ORIONFIRE
ENGINEERING

GATEWAY ONE FIRE STATEMENT

PROJECT NAME: Robert Street

DATE: 19th March 2026

REF: OF-001223-FSS-02

Application Information		
1	Site Address Line 1	Junction of Robert Street and Dutton Street.
	Site Address Line 2	Robert street
	Site Address Line 3	
	Town	Manchester
	County	
	Site Postcode (Optional)	M3 1LE
2	Description of proposed development including any change of use (as stated on the application form):	Demolition of existing structures and erection of a part 10, part 11, part 14 and part 20 storey residential building comprising 189 units with associated residents' amenity space, servicing and public realm
3	Name of person completing the fire statement (as section 15.), relevant qualifications and experience.	**Written By:** Chloe Grundy, MSc, BSc (Hons), MIFireE, 10 years' experience Bath Lane, Leicester Chloe provided support to Winvic Construction during the detailed design and through to handover for the mixed used development at Bath Lane in Leicester. The scheme comprised 256 one bedroom and 128 two-bedroom apartments within three towers that reached 10, 14 and 16 storeys high. Additionally, there was a ground floor commercial unit, an under-croft car park, and a large shared outdoor space for residents. Chloe developed several fire engineered solutions for the podium access/egress and attended site throughout the construction stage of the development to assist with the implementation of the fire strategy. The adoption of fire engineering on the scheme was critical to allow for greater architectural freedom to the design and incorporate client requirements while also ensuring life safety was maintained in relation to following standard design guidance. **Reviewed By;** Lisa Farnell MSc PEng CEng MIFireE 15 years' experience as a fire safety engineer. Chartered Engineer with the Engineering Council. Member of the Institution of Fire Engineers. Licensed Professional Engineer (Ontario, Canada) Relevant experience: Bollo Lane, London Lisa is currently working on the Bollo Lane mixed use residential project in Ealing, London. The development comprises two plots, each having areas of flexible commercial use situated, with storeys of private rental and student accommodation above (10 storeys for one block, 19 for the other). Both blocks of the project are currently progressing through Gateway Two in England. The scope of works Lisa has been involved in stretches from RIBA Stage 2 concept design to through to construction and handover.
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.	Orion Fire have undertaken a review of the architects GA Floor plans and site plan to provide comments on any required alterations that may affect the planning of this application (OF-001223-DRC-03). Orion Fire have also produced a pre-planning fire strategy for the development (OF-001223-OFS-02).

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)

Inserted in the form



It should be noted that the residential ancillary spaces form part of the residential development and therefore are not classed as separate use under Section 6.

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
N/A	c.58.9m when measured from the lowest adjacent ground floor level to the topmost occupied storey. 20 storeys excluding those below ground	Residential flats, maisonettes, studios	Level 00 to Level 19	BS9991	No balconies	Class A2-s1, d0 or better	Stay put	Yes - residential sprinklers, full	N/A non resi

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

The building will be provided with PV panels on the roofs. There is currently no prescriptive guidance in relation to Part B of the Building Regulations in relation to PV Panels located on the roof of a building, however, Orion Fire advise that where PV panels are to be used, roof decks should be formed of a concrete slab.

The building will be provided with green roofs. Fire performance of Green Roofs should be in accordance with recommendations outlined in The Green Roof Organisation – GRO fire risk guidance document and in the Ministry of Housing, Communities and Local Government (MHCLG) guidance document “Fire Performance of Green Roofs”.

Stairs and associated lift lobbies are to be protected from smoke ingress by mechanical smoke ventilation systems (MSVS). To validate the performance of these systems, a Computational Fluid dynamics (CFD) analysis should be undertaken at a later design stage. The analysis must demonstrate that the stair enclosures and adjacent lift lobbies (if provided) are adequately protected from smoke ingress during both the evacuation phase and firefighting operations where the stair door is held open.

