Fire Statement – University of Manchester, Fallowfield Campus

Project No.: MA23214 | Date: 19/02/2025 | Revision: R02

Author: BP | Reviewer: AR | Approver: RR

1 INTRODUCTION

OFR Consultants (OFR) have been appointed by Graham Construction Ltd to provide fire engineering services for the proposed new Fallowfield student residential Development for the University of 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))

This document has also been prepared to satisfy the requirements of Condition 19 tied to the Outline Planning Application, which states: "Any application for the approval of reserved matters for a phase of development as defined by the Phasing Plan approved via Condition 2, shall include a fire service site access plan in relation to that phase, and where any building in any phase relates to a 'relevant building' as set out within article 9A of The Town and Country Planning (Development Management Procedure and Section 62A Applications) (England) (Amendment) Order 2021, or any legislation amending or replacing the same, a Fire Statement will be submitted as part of that reserved matters application".

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

© OFR Consultants Limited All rights reserved.

OFR Consultants Limited has prepared this document for the sole use of the Client and for a specific purpose, each as expressly stated in the document. No other party should rely on this document without the prior written consent of OFR Consultants. OFR Consultants undertakes no duty, nor accepts any responsibility, to any third party who may rely upon or use this document. This document has been prepared based on the Client's description of its requirements and OFR Consultants experience, having regard to assumptions that OFR Consultants can reasonably be expected to make in accordance with sound professional principles. OFR Consultants accepts no liability for information provided by the Client and other third parties used to prepare this document or as the basis of the analysis. Subject to the above conditions, this document may be transmitted, reproduced, or disseminated only in its entirety.

2 FIRE STATEMENT FORM

Application information	
1. Site address line 1	Land bounded by Wilmslow Road to the West, Moseley Road to the South. Ashburne Hall to the North and Whitworth Lane to the East.
Site address line 2	
Town	Manchester
County	Metropolitan county of Greater Manchester
Site postcode (optional)	M14 6HX
2. Description of proposed development including any change of use (as stated on the application form):	The site contains 29 newly constructed blocks, 23 of which contain student residential accommodation with the other six blocks acting as hub buildings for the students. Out of the 23 student residential blocks, Blocks 3, 5, 9, 11, 18, 19 and 21 have a height in excess of 18 m and are therefore considered Higher Risk Buildings (HRB's).

© OFR Consultants Limited All rights reserved.

OFR Consultants Limited has prepared this document for the sole use of the Client and for a specific purpose, each as expressly stated in the document. No other party should rely on this document without the prior written consent of OFR Consultants. OFR Consultants undertakes no duty, nor accepts any responsibility, to any third party who may rely upon or use this document. This document has been prepared based on the Client's description of its requirements and OFR Consultants experience, having regard to assumptions that OFR Consultants can reasonably be expected to make in accordance with sound professional principles. OFR Consultants accepts no liability for information provided by the Client and other third parties used to prepare this document or as the basis of the analysis. Subject to the above conditions, this document may be transmitted, reproduced, or disseminated only in its entirety.

3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience. Guide: no more than 200 words	Richard Rankin Director MEng (Hons) CEng MIFireE Richard.rankin@ofrconsultants.com 20 years' experience of fire engineering working in both the UK and the Middle East. 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 is to develop innovative fire strategies for large and complex buildings whilst maintaining the architectural integrity as a Fire & Risk Engineer, including both consultancy and fire service experience in the UK and internationally.
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	Coordination with the appointed approved inspector have taken place and initial discussions with the fire service have occurred The fire strategy 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 accordingly.
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:	

© OFR Consultants Limited All rights reserved.

OFR Consultants Limited has prepared this document for the sole use of the Client and for a specific purpose, each as expressly stated in the document. No other party should rely on this document without the prior written consent of OFR Consultants. OFR Consultants undertakes no duty, nor accepts any responsibility, to any third party who may rely upon or use this document. This document has been prepared based on the Client's description of its requirements and OFR Consultants experience, having regard to assumptions that OFR Consultants can reasonably be expected to make in accordance with sound professional principles. OFR Consultants accepts no liability for information provided by the Client and other third parties used to prepare this document or as the basis of the analysis. Subject to the above conditions, this document may be transmitted, reproduced, or disseminated only in its entirety.

provided as a separate plan

See Appendix A

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

© OFR Consultants Limited All rights reserved.

