

Fire Statement – FS 001.5

Project: Stocktons Site, Manchester, Liquid Business
(Manchester) Limited

Subject: Fire Statement

Date: 16 July 2026

Author: Rachel Ho

Checked: Gareth Ainley



1 Introduction

This Fire Statement has been prepared by Design Fire Consultants (DFC) on behalf of Liquid Business (Manchester) Ltd for the Stocktons Site in Manchester, which is a mixed-use office and residential development. It supports the planning application for the erection of two buildings.

DFC has previously been involved in the initial Stocktons planning application, including the production of a Fire Statement that underwent several revisions between 2024 and 2025. The previous iteration of the scheme was submitted to the HSE (application/reference no 142535/FO/2025) with the outcome being that the HSE were content. As part of the ongoing evolution of the scheme to gain planning approval, both buildings have since been redesigned, with Building A being reduced in height by five storeys, together with the removal of one basement level. Therefore, an update to the previously submitted Fire Statement is required to reflect these design changes and to support the ongoing planning application.

Building A consists of 44 storeys plus ground and two basement levels. Building B has 24 storeys, plus ground and two basement levels.

Building A will provide 523 residential units in the form of studio's, 1 bed flats, 2 bed flats, and 3 bed flats. It also contains a commercial space at ground floor with an approximate net internal area of 112 sqm, together with approximately 314 sqm of internal amenity space. Additional amenity spaces are provided at the upper levels in the form of double and single-height spaces, with a combined net internal area of 976 sqm.

Building B will provide 200 residential units in the form of studio's, 1 bed flats and 2 bed flats. It will also provide approximately 2,540 sqm (net internal area) of commercial accommodation from ground to third floor, together with 115 sqm of internal residential amenity space at ground floor. There is also 217 sqm of internal amenity space and 221 sqm of external amenity space provided on Level 04.

There will also be the provision of a new public realm between the buildings.

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 Requirement for Fire Statement

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:

- 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
Building A General Arrangement Proposed Level B2 Floor Plan	10359-SHP-Z1-A-B5D9-G200-PL-B2-001
Building A General Arrangement Proposed Level B1 Floor Plan	10359-SHP-Z1-A-B5D9-G200-PL-B1-001

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

Name	Reference
Building A General Arrangement Plan Level 00	10359-SHP-Z1-A-G200-SK-00-001
Building A General Arrangement Plan Level 01	10359-SHP-Z1-A-G200-SK-01-001
Building A General Arrangement Typical Floor Plan Type A – Levels 02-15	10359-SHP-Z1-A-G200-SK-TY-001
Building A General Arrangement Typical Floor Plan Type B – Levels 16-17 & 20-22	10359-SHP-Z1-A-G200-SK-TY-002
Building A General Arrangement Plan Level 18	10359-SHP-Z1-A-G200-SK-18-001
Building A General Arrangement Plan Level 19	10359-SHP-Z1-A-G200-SK-19-001
Building A General Arrangement Typical Floor Plan Type C – Levels 23-31 & 35-44	10359-SHP-Z1-A-G200-SK-TY-003
Building A General Arrangement Plan Level 32	10359-SHP-Z1-A-G200-SK-32-001
Building A General Arrangement Plan Level 33	10359-SHP-Z1-A-G200-SK-33-001
Building A General Arrangement Plan Level 34	10359-SHP-Z1-A-G200-SK-34-001
Building A General Arrangement Plan Level Roof	10359-SHP-Z1-A-G200-SK-RF-001
Building A General Arrangement Section AA	10359-SHP-Z1-A-G200-SK-AA-001
Building B General Arrangement Plan Level B2	10359-SHP-Z2-A-G200-SK-B2-001
Building B General Arrangement Plan Level B1	10359-SHP-Z2-A-G200-SK-B1-001
Building B General Arrangement Plan Level 00	10359-SHP-Z2-A-G200-SK-00-001
Building B General Arrangement Plan Typical Level 01	10359-SHP-Z2-A-G200-SK-01-001
Building B General Arrangement Plan Level 02	10359-SHP-Z2-A-G200-SK-02-001

