

Fire Statement – FS 001.1

Project: One Medlock Street
Subject: The Town and Country Planning Order - Fire Statement
Date: 17 October 2022
Author: Stuart Crick
Checked: Adam Monaghan



1 Introduction

This Fire Statement has been prepared by Design Fire Consultants (DFC) and is submitted in support of the planning application made by Premier Inn Hotels & Dominvs Group for the One Medlock Street development located in Manchester.

The purpose of this Fire Statement is to evidence that fire safety matters, as they relate to planning, have been considered at an early stage of the project.

This Fire Statement includes a concise summary of the approach to the fire safety design, site layout, access and facilities for firefighting, and details of any consultation undertaken on fire safety and consideration of local development documents.

This Fire Statement forms part of the planning application information only. It is not intended for formal Building Regulations submission and should not be used as such.

1.1 Town and Country Planning Order

The requirement for a Fire Statement is requested under The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)¹.

The regulatory regime also establishes the Health and Safety Executive as a statutory consultee.

A Fire Statement is required to be submitted as part of a full planning application (or with the reserved matters planning application) for:

- A development which involves the provision of one or more relevant buildings;
- A development of an existing relevant building; or
- A development within the curtilage of a relevant building.

A relevant building is currently defined as:

- A building that contains two or more dwellings; and is 18m or more in height, or contains 7 or more storeys.
- A building that constitutes educational accommodation; and is 18m or more in height, or contains 7 or more storeys.

Educational accommodation is defined as:

¹ UK Government, 'The Town and Country Planning (Development Management Procedure and Section 62A Application (England) (Amendment) Order 2021', July 2021

- Residential accommodation for the use of students who are boarders at school in connection with them attending a school; or
- Residential accommodation for use of students attending higher education courses, further education courses, or course at 16 to 19 Academies.

The height of a building is measured from ground level to the top floor surface of the top storey of the building (ignoring any storey which is a roof-top machinery or plant area or consists exclusively of machinery or plant rooms).

When determining the number of storeys a building has: any storey which is below ground level is to be ignored; and any mezzanine floor is a storey if its internal area is at least 50% of the internal floor area of the largest storey in the building which is not below ground level.

A storey is treated as below ground level if any part of the finished surface of the ceiling of the storey is below the ground level immediately adjacent to the part of the building.

1.2 Relevant Documents

Table 1: Relevant documents used to inform the Fire Statement

Name	Reference
Site Plan	100_MP_02_2200 (Rev J)
Level 00	100_B1_02_2200 (Rev A)
Level 00M	100_B1_02_2200M (Rev -)
Level 01	100_B1_02_2201 (Rev A)
Level 02	100_B1_02_2202 (Rev A)
Level 11	100_B1_02_2211 (Rev -)
Level 12	100_B1_02_2212 (Rev -)
Level 18	100_B1_02_2218 (Rev -)
Level 37	100_B1_02_2237 (Rev -)
Elevation West	100_B1_04_2200 (Rev B)
Elevation West	100_B1_04_2201 (Rev B)
Elevation West	100_B1_04_2202 (Rev B)
Elevation West	100_B1_04_2203 (Rev B)

2 Fire Statement Form

The Fire Statement form includes a concise summary of the approach to fire safety taken, the site layout, access and facilities for firefighting, details of consultation undertaken on fire safety and consideration of local development documents.

