

Fire Statement – Land at Barnhill Street/Raby Street, Moss Side

Project No.: MA24230

Date: 23/07/2025

Revision: R03

Author: JR

Reviewer: AR

Approver: RR

1 INTRODUCTION

OFR Consultants Ltd (OFR) have been appointed by MSV / Caddick to provide fire engineering services for the Land at Barnhill Street/Raby Street, Moss Side development scheme located in Manchester. Currently the project is at RIBA Stage 3. 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 '250723-R02-MA24230-MSV Moss Side Stage 3 Fire Strategy-DF-CIC', dated 23rd July 2025.

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	The Site is located in Manchester, and is bound by Moss Lane to the north, Princess Road to the west, Raby Street to the south, and Barnhill Street to the east.
Site address line 2	
Town	Manchester
County	Greater Manchester
Site postcode (optional)	
2. Description of proposed development including any change of use (as stated on the application form):	The wider masterplan for the development consists of 6 Blocks in this phase. This fire statement focuses specifically on Block A only and not the overall masterplan, which is located on the north of the site. OFR understands that the site will contain built-to-rent residential blocks up to 10 stories in height. Block A exceeds 18 m in height, measured to the topmost storey, is therefore designated as a Higher Risk Building (HRB) for the purposes of the Building Safety Act 2022.

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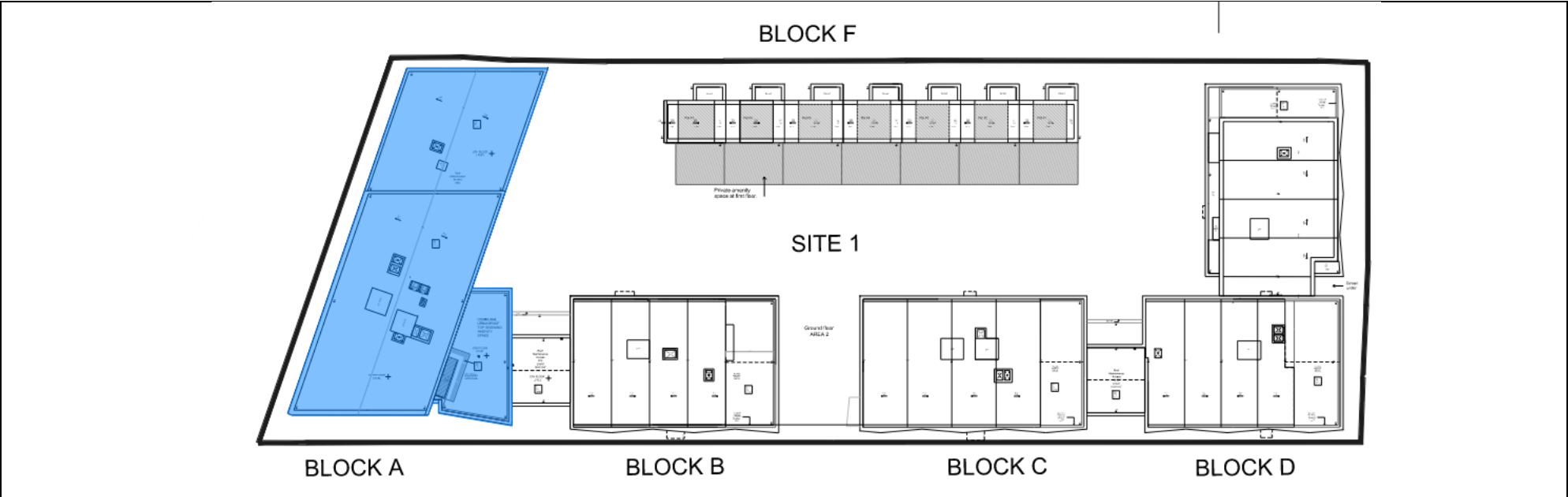
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience.	Richard Rankin Director MEng (Hons); CEng; MIFireE Richard has nearly 20 years’ experience delivering effective, innovative solutions to improve the safety of both buildings and their users. Richard has gained considerable experience of UK and International regulations and approval processes whilst designing fire strategies for a wide range of projects, from simple single storey projects to large and complex mixed-use schemes. Primary skill is to develop innovative fire strategies for large and complex buildings whilst maintaining the architectural integrity, achieving the client’s objectives and gaining approval from the relevant authorities.
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 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.	
Site layout plan is: inserted in the form	