OFR Consultants Limited has prepared this document for the sole use of the Client and for a specific purpose, each as expressly stated in the document. No other party should rely on this document without the prior written consent of OFR Consultants. OFR Consultants undertakes no duty, nor accepts any responsibility, to any third party who may rely upon or use this document. This document has been prepared based on the Client's description of its requirements and OFR Consultants experience, having regard to assumptions that OFR Consultants can reasonably be expected to make in accordance with sound professional principles. OFR Consultants accepts no liability for information provided by the Client and other third parties used to prepare this document or as the basis of the analysis. Subject to the above conditions, this document may be transmitted, reproduced, or disseminated only in its entirety.

1	14.68 6 6	Residential flats	00-05	BS 9991:2024	No balconies	A2-s1, d0 or better	Stay put	Yes residential sprinklers full	Yes
2	14.68 6 6	Residential flats	00-05	BS 9991:2024	No balconies	A2-s1, d0 or better	Stay put	Yes residential sprinklers full	Yes
3	38.61 14 14	Residential flats	00-13	BS 9991:2024	No balconies	A2-s1, d0 or better	Stay put	Yes residential sprinklers full	Yes
4	0 1 1	Non-Residential	0	BS 9999:2017	No balconies	B-s3, d2 or better	Simultaneous	No sprinkler protection provided	No
5	38.61 14 14	Residential flats	00-13	BS 9991:2024	No balconies	A2-s1, d0 or better	Stay put	Yes residential sprinklers full	Yes
6	15.13 6 6	Residential flats	00-05	BS 9991:2024	No balconies	A2-s1, d0 or better	Stay put	Yes residential sprinklers full	Yes
7	14.68 6 6	Residential flats	00-05	BS 9991:2024	No balconies	A2-s1, d0 or better	Stay put	Yes residential sprinklers full	Yes

© OFR Consultants Limited All rights reserved.

OFR Consultants Limited has prepared this document for the sole use of the Client and for a specific purpose, each as expressly stated in the document. No other party should rely on this document without the prior written consent of OFR Consultants. OFR Consultants undertakes no duty, nor accepts any responsibility, to any third party who may rely upon or use this document. This document has been prepared based on the Client's description of its requirements and OFR Consultants experience, having regard to assumptions that OFR Consultants can reasonably be expected to make in accordance with sound professional principles. OFR Consultants accepts no liability for information provided by the Client and other third parties used to prepare this document or as the basis of the analysis. Subject to the above conditions, this document may be transmitted, reproduced, or disseminated only in its entirety.

8	0 1 1	Non-Residential	00	BS 9999:2017	No balconies	B-s3, d2 or better	Simultaneous	No sprinkler protection provided	No
9	38.61 14 14	Residential flats	00-13	BS 9991:2024	No balconies	A2-s1, d0 or better	Stay put	Yes residential sprinklers full	Yes
10	< 5 m 2 2	Non-Residential	00-01	BS 9999:2017	No balconies	B-s3, d2 or better	Simultaneous	No sprinkler protection provided	No
11	38.61 14 14	Residential flats	00-13	BS 9991:2024	No balconies	A2-s1, d0 or better	Stay put	Yes residential sprinklers full	Yes
12	14.68 6 6	Residential flats	00-05	BS 9991:2024	No balconies	A2-s1, d0 or better	Stay put	Yes residential sprinklers full	Yes
13	14.68 6 6	Residential flats	00-05	BS 9991:2024	No balconies	A2-s1, d0 or better	Stay put	Yes residential sprinklers full	Yes
14	14.68 6 6	Residential flats	00-05	BS 9991:2024	No balconies	A2-s1, d0 or better	Stay put	Yes residential sprinklers full	Yes

© OFR Consultants Limited All rights reserved.

OFR Consultants Limited has prepared this document for the sole use of the Client and for a specific purpose, each as expressly stated in the document. No other party should rely on this document without the prior written consent of OFR Consultants. OFR Consultants undertakes no duty, nor accepts any responsibility, to any third party who may rely upon or use this document. This document has been prepared based on the Client's description of its requirements and OFR Consultants experience, having regard to assumptions that OFR Consultants can reasonably be expected to make in accordance with sound professional principles. OFR Consultants accepts no liability for information provided by the Client and other third parties used to prepare this document or as the basis of the analysis. Subject to the above conditions, this document may be transmitted, reproduced, or disseminated only in its entirety.