Table 2: Application information

Application information		
1.	Site Address line 1	One Medlock Street
	Site Address Line 2	Medlock Street
	Site Address Line 3	
	Town/City	Manchester
	County	
	Site Postcode (Optional)	M15 5FJ
2.	Description of proposed development including any change of use (as stated on the application form)	The demolition of the existing hotel building and structures and the development of the site for office uses (Use Class E), flexible office/community use (Use Class E/F1/F2) and purpose-built student accommodation (Sui Generis) comprising two separate buildings, along with associated ancillary internal and external amenity space, hard and soft landscaping and associated highway works
3.	Name of person completing the Fire Statement (as Section 15), relevant qualifications and experience.	<i>No more than 200 words</i> Author's Name: Stuart Crick Post-Nominals: BEng (Hons), MSc, AIFireE Relevant Qualifications and Experience: Stuart graduated with a BEng in Fire Engineering in 2014 and with a Masters in Fire Safety Engineering in 2016. He has over 8 years of experience working as a fire engineer in the UK, specifically working with building design and construction. This has included a large number of purpose built residential developments. Checker's Name: Adam Monaghan Post-Nominals: BSc, CEng, FIFireE Relevant Qualifications and Experience: A Chartered Engineer and an active fellow of the Institution of Fire Engineers, 23 years of consulting experience, specialising in residential, commercial offices, heritage, developments.

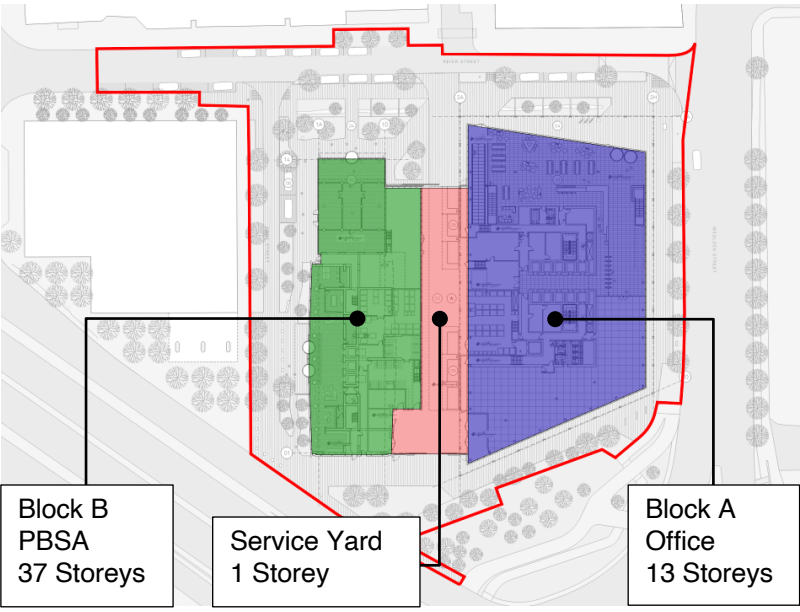
Application information		
4.	State what, if any, consultation has been undertaken on issues relating to the fire safety of the development; and what account has been taken of this.	<i>No more than 200 words</i> No preliminary discussions have yet taken place with the Approved Inspector and the fire service. However, formal consultation between the Approved Inspector will take place during the later design stages and the fire strategy agreed with the Approved Inspector and the fire service.
5.	Site layout plan with block numbering as per building schedule referred to in 6. <i>(consistent with other plans drawings and information submitted in connection with the application)</i>	<i>Site layout is:</i> The site includes two blocks: - Block A is a 13 storey office building - Block B is a 37 storey purpose built student accommodation (PBSA) building - A service yard is included between the two blocks which is partially covered  Block B PBSA 37 Storeys Service Yard 1 Storey Block A Office 13 Storeys

Table 3: The principles, concepts and approach relating to fire safety

The principles, concepts and approach relating to fire safety	
6. Building Schedule	
Site Information	
a)	
Block no. as per site layout plan above	Block B

The principles, concepts and approach relating to fire safety	
b) Block height (m) Number of storeys excluding those below ground level Number of storeys including those below ground level	111.4m Ground + 37 None
c) Proposed use (one per line)	Student accommodation
d) Location of use within block by storey	Student Accommodation – Levels 01-10, 12-36 Student Amenity – Levels 00, 01, 11, 37 Student BOH – Levels 00, 00M, 11 Community Use – Levels 00
Building Information	
e) Standards relating to fire safety/ approach applied	BS 9991
f) Balconies	No Balconies
g) External wall systems	Class A2-s1, d0 or better
Residential Safety Information	
h) Approach to evacuation	Staged
i) Automatic suppression	Yes – Residential Sprinklers (Full)
j) Accessible housing provided	M4(3)

The principles, concepts and approach relating to fire safety

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

Open plan apartments are permitted in BS 9991. There are however unenclosed kitchens which may necessitate analysis of cooking facility locations to ensure that a cooking fire will not impede occupant egress. Such analysis may require alternative cooker locations, or the implementation of power cut off devices. There is adequate flexibility in all kitchen layouts to either amend or include power cut off devices which will be fully quantified during detailed design.

