

Fire Statement Form (JH Reference: GM2001/GM2002)

Application information	
1. Site address line 1	1NQ,
Site address line 2	Tariff Street,
Site address line 3	
Town	Manchester
County	
Site postcode (optional)	M1 2FF
2. Description of proposed development including any change of use (as stated on the application form):	Full planning permission for the demolition of an existing building on site and the erection of two residential apartment buildings (Use Class C3) including a Part 9, Part 10 (with set back amenity level) and a separate stand-alone 12-storey building (comprising of 267 dwellings in total), with ground floor commercial use (Use Class E), associated resident's amenity space, cycle parking, landscaping access, street loading 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	Sam Ablitt, MPhys, CPhys, MInstP, MIFireE Sam Ablitt is a Technical Director in the Jensen Hughes Manchester office and has over 9 years of experience in developing building Fire Strategies. He is a Member of the Institute of Fire Engineers and a Chartered Physicist. He has extensive experience in developing fire strategies for a wide range of residential buildings. This includes fire and smoke modelling and structural fire engineering analysis. Some notable residential projects are listed below:- • The Light, MediaCityUK, Manchester • SOYO, Leeds • The Mercian Birmingham As part of Jensen Hughes, Sam 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. 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)



LeachRhodesWalker
Architects

Ground Floor Plan: 80 Chancery Place, Manchester, M2 5LN | 0161 828 0711 | info@lrw.co.uk | www.lrw.co.uk

8198 TARIFF STREET: PROPOSED SITE PLAN (COLOUR)

Scale: 1:500@A2 Auth By: C.J.G. Drawn By: N.C. Date: 07.11.22 Dwg No: 8198-LRW-22-22-DR-A-00-121_P02

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
Block 1	- The top floor height of the block is 31.3m above the lowest ground floor level. - The building comprises of 11 storeys - The building comprises of 12 storeys	Residential flats	Lower ground to Level 9	BS9991	no balconies	class A2-s1, d0 or better	stay put	yes-residential sprinklers, full	none
		Retail Unit	Ground	Approved document B vol 2	no balconies	class A2-s1, d0 or better	simultaneous	yes-residential sprinklers, full	N/A non resi
		Cycle Space, Tank Room, Comms Room	Lower Ground	Approved document B vol 2	no balconies	class A2-s1, d0 or better	simultaneous	yes-residential sprinklers, full	none
		Refuse Store, Entrance Lobby, Dual Substation, Tank Room, Switch Room	Ground	Approved document B vol 2	no balconies	class A2-s1, d0 or better	simultaneous	yes-residential sprinklers, full	none
		Private Dining, Gym, Amenity Space, Multi-Purpose Room	Level 10	Approved document B vol 2	no balconies	class A2-s1, d0 or better	simultaneous	yes-residential sprinklers, full	none
		Residential Roof Terrace	Level 10	Approved document B vol 2	no balconies	class A2-s1, d0 or better	simultaneous	none	N/A non resi
Block 2	- The top floor height of the block is 34.5m above the lowest ground floor level. - The building comprises of 12 storeys - The building comprises of 13 storeys	Residential flats	Level 1 to Level 11	BS9991	no balconies	class A2-s1, d0 or better	stay put	yes-residential sprinklers, full	none
		Sprinkler Tank, Cycle Store, Comms Room	Basement	Approved document B vol 2	no balconies	class A2-s1, d0 or better	simultaneous	yes-residential sprinklers, full	none
		Retail Unit	Ground	Approved document B vol 2	no balconies	class A2-s1, d0 or better	simultaneous	yes-residential	N/A non resi

								sprinklers, full	
		Entrance Lobby, Parcel Store, Refuse Store, Cleaners Cupboard, Switch Room	Ground	Approved document B vol 2	no balconies	class A2-s1, d0 or better	simultaneous	yes- residential sprinklers, full	N/A non resi
		Residential Roof Terrace	Level 12	Approved document B vol 2	no balconies	class A2-s1, d0 or better	simultaneous	none	N/A non resi

7. Specific technical complexities

Both buildings will generally be designed to follow the guidance of BS9991. The following will be provided to both blocks:

- Sprinklers in accordance with BS9251:2021 will be provided throughout the building. This includes the commercial space and the amenity spaces (all areas will be less than 100 m²)
- Several flats have been designed as an open-plan flat. This is supported with the provisions of sprinklers and an LD1 standard of alarm system.
- The open plan flats will be no bigger than 16m x 12m and the cooking hob within each flat will be more than 1.8m away from the escape route.
- Other flats are provided with a protected internal hallway entrance enclosed in 30 minutes fire resistance.
- All corridors/lobbies approaching the stair will be provided with a smoke control system.
- All external walls of the apartment block will be designed in line with Regulation 7 of the Building Regulations and no combustible materials will be proposed within the external wall construction.
- Travel distance in all areas will be within the recommended limit.
- Evacuation lift(s) will be provided to each block.

Specific issue(s) relating to each block is listed as follows:

Block 1

- There will be 3 stairs within the building, with one stair extending all the way to the top floor level. However this level only contains amenity spaces e.g. Gym, Multi-Purpose Room etc. The smoke venting to the corridor will exceed the minimum requirement under the Building Regulations’ standard to support this layout.
- There will be two firefighting shafts to this block. Each firefighting shaft will include a firefighting stair, firefighting lift and a dry riser.
- There will be a dual-entry firefighting lift in one of the firefighting shafts. This is against the recommendations of the code guidance but will be supported with the provisions of smoke venting lobby to both sides of the dual entry lift.