Name	Reference
Building B General Arrangement Plan Level 03	10359-SHP-Z2-A-G200-SK-03-001
Building B General Arrangement Plan Level 04	10359-SHP-Z2-A-G200-SK-04-001
Building B General Arrangement Typical Floor Plan Type 01 – Levels 05-08 & 13-16	10359-SHP-Z2-A-G200-SK-TY-001
Building B General Arrangement Typical Floor Plan Type 02 – Levels 09-12 & 17-19	10359-SHP-Z2-A-G200-SK-TY-002
Building B General Arrangement Typical Floor Plan Type 03 – Level 20	10359-SHP-Z2-A-G200-SK-TY-003
Building B General Arrangement Typical Floor Plan Type 04 – Levels 21-24	10359-SHP-Z2-A-G200-SK-TY-004
Building B General Arrangement Plan Level Roof Lower	10359-SHP-Z2-A-G200-SK-RF-001
Building B General Arrangement Plan Level Roof Upper	10359-SHP-Z2-A-G200-SK-RF-002
Building B General Arrangement Section AA	10359-SHP-Z2-A-G200-SK-AA-001
Level 00 Site Plan	10359-SHP-Z0-A-B5D9-G100-PL-00-001

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	Stocktons Site, Manchester
	Site Address Line 2	140 Great Ancoats Street
	Site Address Line 3	
	Town/City	Manchester
	County	Greater Manchester
	Site Postcode (Optional)	M4 6DU

Application information		
2.	Description of proposed development including any change of use (as stated on the application form)	The development consists of the erection of two new build buildings, Building A and Building B. Building A provides residential accommodation with associated amenity space, back of house accommodation and a flexible commercial unit at Ground floor intended to be a café/bakery. Building B provides office accommodation on Levels 00 to 03, residential accommodation on Levels 04 to 24 together with associated amenity space, back of house accommodation and flexible commercial unit at Ground floor. Key site information: Building Height • Building A – 136.56m (to top occupied storey). • Building B – 79.05m (to top occupied storey). Number of storeys • Building A – Ground plus 44 storeys and two basement levels. • Building B – Ground plus 24 storeys and two basement levels. Number of stairs • Building A – 2 stairs. • Building B – 2 stairs serving residential accommodation and 2 stairs serving office accommodation. Number of flats • Building A – 523 (68 one person studios, 106 one bed flats, 339 two bed flats, 10 three bed flats). • Building B – 200 (35 one person studios, 31 one bed flats, and 134 two bed flats).

Application information		
3.	Name of person completing the Fire Statement (as Section 15), relevant qualifications and experience.	Author's Name: Rachel Ho Post-Nominals: MEng, AIFireE, MSFPE Relevant Qualifications and Experience: Fire Engineer and began working as a Fire Engineer from September 2023. She has been involved in several large and complex residential and commercial projects at different RIBA Stages. Checker's Name: Gareth Ainley Post-Nominals: BEng, CEng, MIFireE Relevant Qualifications and Experience: Chartered Engineer with the Engineering Council, 22 years of consulting experience in fire safety consultancy.
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.	No meetings have taken place between DFC and Building Control or the Fire Service. Note the previous iteration of the scheme was submitted to the HSE (application/reference no 142535/FO/2025) with the outcome being that the HSE were content.

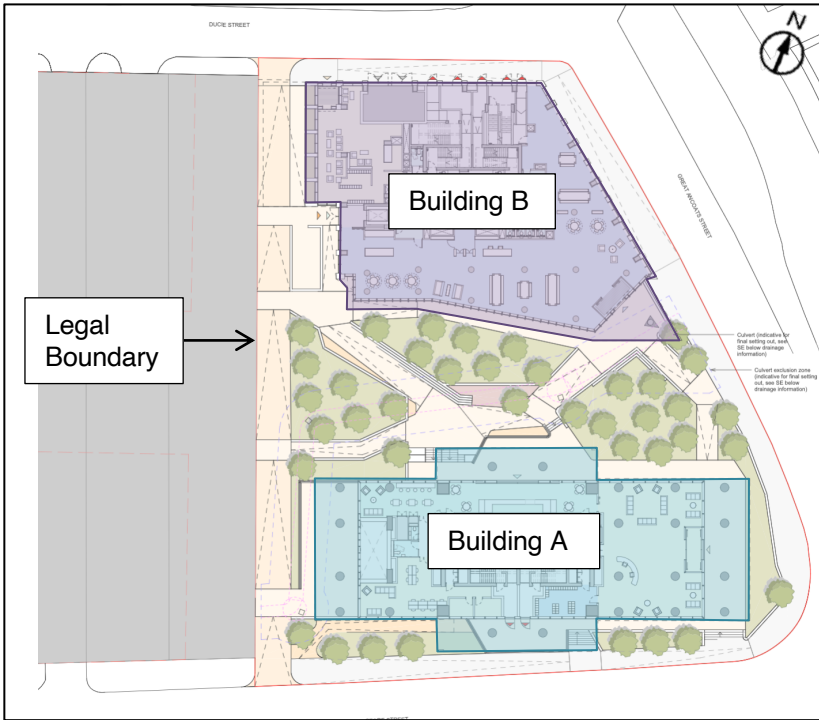
Application information	
5. Site layout plan with block numbering as per building schedule referred to in 6. <i>(consistent with other plans drawings and information submitted in connection with the application)</i>	The proposed Stocktons site is bounded by Great Ancoats Street to the North East, Store Street to the South East, the Diecast machine works to the South West and Ducie Street to the North West. A site plan of the site with Block numbering is shown below. 

