

Fire Statement – Boddingtons, Manchester



Project No.: MA21107

Date: 22/11/21

Revision: R01

Author: CB

1 INTRODUCTION

OFR Consultants (OFR) have been appointed by Latimer Developments Ltd to provide fire engineering services for the proposed new Boddingtons Development in Manchester. The fire statement aims to provide an abridged version of a Fire Strategy, and follows the process as outlined within the UK Government Guidance issued on 24/06/21 that came into effect on 01/08/21 – which requests submission via a form published by the Secretary of State (or a form to similar effect) containing the particulars specified or referred to in the form, which includes information about (not exhaustive list):

- The principles, concepts and approach relating to fire safety that have been applied to the development
- The site layout
- Emergency vehicle access and water supplies for firefighting purposes
- 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
- How any policies relating to fire safety in relevant local development documents have been considered (e.g., Planning Gateway One under The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended))

The full fire strategy for this project is detailed in the Fire Strategy report, produced by OFR Consultants '211118-R01-MA21107-WP3a-BoddingtonsFireStrategy-OF-CIC', dated 22nd November 2021.

The following pages contain the fire statement, in the format provided by the UK government.

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2 FIRE STATEMENT FORM

Application information	
1. Site address line 1	Land bounded by the Travelodge to the north, Great Ducie Street to the west, The Manchester College to the south and a surface car park to the east
Site address line 2	
Town	Manchester
County	Greater Manchester
Site postcode (optional)	M3 1LE
2. Description of proposed development including any change of use (as stated on the application form):	The Site [/Land] [is] bound[ed] by the Travelodge and surface level carparking to the north, the remainder of the surface level carparking and beyond this Dutton Street to the east, the under construction Manchester College to the south, and Bury New Road to the west in Manchester

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3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience. Guide: no more than 200 words	<table border="1"><tr><td data-bbox="512 362 974 748"> Colin Bennett Associate Director MEng (Hons) CEng MIFireE colin.bennett@ofrconsultants.com </td><td data-bbox="974 362 2060 748"> 18 years' experience as a Fire & Risk Engineer, including both consultancy and fire service experience in the UK and internationally. Experience includes projects in the UK, Europe, and the Middle East. His experience includes developing fire strategies for a wide variety of projects to demonstrate compliance with the relevant fire safety legislation. The Strategies utilise both design codes and guidance and fire engineering analysis as appropriate to meet the project objectives. </td></tr></table>	Colin Bennett Associate Director MEng (Hons) CEng MIFireE colin.bennett@ofrconsultants.com	18 years' experience as a Fire & Risk Engineer, including both consultancy and fire service experience in the UK and internationally. Experience includes projects in the UK, Europe, and the Middle East. His experience includes developing fire strategies for a wide variety of projects to demonstrate compliance with the relevant fire safety legislation. The Strategies utilise both design codes and guidance and fire engineering analysis as appropriate to meet the project objectives.
Colin Bennett Associate Director MEng (Hons) CEng MIFireE colin.bennett@ofrconsultants.com	18 years' experience as a Fire & Risk Engineer, including both consultancy and fire service experience in the UK and internationally. Experience includes projects in the UK, Europe, and the Middle East. His experience includes developing fire strategies for a wide variety of projects to demonstrate compliance with the relevant fire safety legislation. The Strategies utilise both design codes and guidance and fire engineering analysis as appropriate to meet the project objectives.		
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	No building control body has been appointed at this stage. However, the fire strategy report has followed current best practice guidance documents and where alternative design solutions are proposed, these have been highlighted and suitable solutions and options have been presented within the fire strategy report. These can be included in a risk register and can be developed in further detail following discussions with the appointed building control body.		
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)			
Site layout plan is: inserted in the form			