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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

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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 A	27.0 m 10 Storeys 0 Storey	Residential flats	G - 9	BS 9991:2024	Balconies	Class A2-s1, d0 or better	Stay put	Yes, residential sprinklers full	M42 & M43
Block B	15.0 m 6 Storeys 0 Storey	Residential flats	G - 5	BS 9991:2024	Balconies	Class A2-s1, d0 or better	Stay out	Yes, residential sprinklers full	M42 & M43
Block C	15.0 m 6 Storeys	Residential flats	G - 5	BS 9991:2024	Balconies	Class A2-s1, d0 or better	Stay put	Yes, residential sprinklers full	M42 & M43

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	0 Storey								
Block D	15.0 m 6 Storeys 0 Storey	Residential flats	G - 5	BS 9991	Balconies	Class A2-s1, d0 or better	Stay put	Yes, residential sprinklers full	M42 & M43
Block E	12.0 m 5 Storeys 0 Storey	Residential flats	G - 4	BS 9991	Balconies	Class A2-s1, d0 or better	Stay put	Yes, residential sprinklers full	M42 & M43
Block F	6.0 m 3 Storeys 0 Storey	Residential houses	G - 2	BS 9991	Balconies	Class A2-s1, d0 or better	Stay put	No	M42

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 site will contain built-to-rent residential blocks up to G+9 stories in height. Block A exceed 18 m in height, measured to the topmost storey, is are therefore designated as a Higher Risk Building for the purposes of the Building Safety Act 2022. As part of the planning application a Gateway 2 fire strategy will be required. This is expected to be undertaken during RIBA Stage 4.

It is proposed to adopt a mechanical smoke ventilation system (MSVS) as opposed to a natural option within residential common corridors. BS 9991 suggests that for MSVS an adequate provision for replacement air is essential to ensure that air is extracted from the protected corridor to mitigate the risk of smoke from the flat of fire origin to be drawn in to the evacuation lift lobby or the stair. It is important that the ventilation rate of an MSVS is decided through an assessment of any specific risks within the building and verification through a CFD analysis. It will also include a sensitivity analysis.

The travel distance in common corridor of Block A (between Floor 1 and Floor 6) exceeds 15 m. The indicative figures are inserted below. A CFD analysis will be undertaken to demonstrate that tenable conditions are maintained within the common corridor during the means of escape phase. However, in areas where there

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are extended single direction travel distances, it will serve a dual purpose in ensuring that tenable conditions are maintained within the common corridor during the means of escape phase. Such system will also ensure the stairs remains free from smoke during the firefighting phase.



Single direction travel distances exceed 15m in Block A

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

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Explain how any issues which might affect the fire safety of the development have been addressed. Please refer to fire strategy for detailed description of the approaches taken. One key issue discussed in the fire strategy: as per 9991 the evacuation lifts should be designed and installed in accordance with BS EN 81-20, BS EN 81-70 and BS EN 81-76. But BS EN 81-76 has not yet been published, it is anticipated to be published before the construction of this development.
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. 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.
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? It is proposed to incorporate a firefighting shaft within Block A. The shaft will be provided with a dry riser in the firefighting stair. BS 9991 recommends that the fire appliance should be able to park within 18 m of the fire main inlet connection point, typically on the face of the building close to the entrance point leading to the stair enclosure, with the inlet visible from the fire appliance parking position. The Block A will be provided with dry rising mains; 1no. main within each protected stair enclosure. The dry rising mains will be accessed from the inner parking area of the site (entrance gates are from Barnhill Street), where no turning is needed to leave the site.