The proposed smoke ventilation strategy serving the common corridor will be designed for smoke clearance. In accordance with the Smoke Control Association (SCA) guidance, as referenced within BS 9991:2024 the system will be required to return tenable conditions within the corridor within two minutes of the door to the fire apartment closing; and protect the stair cores and lift lobby against smoke ingress during the firefighting phase. The performance and effectiveness of the proposed system will be validated through Computational Fluid Dynamics (CFD) modelling at the next design stage to confirm compliance with the above performance criteria

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.

The current recommendations of the BS 9991 prescriptive guidance require any cooking facilities are located at least 2.7m from obstructions on the escape route. The cooking facilities will be remotely located within the apartments.

All ancillary accommodation will be subdivided to no more than 100m^2 per compartment and will be provided with sprinkler protection to a BS 9251 standard Category 4.

As the building is classed as a relevant building the external walls will comprise SFS inner infill frame, comprising A2-s1,d0 rated plasterboard internally, A1 rated insulation between A1 rated metal studs, A1 rated weather defence board. A1 rated mineral wool slab insulation. External finish of A1 rated brickwork and areas of wet cast concrete. All ancillary components to be in line with Regulation 7

Stairs and lift lobbies which are intended to serve as temporary waiting spaces for mobility-impaired occupants, are to be protected from smoke ingress by mechanical smoke ventilation systems (MSVS). Lift lobbies will be provided with vertical shafts providing inlet replacement air, whilst the corridors accessing the lift lobbies will be provided with vertical smoke shafts providing mechanical smoke extraction. Shaft locations will be discussed further and confirmed in the next design stage. A Computational Fluid Dynamics (CFD) analysis should be undertaken to demonstrate that the stair enclosures and adjacent lift lobbies are adequately protected from smoke

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.
ingress during both the evacuation phase and firefighting operations. This analysis has not been undertaken at this stage.	

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.
There are no local policy plans to adhere to	

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
The building is provided with wet rising fire mains (within both the residential firefighting stairs), serving all floors (including ground) with the inlets adjacent to the relevant stair entrance door as per the recommendations of BS 9991 and BS 9990. These inlets will be visible from the fire appliance parking locations. The wet riser outlets will be positioned within the stair enclosure on the full landing of the stair. Ancillary accommodation on the ground floor can be accessed via internally or via the external doors. Where there is ancillary accommodation on the upper levels this can be accessed via the smoke ventilated common corridors from the firefighting shaft and is within 60m from the fire main within the firefighting stair. All points of the ancillary accommodation on the ground floor are within 45m of the fire appliance parking location or fire main on a suitable hose-laying route as per the recommendations within BS 9991.	

11	Emergency road vehicle access Specify emergency road vehicle access to the site entrances indicated on the site plan
The fire service will be able to access the site via Robert Street and Dutton Street. This has been shown in Section 14	
Is the emergency vehicle tracking route within the site to the siting points for appliances clear and unobstructed?	
Yes	

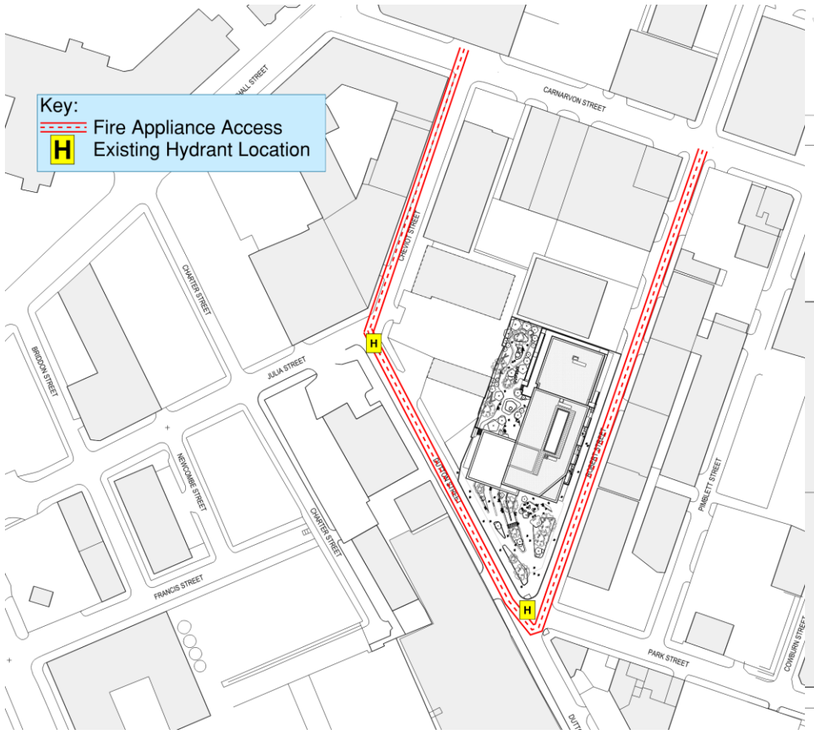
12	Siting of fire appliances
Fire appliances would be able to park at any point along Robert Street and Dutton Street within 18m of the wet riser inlet points to the building and main building entrance doors. This is shown in section 14	