The building height exceeds 100m (111.4m) therefore a qualitative design review will be required to determine whether the recommendations of BS 9991 are appropriate. Initial considerations of this have included a second stair to serve all floors, an additional wet rising main for fire service use within the second stair, mechanical ventilation to common corridors as opposed to natural ventilation, and upgrade of a second lift to be suitable for evacuation.

The site includes multiple blocks with a 13 storey office block adjacent to the PBSA block, with a partially covered service yard between. The strategies for both blocks will be co-ordinated to ensure that the strategy for the office does not impact on the PBSA block and vice-versa.

Purpose built student accommodation is similar to flats in many ways however cluster apartments include more bedrooms than typical flats. BS 9991 includes specific guidance for cluster accommodation which will be included within the fire safety design. Discussions will be held with the operator to ensure the fire strategy aligns with their management capabilities.

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

Where future building works are exempt from the Building Regulations they would need to be managed under the Regulatory Reform (Fire Safety) Order⁹ (FSO).

However, if the proposed works are to carry out 'building work' as defined in Regulation 3 of the Building Regulations, then the works must meet the relevant technical requirements in the Building Regulations at the time, and they must not make other fabric, services, and fittings less compliant than they were before - or dangerous.

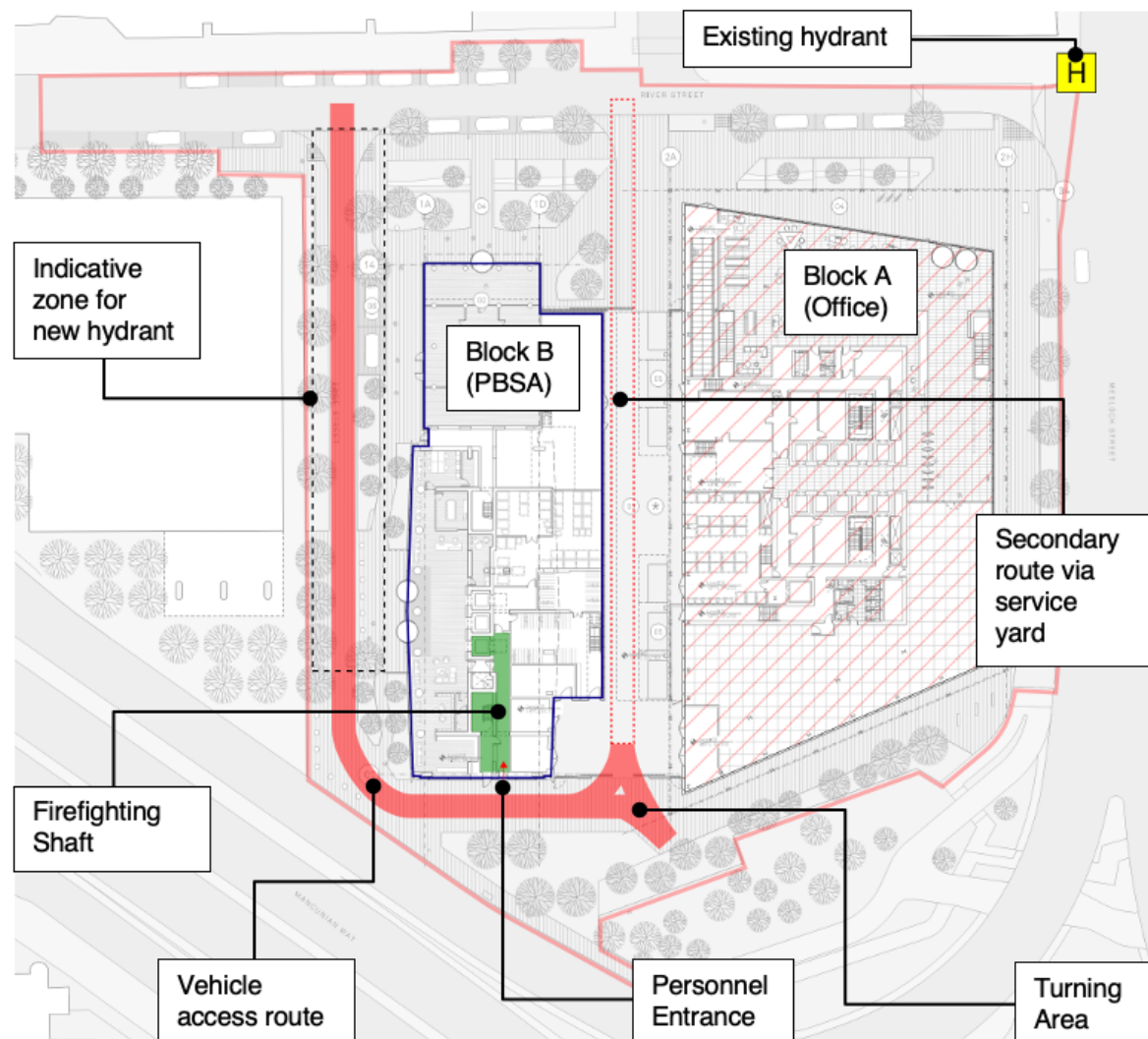
9. Local development document policies relating to fire safety