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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 Barnhill Street.] Is the emergency vehicle tracking route within the site to the siting points for appliances clear and unobstructed? yes
12. Siting of fire appliances [In buildings fitted with fire mains, fire appliances should have access to the perimeter at points near the fire mains, so that firefighters can enter the building to make a hose connection from the fire appliance to pump water into the main. Access is provided to within 18 m of the dry riser inlet and entrance from the inner parking area to Block A.]
13. Suitability of water supply for the scale of development proposed [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.] 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

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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. For buildings that are provided with dry rising mains such as these buildings, hydrants should be provided within 90 m of an entry point to the building and not more than 90m apart. The locations of the existing hydrants should be confirmed at the next design stage via a suitable utilities survey. It should be demonstrated that the water mains and hydrants can deliver a sufficient flow of water to enable effective firefighting to be undertaken.
14. Fire service site plan Fire service site plan is: inserted in the form

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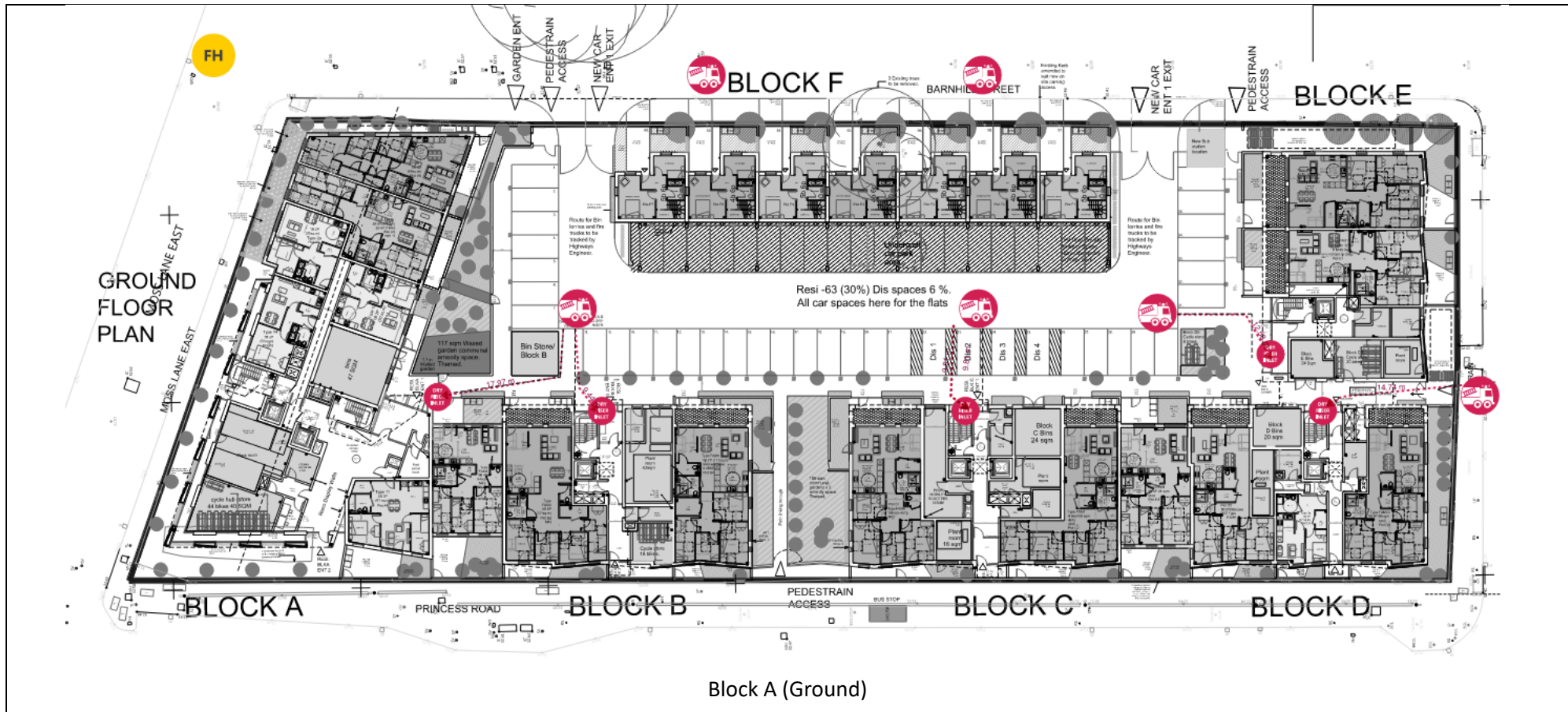
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Fire statement completed by	
15. Signature	
16.	23.07.2025.