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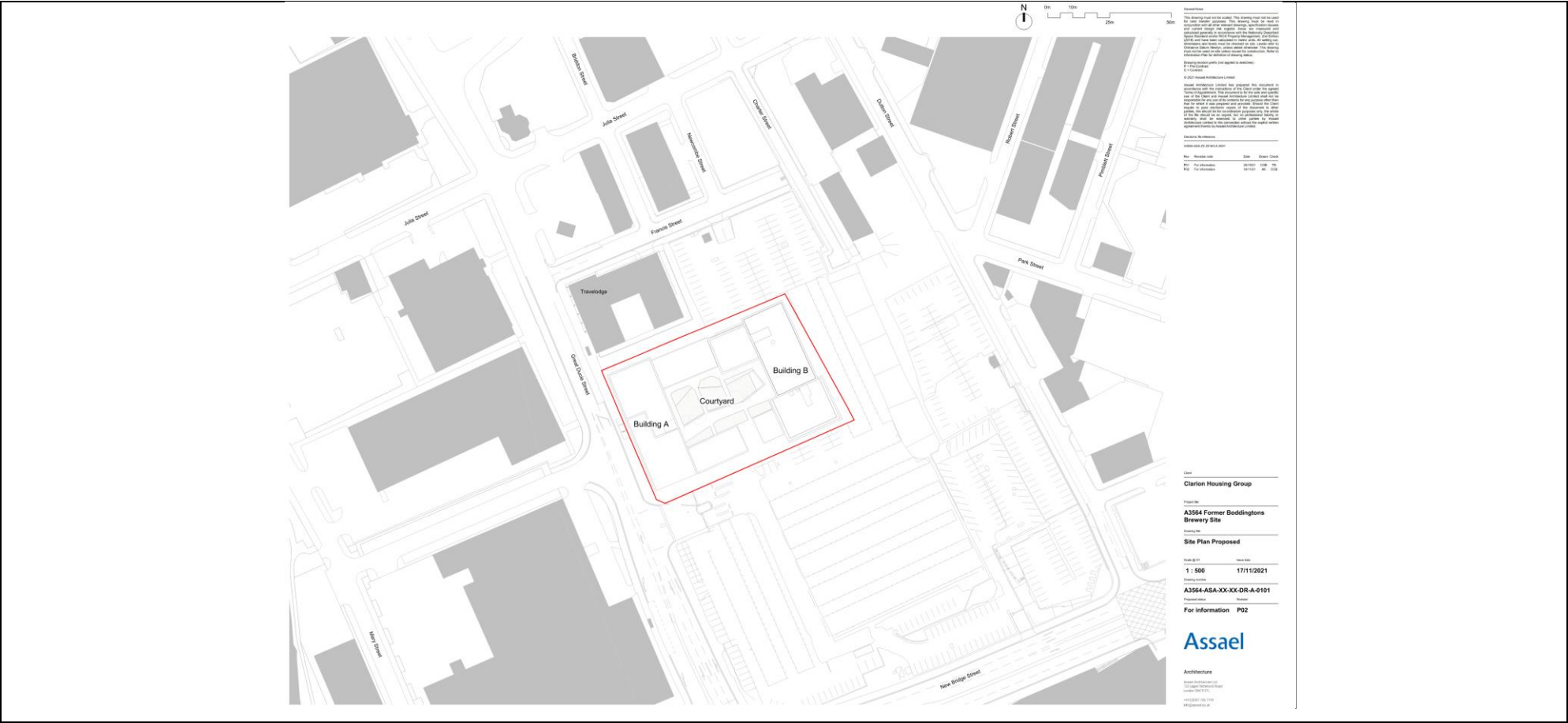
Fire Statement – Boddingtons, Manchester



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Fire Statement – Boddingtons, Manchester



Project No.: MA21107

Date: 22/11/21

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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