Explain how any policies relating to fire safety in relevant local development documents have been taken into account.

Guide: no more than 200 words

None

Table 4: **Emergency road vehicle access and water supplies for firefighting purposes**

Emergency road vehicle access and water supplies for firefighting purposes
10. Fire service site plan <i>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?</i> <i>Guide: no more than 200 words</i> Fire service vehicle access is provided via Edge Street on the West of the site. This provides access to within 18m of the firefighting shaft at the South of the site and will be within sight of the inlet for emergency replenishment of the water tank. Turning facilities are provided at the entrance of the service yard due to the access road exceeding 20m. A secondary route is available through the service yard. A new hydrant will be provided on the west of the site due to existing hydrants being more than 90m from the building entrance. Internally the building is provided with a firefighting shaft to serve all floors of the building, with firefighting stair, firefighting lift, wet rising main and mechanically vented lobbies/corridors. A second outlet for the wet rising main will be included within the second stair.  The diagram illustrates the fire service site plan for the property. It shows two main building blocks: Block A (Office) and Block B (PBSA). Block A is shaded with red diagonal lines, and Block B is outlined in blue. A red line indicates the 'Vehicle access route' from Edge Street on the west, leading to a 'Turning Area' and a 'Personnel Entrance'. A 'Firefighting Shaft' is located near Block B. A 'Secondary route via service yard' is also shown. An 'Existing hydrant' is marked with a yellow 'H' on the east side. An 'Indicative zone for new hydrant' is marked on the west side. The plan also shows 'Mandeville Way' and 'Rivers Street'.

Emergency road vehicle access and water supplies for firefighting purposes**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 vehicles will approach via River Street before entering site on Edge Street. Edge Street will meet the following requirements for a pump appliance:

- Min. width of road between kerbs = 3.7m.
- Min. width of gateways = 3.1m.
- Min. clearance height = 3.7m.
- Min. carrying capacity = 12.5 tonnes.

Edge Street exceeds 20m therefore turning facilities will be provided at the gate to the service yard. The turning area has initially had the swept path assessed, and this will be updated to incorporate the updated landscaping and service yard fence/gate once finalised.

Access to the firefighting shaft is at the southern end of Edge Street.