15	0 1 1	Non-Residential	00	BS 9999:2017	No balconies	B-s3, d2 or better	Simultaneous	No sprinkler protection provided	No
16	14.68 6 6	Residential flats	00-05	BS 9991:2024	No balconies	A2-s1, d0 or better	Stay put	Yes residential sprinklers full	Yes
17	14.68 6 6	Residential flats	00-05	BS 9991:2024	No balconies	A2-s1, d0 or better	Stay put	Yes residential sprinklers full	Yes
18	41.55 15 15	Residential flats	00-14	BS 9991:2024	No balconies	A2-s1, d0 or better	Stay put	Yes residential sprinklers full	Yes
19	35.68 13 13	Residential flats	00-12	BS 9991:2024	No balconies	A2-s1, d0 or better	Stay put	Yes residential sprinklers full	Yes
20	0 1 1	Non-Residential	00	BS 9999:2017	No balconies	B-s3, d2 or better	Simultaneous	No sprinkler protection provided	No
21	38.61 14 14	Residential flats	00-13	BS 9991:2024	No balconies	A2-s1, d0 or better	Stay put	Yes residential sprinklers full	Yes

© OFR Consultants Limited All rights reserved.

OFR Consultants Limited has prepared this document for the sole use of the Client and for a specific purpose, each as expressly stated in the document. No other party should rely on this document without the prior written consent of OFR Consultants. OFR Consultants undertakes no duty, nor accepts any responsibility, to any third party who may rely upon or use this document. This document has been prepared based on the Client's description of its requirements and OFR Consultants experience, having regard to assumptions that OFR Consultants can reasonably be expected to make in accordance with sound professional principles. OFR Consultants accepts no liability for information provided by the Client and other third parties used to prepare this document or as the basis of the analysis. Subject to the above conditions, this document may be transmitted, reproduced, or disseminated only in its entirety.

22	14.68 6 6	Residential flats	00-05	BS 9991:2024	No balconies	A2-s1, d0 or better	Stay put	Yes residential sprinklers full	Yes
23	14.68 6 6	Residential flats	00-05	BS 9991:2024	No balconies	A2-s1, d0 or better	Stay put	Yes residential sprinklers full	Yes
24	14.68 6 6	Residential flats	00-05	BS 9991:2024	No balconies	A2-s1, d0 or better	Stay put	Yes residential sprinklers full	Yes
25	14.68 6 6	Residential flats	00-05	BS 9991:2024	No balconies	A2-s1, d0 or better	Stay put	Yes residential sprinklers full	Yes
26	0 1 1	Non-Residential	00	BS 9999:2017	No balconies	B-s3, d2 or better	Simultaneous	No sprinkler protection provided	No
27	14.68 6 6	Residential flats	00-05	BS 9991:2024	No balconies	A2-s1, d0 or better	Stay put	Yes residential sprinklers full	Yes
28	14.68 6 6	Residential flats	00-05	BS 9991:2024	No balconies	A2-s1, d0 or better	Stay put	Yes residential sprinklers full	Yes

© OFR Consultants Limited All rights reserved.

OFR Consultants Limited has prepared this document for the sole use of the Client and for a specific purpose, each as expressly stated in the document. No other party should rely on this document without the prior written consent of OFR Consultants. OFR Consultants undertakes no duty, nor accepts any responsibility, to any third party who may rely upon or use this document. This document has been prepared based on the Client's description of its requirements and OFR Consultants experience, having regard to assumptions that OFR Consultants can reasonably be expected to make in accordance with sound professional principles. OFR Consultants accepts no liability for information provided by the Client and other third parties used to prepare this document or as the basis of the analysis. Subject to the above conditions, this document may be transmitted, reproduced, or disseminated only in its entirety.

29	14.68 6 6	Residential flats	00-05	BS 9991:2024	No balconies	A2-s1, d0 or better	Stay put	Yes residential sprinklers full	Yes

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

All residential blocks have been designed in accordance with the recommendations of BS 9991:2024 which was released in November 2024. Non-residential blocks are designed in accordance with BS 9999:2017.