Block 2

- Single stair serving all the levels in the building.
- There will be amenity spaces at basement and ground floor. BS9991 allows for a single stair building to be connected to amenity spaces provided that a smoke vented lobby/corridor is provided between the stair and the amenity spaces. This will be provided.
- There will be a single firefighting shaft which includes firefighting stair, firefighting lift and a dry riser.
- The stair will be separated between the basement and ground level.

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 draw on guidance from BS 9991 for the block of flats and ADB Vol 2 for the commercial units and amenity spaces. |

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 /ADB Volume 2.. |

11. Emergency road vehicle access

There is fire vehicle access to Block 1 via Port Street and Tariff Street while Block 2 will have access via Tariff Street. These streets provide good access to each block.

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

yes

12. Siting of fire appliances

There are existing fire hydrants located within the fire main inlets (see Section 14 of nearest locations of the hydrants)

The dry riser inlet will be in sight of, and within 18m of the fire vehicle parking position. See Section 14.

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

Nature of water supply:

hydrant- public

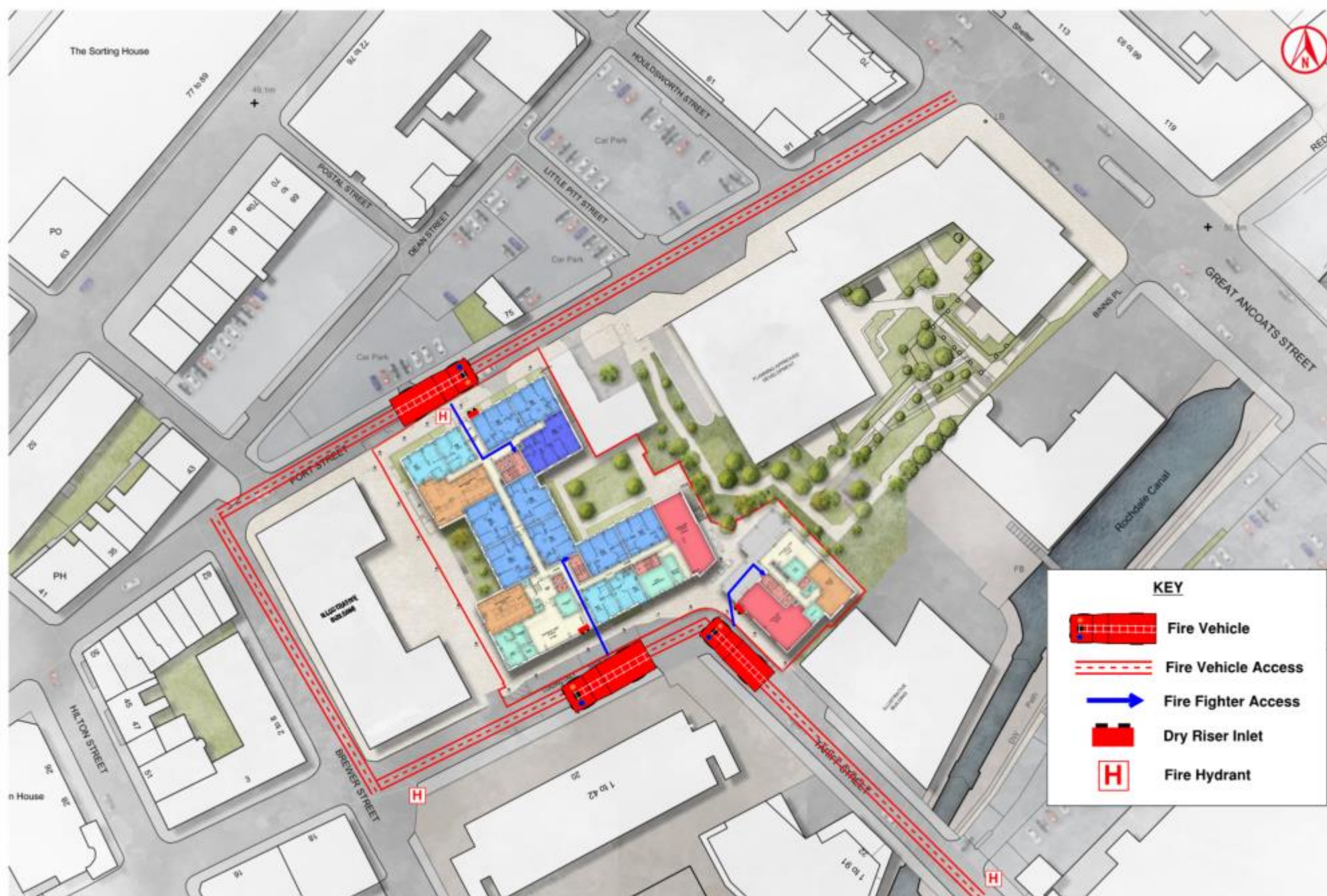
Does the proposed development rely on existing hydrants and if so are they currently usable / operable?

yes

14. Fire service site plan

Fire service site plan is:

inserted in the form



Fire statement completed by

15. Signature

S. Abbott

16. Date

29/11/2022