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

The building is provided with wet rising mains, therefore vehicle access will be provided within 18m and within sight of the entrance to the firefighting shaft and within sight of the inlet for emergency replenishment of the water tank.

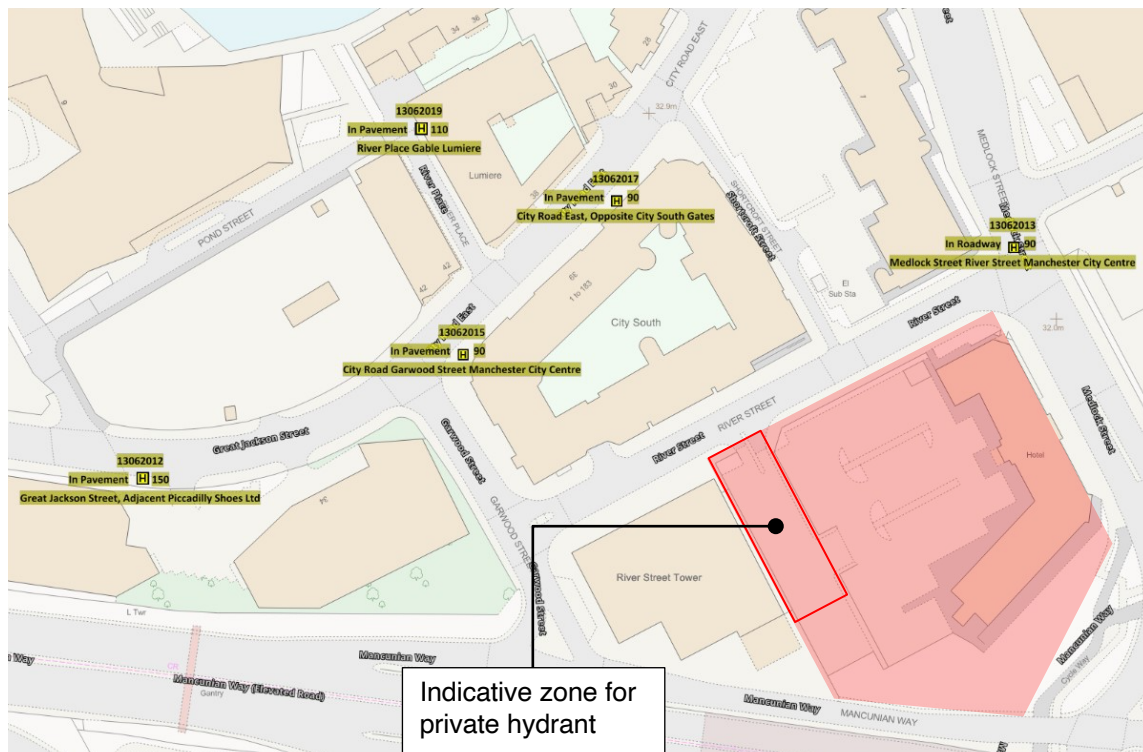
Fire services vehicles will park on Edge Street on the west of the site, giving access to the firefighting shaft.

Emergency road vehicle access and water supplies for firefighting purposes

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

Guide: no more than 200 words

There are operational public hydrants available near to the development, however these are only suitable for Block A (Office Use) and are more than 90m away from Block B (PBSA) building entry points, therefore an additional private hydrant will be provided as part of the development to ensure adequate water is available for fire service use. The building is provided with onsite water supply for the sprinkler suppression system (60 minutes duration) and wet rising main (at least 45,000L).



Nature of water supply (Choose one below):

Hydrant – Public

Hydrant – Private

Public hydrants are provided as indicated in the figure above, a private hydrant will be provided as part of the development.

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

Yes, GMFRS have confirmed the public hydrants indicated above are operational. A private hydrant will be provided as part of the development.