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	Building A	Building B
b) Block height (m) (to top occupied storey) Number of storeys excluding those below ground level Number of storeys including those below ground level	136.56m 45 storeys 47 Storeys	79.05m 25 storeys 27 storeys
c) Proposed use (one per line)	Residential accommodation	Residential accommodation Office accommodation

The principles, concepts and approach relating to fire safety		
d) Location of use within block by storey	Basement 2: Plant and storerooms. Basement 1: Plant and storerooms. Level 00: Residents reception and parcel room, amenity space and Café/bakery, and a Plant room. Level 01: Plant rooms and Residential accommodation. Levels 02-17: Residential accommodation. Level 18: Residential accommodation and Amenity spaces. Levels 19-31: Residential accommodation. Level 32: Residential accommodation and a plant room. Level 33: Residential accommodation and Amenity spaces. Levels 34-44: Residential accommodation. Level Roof: Plant.	Basement Level 2: Plant and storerooms. Basement Level 1: Changing rooms, security office, plant and storerooms. Level 00: Residents entrance and lounge, parcel room and office reception. Levels 01-03: Office accommodation. Level 04: Residential accommodation and amenity space (internal and external). Level 05-24: Residential accommodation Level Roof: Plant.
Building Information		
e) Standards relating to fire safety/ approach applied	BS 9991 ² , ‘Fire safety design, management and use of residential buildings’, 2024. BS 9999 ³ , ‘Code of practice for fire safety in the design, management and use of buildings’, 2017.	
f) Balconies	Balconies are not included in the development.	
g) External wall systems	Class A2-s1, d0 or better	
Residential Safety Information		

² BS 9991, 'Fire safety in the design, management and use of residential buildings – Code of practice', 2024.

³ BS 9999, 'Code of practice for fire safety in the design, management and use of buildings', 2017.

The principles, concepts and approach relating to fire safety	
h) Approach to evacuation	The evacuation strategy for the two buildings in the development allows those most at risk to evacuate first. Each building shall evacuate separately. All shared amenity and ancillary areas (i.e. plant rooms) within the individual buildings shall evacuate simultaneously on activation of the fire alarm system if a fire is detected in any one of those spaces. The associated terrace at Level 04 of Building B shall also evacuate should a fire be detected in these areas. The commercial unit in Building A shall evacuate at the same time as the shared amenity and ancillary areas in Building A and if a fire occurs in this area, the commercial unit shall evacuate as will the shared and ancillary areas. The office areas in Building B shall evacuate at the same time as the amenity and ancillary areas of Building B and if a fire occurs in this area, the office areas shall evacuate as will the shared and ancillary areas. A defend in place evacuation strategy shall be adopted in the residential areas, whereby, upon alarm activation, only the occupants of the dwelling of fire origin will need to evacuate initially. All other residential occupants should be safe to remain within their dwelling unless directly affected by heat and smoke or directed to evacuate by building management or the Fire and Rescue Service. The amenity, ancillary and commercial areas will not need to evacuate if a fire is detected in a flat.
i) Automatic suppression	Automatic sprinkler protection in accordance with BS EN 12845⁴ (for commercial areas and uncomparted areas exceeding 100m²) and BS 9251⁵ will be provided throughout the development.
j) Accessible housing provided	All of the flats are M4(2). There are no M4 (1) and M4 (3) classifications in both buildings.

⁴ BS EN 12845:2015 + A1, 'Fixed firefighting systems. Automatic sprinkler systems. Design, installation and maintenance', 2019.

⁵ BS 9251, 'Fire sprinkler systems for domestic and residential occupancies – Code of practice', 2021.

7. Specific technical complexities

Compliance with guidance is not mandatory for compliance with Part B to Schedule 1 of the Building Regulations, and alternative solutions can be acceptable. There are several elements of the fire safety design requiring alternative solutions due to the constraints of the building, and the adequacy of the solutions will be demonstrated during detailed design.

The building height of Building A exceeds 100m therefore a qualitative design review will be required to determine whether the recommendations of BS 9991 are appropriate. The design of both buildings is in line with the latest version of BS 9991 (2024) as it relates to land use and planning. Initial considerations of this have included a second stair to serve all floors, firefighting lifts in each plot, wet rising mains for fire service use within the firefighting stairs and mechanical ventilation to common corridors as opposed to natural ventilation.