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Project No.: MA21107

Date: 22/11/21

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Block A	35.8 m 12 0	Flexible use	00	Approved Document B Volume 2	No balconies	Class A2-s1, d0 or better	Simultaneous	Yes commercial sprinklers full	None
		Residential flats	01 - 11	BS 9991	Class A2-s1, d0 or better	Class A2-s1, d0 or better	Stay put	Yes residential sprinklers full	M4(2)
Block B	82.1 m 27 0	Residential flats	00 - 26	BS 9991	Class A2-s1, d0 or better	Class A2-s1, d0 or better	Stay put	Yes residential sprinklers full	M4(2)
		Flexible use	00	Approved Document B Volume 2	No Balconies	Class A2-s1, d0 or better	Simultaneous	Yes commercial sprinklers full	None

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

The fire strategy is based on the guidance contained within BS 9991 and supplemented by Approved Document B where new guidance is more onerous than that of BS 9991. Block B is greater than 50 m in height and therefore a Qualitative Design Review (QDR) in accordance with BS 7974 has been undertaken to determine if the recommendations of BS 9991 are still appropriate, or if a fire engineered solution is required to some or all of the building design.

The outcome of the QDR has resulted in:

- The need to undertake a probabilistic structural fire engineering assessment to determine if the fire resistance to the elements of structure recommended in BS 9991 is acceptable for a building of this height. This will be completed during the next stage of the design.

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- An enhancement to the smoke ventilation arrangements to common areas of the building to provide a higher degree of protection to the corridors and stairs serving the apartments (both for means of escape and fire-fighting).
- The provision of an additional lift in each core that is suitable for use by the fire service to increase the resilience of the fire-fighting access and allow for the loss of one lift, e.g., maintenance.
- The provision of evacuation lifts for each core (including Block A) to allow for occupants with mobility impairments to self-evacuate without having to use the stairs.

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

Please refer to fire strategy for detailed description of the approaches taken. The key issue that is discussed in the fire strategy is the potential change in guidance, with a draft for consultation of BS 9991 having been issued during the design development. No date is available as to when the new version of BS 9991 may be published or what the final contents of the Standard may be. However, as part of the design development and appraisal has been undertaken and allowance made in the design to incorporate the changes made in the draft version of the Standard if these features are need later in the design process.

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 500 words

The height of the proposed development is such that Planning Gateway One of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). This Fire Statement has been produced to address the Planning Gateway One requirements.

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Project No.: MA21107

Date: 22/11/21

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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 fire service access and facilities requirements have been based on BS 9991. As Block B is also greater than 50 m in height a Qualitative Design Review (QDR) has also been undertaken that investigates if any additional measures are required due to the height of the building. This has concluded that the provision of enhanced smoke ventilation systems, and an additional fire-fighting lift (the evacuation lift will also satisfy the requirements for fire-fighting) in each core is beneficial to the design and provides additional resilience to fire-fighting operations.

11. Emergency road vehicle access

Specify emergency road vehicle access to the site entrances indicated on the site plan

Vehicular access to the site is provided from Great Ducie Street (Block A) and the unnamed road between the development and the Manchester College building currently under construction. This provides access to the courtyard of the development from which Block B can be accessed. These roads also provide access to the commercial units of the development. Security barriers are located both on the unnamed road and into the courtyard. Suitable means of allowing fire-fighters access through these barriers will be included for within the design.

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

yes

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12. Siting of fire appliances

Access is provided to within 18 m of the dry riser inlet to Block A. For Block B the vehicle is located a maximum of 21 m from the entrances to each core. Both these cores are provided with wet mains which are provided with their own dedicated water supply.

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

Guide: no more than 200 words

Information regarding existing hydrants (location, performance) are to be determined, but where necessary new hydrants will be provided and will be agreed with the fire and water authorities. Due to the heights of Blocks B1 and B2 these are provided with wet main systems provided with their own dedicated water supplies designed in accordance with BS 9990.

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

Existing hydrants will be surveyed and supplemented with new/additional hydrants as necessary to ensure compliant provision in terms of pressure, flow rate and distance from buildings.

