

1NQ, TARIFF STREET, MANCHESTER HSE COMMENTS

GM2001/hz/15ax
17th January 2023

INTRODUCTION

Following issue of the Fire Statement Form of 1NQ, Tariff Street, Manchester (Ref: 13hzl-dpp Fire Statement Form – Tariff Street, dated 29th November 2022), HSE have carried out a review of the form.

This report presents responses to the comments raised by HSE (ref: pgo-2456, dated 11th January 2023). HSE comments are provided in blue.

Section 1.5: The drawings provided for Block 1 show all three stairs that serve the flats also descent into the basement (detailed as lower ground floor on plans). The fire safety standards state that where there is more than one common stair from an upper storey or part thereof, at least one such stair serving the upper storeys (or parts thereof) should terminate at ground level; any other stair may connect with the basement storey(s), provided that it is separated from each basement level by a protected lobby.

JH response: The drawings will be amended. Stair 2 (which forms part of the firefighting shaft) will only serve ground to upper levels.

Section 1.6: the firefighting stair accessed from Port Street is the only stair that serves the residential amenity areas on the 10th floor. Section 6 column h) of the fire statement states that the approach to evacuation is simultaneous from these areas. Any smoke entering the stair from a fire within the basement could affect people escaping from these areas, therefore this stair is the most critical if its compromised in a fire response.

JH response: See response above.

Section 2.1: The ground floor drawing identifies the installation of a dual-entry firefighting lift. The fire safety standard states that the use of dual-entry firefighting lifts is not recommended in residential buildings. Design changes necessary to provide suitable firefighting lifts for firefighter safety during their operations should not affect land use planning considerations in this instance, but may be identified at later regulatory stages

JH response: A fire engineering approach has been/will be further developed to mitigate any risk to firefighters using the lift. These are:

- Each point of entry will be approached by a smoke vented lobby/corridor.
- The spaces opening into the smoke vented lobby/corridor will be sprinklered.
- The smoke vented lobby will be provided with the same standard of fire resisting as a typical firefighting shaft i.e. enclosed in 120 minutes fire resisting construction.
- Entry into the firefighting shaft at ground floor will be from the dedicated corridor from Tariff Street i.e. there will be additional signages to aid firefighters (see Figure 1 below)

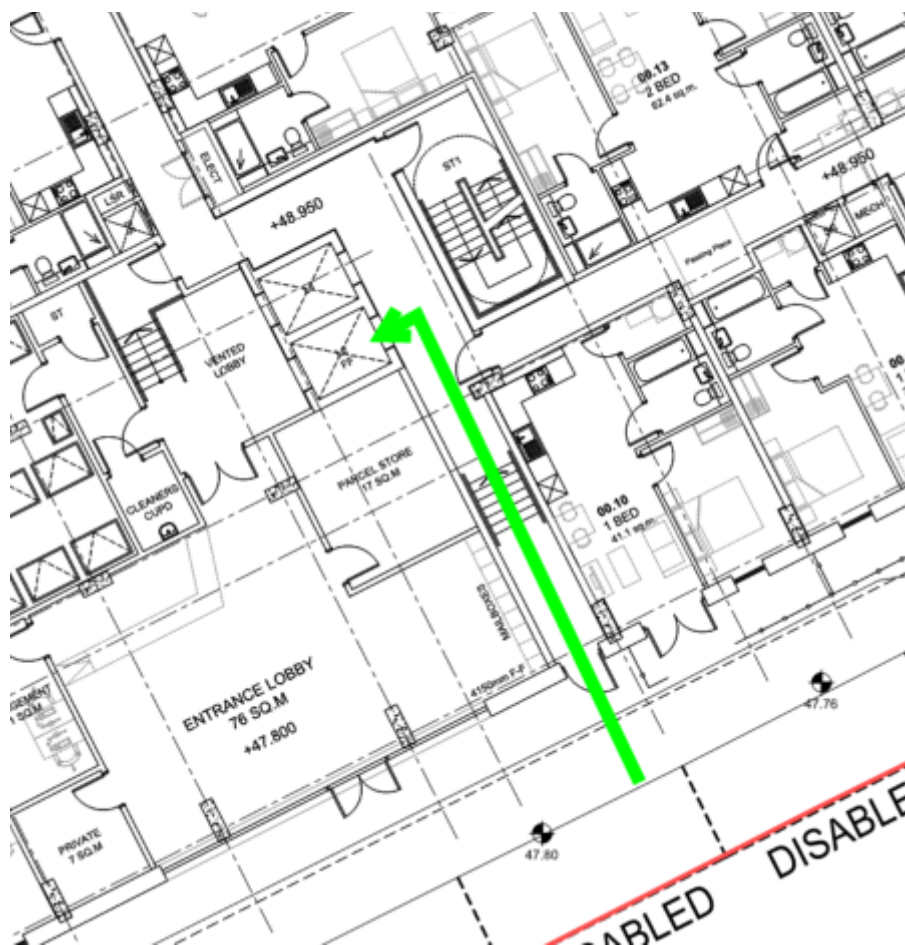


Figure 1 Firefighters' Point of Entry