Studio/single storey flat layout – The proposed studio rooms and open plan flats will generally be designed in accordance with the recommendations in BS 9991 for open plan flat design. Guidance notes that the cooking appliances in an open plan flat should not be adjacent to the entrance of the flat. The hob locations shall be located at least 1.8m away from the internal escape route in an open plan flat. The internal escape route shall provide a 900mm clear width throughout, without any fixed obstructions, suitable for egress of unassisted wheelchair users. Careful planning and protection (power cut-off devices, where required) will ensure that a hob fire will not impede occupant egress. Where required, an assessment into the effectiveness of power cut-off devices in conjunction with sprinkler system protection in protecting means of escape will be fully quantified during detailed design.

Corridor/Lobby Ventilation – Corridor ventilation strategy comprised of mechanical extract smoke shafts serving the corridors and natural inlet shafts to serve the lift lobbies. The aim of this is to reduce the risk of smoke ingress into the evacuation lift lobbies. This will be subject to further design team input, computational fluid dynamics (CFD) assessment and stakeholder approval (e.g., approvals authorities).

Firefighting access to the office levels of Building B – Firefighting shafts are provided to the residential levels of Building B as these are over 18m. The firefighting stairs and lifts serving the residential accommodation do not however serve Level 01-03 as the fire strategy aims to maintain separation between the residential accommodation and the office accommodation. They are in essence treated as completely separate occupancies. The firefighting shafts therefore do not serve these office levels. Firefighting shafts are not considered necessary since the height of the topmost office level is 14.45m above the lowest adjacent Ground level which on its own would not require firefighting shafts. These levels are served by two separate protected escape stairs. There is no connection between these office levels and the residential levels above. The stairs are lobby protected at all levels and the office accommodation is sprinkler protected. Dry fire mains shall be considered to these stairs as the design develops.

Firefighting access to the basement – Firefighting access to the basements of both plots would not require firefighting shafts since the basements are not more than 10m deep and the basement levels in the blocks do not exceed 900m². One of the firefighting shafts in each building does however serve some of the basement levels, the two basement levels in Building A and Level B2 in Building B. Where this occurs the protection to the firefighting shafts are equivalent to that provided at the upper levels. The firefighting stairs serving the basement levels are also separated at Ground floor where they connect with the firefighting stairs that serve the upper levels.

Basement smoke venting: The basement levels shall be provided with basement smoke venting achieving 10 air changes per hour in line with BS 9999 guidance. Given the extent of fire resisting subdivision and the provision of sprinklers the determination of the smoke ventilation rates will be

The principles, concepts and approach relating to fire safety

determined based on volume of the largest compartment. This will be developed but allowance has been made for smoke extract.

8. Issues which might affect the fire safety of the development

Based on the scale of the scheme, the design and construction process is likely to span over several years. The above referenced guidance documents may therefore change. For instance, an update to BS 9991 was released at the end of November 2024. As the design develops, a review of the new guidance and any implications on the developed fire strategy shall be undertaken to determine any risks that need to be addressed. The latest revision of BS 9991 has been reviewed in the context of the elements that relate to planning, and these have been incorporated into the design. This and further releases of fire safety guidance will be considered as the design develops and the approach adopted shall be documented for submission to the approving authority (Building Safety Regulator) for review.

The height of the building can present the following issues:

- Active life safety systems such as sprinkler systems and smoke shafts might be different to that typically expected by code guidance due to the height of the building. A high level of provision has been allowed for in the design (e.g. an increased number of smoke shafts than that specified by current guidance) to pre-empt the system requirements that may be deemed necessary by the specialist system design. The provision of a BS EN 12845 sprinkler system for the areas greater than 100m² and an additional sprinkler tank to serve the BS 9251 sprinkler system that as a duration of at least 60 minutes is considered to provide benefit in that there is an increased water supply when compared to a standard BS 9251 system. Consultation will be undertaken with the M&E designers and relevant systems designers to develop the required system specifications to support the fire strategy as the design develops.
- Means of escape that relies on occupants potentially walking down a 150m tower might not be appropriate for all. To address this each building has evacuation lifts provided to the residential levels in both buildings noting that these lifts will also be firefighting lifts to address the latest BS 9991 guidance.

The internal layouts may change as the design develops. The fire strategy design will be designed in accordance with BS 9991 and BS 9999 guidance. Any deviations from the guidance will be assessed as the design develops and alternate solutions shall be justified with supporting assessment for review by the Building Safety Regulator, to obtain agreement on compliance with Part B of the Building Regulations.