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14. Fire service site plan

Fire service site plan is:
inserted in the form

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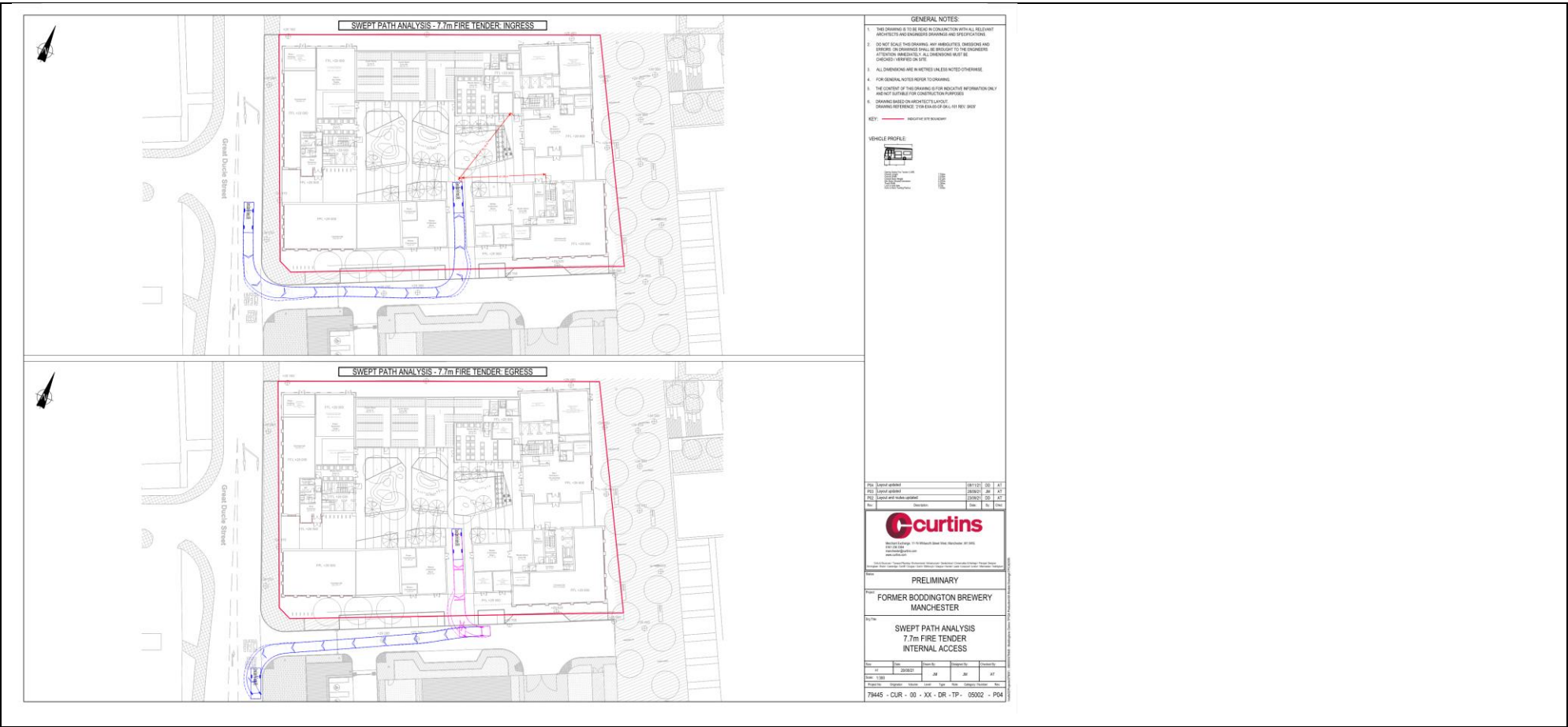
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Fire statement completed by

15. Signature

A handwritten signature in black ink, appearing to read 'Colin Bennett', written over a white background.

16. Date

22/11/2021

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