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SHEET IDENTIFICATION

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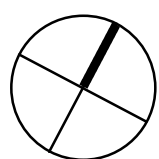
STATUS

STAGE 3

PROJECT NUMBER 058-210006	SCALE @ A1: 1 : 200
SUITABILITY CODE S3	DATE DRAWN: 06/04/22
REVISION P12	DRAWN BY: JO
	CHECKED BY: MP

PROJECT	ORIGIN	ZONE	LEVEL	TYPE	ROLE	NUMBER
PIW	CRL	ZZ	-00	-DR	AR	-1200

1 GA- Level GF
SCALE: 1 : 200



3. Existing Hydrant Locations

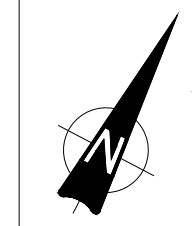
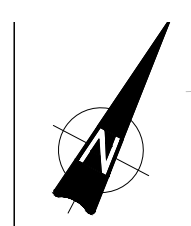


Scale: 1:1621 Date: 21/07/2020	WATER MAINS RECORDS	
Address or Site Reference: URO6751.2FM - Poland Street Manchester Printed by: Property Searches		
The position of the underground apparatus shown on this plan is approximate only and is given in accordance with the best information currently available. United Utilities Water will not accept liability for any loss or damage caused by the actual position being different from those shown. Crown copyright and database rights 2017 Ordnance Survey 100022432. Unauthorised reproduction will infringe these copyrights.		

Clean Water Symbolology

Proposed	Abandoned	Live	
			Distribution Main
			Trunk Main
			Comms Pipe
			Private Pipe
			Concessionary Service
			Raw Water
			LDTM Raw Water
			LDTM Treated Water
			Air Valve
			AC Valve, open
			AC Valve, closed
			CC Valve, open
			CC Valve, closed
			Non Return Valve
			Pressure Management Valve
			OMS Valve
			Stop Tap
			Flow Meter
			Domestic Meter
			Commercial Meter
			Pump
			Hydrant
			Fire Hydrant
			Anode
			Chlorination Point
			De-chlorination Point
			Strainer Point
			Access Point
			Hatch Box
			IP Point
			Sampling Station
			Logger Box
			Bore Hole
			Inlet Point
			Bulk Supply Point
			End Cap
			Site Termination
			Change of Characteristic
			Condition Report
			<u>Property Types</u>
			Water Tower
			Valve House
			Booster Pumping Station
			Intake Pumping Station
			Water Treatment Works
			Supply Reservoir
			Service Reservoir
			Impounding Reservoir
			Pipe Bridge

Symbology for proposed assets is the same as above, but shown in **green**
 Symbology for abandoned assets is the same as above, but shown in **black**



VEHICLE PROFILE:

-
- Diagram of a train car with dimensions. The total length is 22. The distance from the front to the first wheel is 2.5. The distance between the two wheels is 4.2.

7.700m
2.430m
3.512m
0.397m
2.380m
5.00s
7.400m



Civils & Structures • Transport Planning • Environmental • Infrastructure • Geotechnical • Conservation & Heritage • Principal Designer
Birmingham • Bristol • Cambridge • Cardiff • Douglas • Dublin • Edinburgh • Glasgow • Kendal • Leeds • Liverpool • London • Manchester • Nottingham

PRELIMINARY

PHOENIX IRONWORKS - ANCOATS

SWEPT PATH ANALYSIS LARGE CAR

Scale: 1:500	LL	LL	AI
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080866 - CUR - XX - 00 - D - TP - 05004 - P01

080866 - CUR - XX - 00 - D - TP - 05004 - P01

\\mfs02\Projects\080001 - 081000\080866 - Manchester Life Plot A\Q4-Production\4A-Models-Drawings\TFCAD\051



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