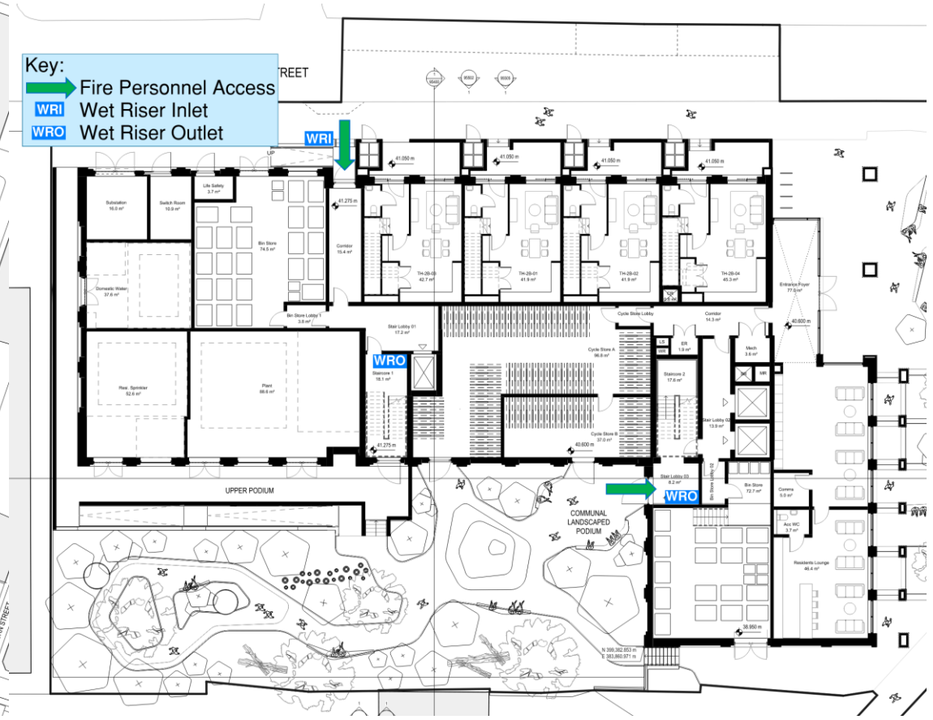
13	Suitability of water supply for the scale of development proposed
It is understood there are existing hydrants within 90m of the development located on Robert Street as shown on the site plan inserted in this form. It has not been confirmed if the hydrant is still in service however if it is found that the hydrant is in a state of disrepair a new hydrant will be provided as part of the development.	
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	

14	Fire service site plan

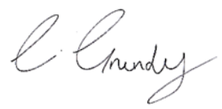
Fire service site plan is:

inserted in the form





The site plan has been reviewed by Orion Fire and there is sufficient space for the parking of fire appliances near (within 18m of) the required building entry points.

		Fire statement completed by	Fire Statement Reviewed by
15	Signature		
16	Date	19/03/2026	19/03/2026