Emergency road vehicle access and water supplies for firefighting purposes

14. Fire service site plan

Fire service site plan is as follows:

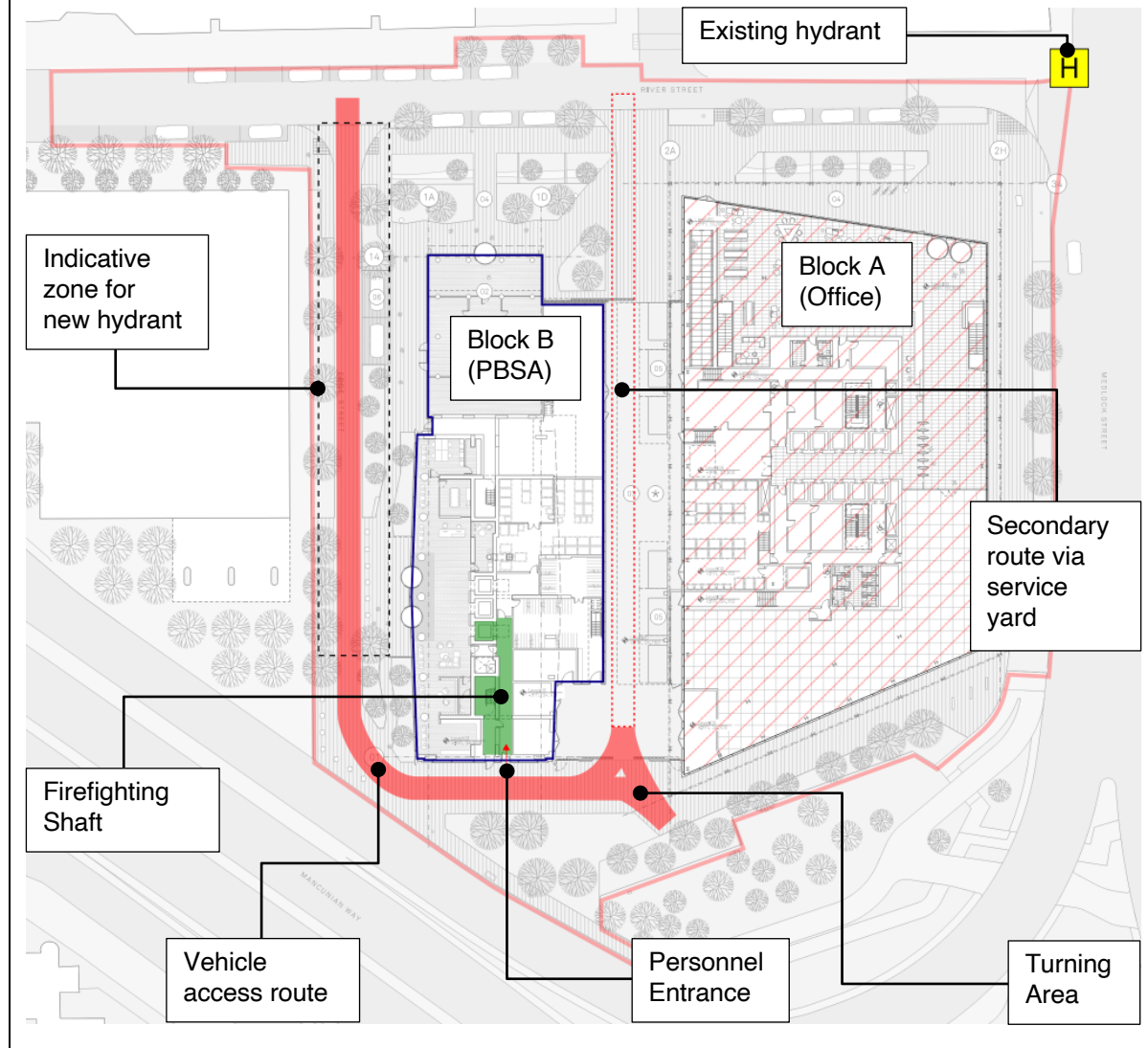


Table 5: Fire Statement completed by

Fire Statement completed by	
15. Signature	Author: Stuart Crick  Checker: Adam Monaghan 
16. Date	17 October 2022