The fire strategy is limited to the base build design. Where future building works (e.g. fit-out or changes post-handover) are exempt from the Building Regulations they would need to be managed under the Regulatory Reform (Fire Safety) Order⁶. However, if the proposed works are to carry out 'building work' as defined in Regulation 3 of the Building Regulations, then the work must meet the relevant technical requirements in the Building Regulations at the time of the works, and they must not make other elements of the buildings fabric, services and fittings less compliant than they were before, or dangerous.

9. Local development document policies relating to fire safety

Not applicable. No local policies have been identified.

⁶ Statutory Instruments, '2005 No. 1541 Regulatory Reform, England and Wales, The Regulatory Reform (Fire Safety) Order 2005', 2005.

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 Fire Service access to the site is based on the guidance contained within BS 9991 and associated references to BS 9999. Two firefighting shafts will be provided to Building A since the floor areas that exceed 18m are greater than 900m². Two firefighting shafts shall also serve the residential levels of Building B. These are provided even though the floors above 18m have a gross internal floor area that is less than 900m² since every lift in this core needs to be a firefighting lift to meet the BS 9991 guidance. Each firefighting shaft shall include the following provisions: • A firefighting stair that is at least 1100mm wide, designed in accordance with BS 5395-1. • An Automatic Opening Vent located at the head of the firefighting stair. This vent shall have an aerodynamic free area of 0.7m². • A firefighting lift designed and installed in accordance with BS 9999, BS EN 81-72⁷ and BS EN 81-76⁸, should the firefighting lift be used as an evacuation lift. This lift shall be within 7.5m of the entry point to the stair. • Buildings A and B will both contain wet fire mains and the outlets will be located within the stairs as is recommended with student residential accommodation. • A smoke ventilated lift lobby, in accordance with BS 9991, performing the function of a firefighting lobby. Corridor venting to the common corridors is also provided which is to meet recommendations in BS 9991. This will be subject to further analysis to confirm the performance of the system. This provision will be reviewed as part of the QDR at the next design stage but there is no element that is considered to affect planning.
11. Emergency road vehicle access The main fire vehicle access routes shall be provided via Store Street and Ducie Street. These are public roads and are sufficiently sized for fire vehicle access. Is the emergency vehicle tracking route within the site to the siting points for appliances clear and unobstructed? Yes, access to the site is via main public roads.
12. Siting of Fire Appliances The main fire vehicle access routes shall be provided via Store Street and Ducie Street. Fire vehicle access is provided for a pump appliance to within 18m and in sight of the inlets for the replenishment of the wet fire main tank. See Clause 14 for the proposed fire vehicle access.

⁷ BS EN 81-72, 'Safety rules for the construction and installation of lifts. Particular applications for passenger and goods lifts. Fire fighting lifts,' 2020.

⁸ BS EN 81-76:2025, 'Safety rules for the construction and installation of lifts. Particular applications for passenger and goods passenger lifts. Evacuation of persons with disabilities using lifts,' 2025.

Emergency road vehicle access and water supplies for firefighting purposes

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

The development will be provided with sprinkler protection throughout the buildings in accordance with BS EN 12845 and BS 9251. The sprinkler system is to be supported by suitably sized tanks which can accommodate the proposed design density and duration of supply. Both Building A has sprinkler located at Level B2 and Building B has sprinkler tanks located at Level B1 (BS 9251 tank) and B2 (BS EN 12845 tank).

Wet fire mains will be included in the two stairs in both plots and these will serve the above ground levels. The wet fire mains shall be designed and installed in accordance with BS 9990 with outlets in the stairs. The tanks for the wet fire mains are located at Level B2 of Building A and Level B2 of Building B.

Dry fire mains shall be considered for the stair lobbies serving the office levels of Building B as the design develops.

Nature of water supply:

Hydrant – Public

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

Fire hydrants are to be located within the inlet to replenish the wet fire main tank.

There are existing fire hydrants in the following locations based on the information received:

- Two fire hydrants located on Store Street.
- One fire hydrant on Ducie Street.

The locations of the fire hydrants are shown in the Fire Service Plan located in the response to item 14.

The existing fire hydrant locations and their suitability shall be confirmed by the Design Team at the next design stage. If the above fire hydrants are suitable and are retained as part of the works, then it is not considered that additional fire hydrant will be required.

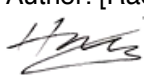
Emergency road vehicle access and water supplies for firefighting purposes

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: [Rachel Ho]  Checker: [Gareth Ainley] 
16. Date	16 July 2026