The HRB's are each provided with two stairs and an evacuation lift associated with each stair. The stairs are to be designed in accordance with Approved Document K. The stairs (and lifts) will also be provided with independent exit discharge routes which will be separated by imperforate construction where the routes share a common element

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

Fire service access to each HRB block aligns with the recommendations of guidance contained within BS 9991. However, for some of the non-HRB residential blocks there are some instances where the fire appliance cannot park within 18 m of the entrance to the block. An alternative strategy is proposed whereby the dry riser inlet point will not be positioned on the face of the block but instead will be positioned within 18 m of the fire appliance parking position and then a horizontal pipe will connect the inlet point to the block in question. Appropriate signage will be included so it is clear which inlet point serves which block.

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

© OFR Consultants Limited All rights reserved.

OFR Consultants Limited has prepared this document for the sole use of the Client and for a specific purpose, each as expressly stated in the document. No other party should rely on this document without the prior written consent of OFR Consultants. OFR Consultants undertakes no duty, nor accepts any responsibility, to any third party who may rely upon or use this document. This document has been prepared based on the Client's description of its requirements and OFR Consultants experience, having regard to assumptions that OFR Consultants can reasonably be expected to make in accordance with sound professional principles. OFR Consultants accepts no liability for information provided by the Client and other third parties used to prepare this document or as the basis of the analysis. Subject to the above conditions, this document may be transmitted, reproduced, or disseminated only in its entirety.

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) requires a Fire Statement to be provided. 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?

The fire service access provisions have been based on the recommendations within BS 9991 for the residential blocks and BS 9999 for the non-residential blocks. Every residential block will be supplied with a dry fire main. Access to the dry fire main inlet is provided within 18 m of a fire service parking position for all HRB blocks although as noted in Section 8 some of the non-HRB blocks will not align with BS 9991 and therefore an alternative solution is proposed for such blocks. Non-residential blocks will have appliance access to at least 15% of accessible perimeter.

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 by one entrance from Wilmslow Road, one entrance from Moseley Road and three entrances from Whitworth Lane.

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

yes

12. Siting of fire appliances

Access is provided to within 18 m of the dry riser inlet for all HRB blocks. In the non-HRB residential blocks this 18 m is exceeded however an alternative proposal is suggested as detailed in Section 8.

© OFR Consultants Limited All rights reserved.

OFR Consultants Limited has prepared this document for the sole use of the Client and for a specific purpose, each as expressly stated in the document. No other party should rely on this document without the prior written consent of OFR Consultants. OFR Consultants undertakes no duty, nor accepts any responsibility, to any third party who may rely upon or use this document. This document has been prepared based on the Client's description of its requirements and OFR Consultants experience, having regard to assumptions that OFR Consultants can reasonably be expected to make in accordance with sound professional principles. OFR Consultants accepts no liability for information provided by the Client and other third parties used to prepare this document or as the basis of the analysis. Subject to the above conditions, this document may be transmitted, reproduced, or disseminated only in its entirety.

For non-residential buildings, the appliance is afforded access to a minimum of 15% of the perimeter. In most cases the appliance is afforded access to significantly more than 15 % of the building perimeter.

The fire appliance is able to drive and park anywhere on the red shaded area in the figure in Section 14.

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.

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.

© OFR Consultants Limited All rights reserved.

OFR Consultants Limited has prepared this document for the sole use of the Client and for a specific purpose, each as expressly stated in the document. No other party should rely on this document without the prior written consent of OFR Consultants. OFR Consultants undertakes no duty, nor accepts any responsibility, to any third party who may rely upon or use this document. This document has been prepared based on the Client's description of its requirements and OFR Consultants experience, having regard to assumptions that OFR Consultants can reasonably be expected to make in accordance with sound professional principles. OFR Consultants accepts no liability for information provided by the Client and other third parties used to prepare this document or as the basis of the analysis. Subject to the above conditions, this document may be transmitted, reproduced, or disseminated only in its entirety.

14. Fire service site plan Fire service site plan is: provided as a separate plan See Appendix B.

Fire statement completed by	
15. Signature	
16. Date	19/02/2025

© OFR Consultants Limited All rights reserved.

OFR Consultants Limited has prepared this document for the sole use of the Client and for a specific purpose, each as expressly stated in the document. No other party should rely on this document without the prior written consent of OFR Consultants. OFR Consultants undertakes no duty, nor accepts any responsibility, to any third party who may rely upon or use this document. This document has been prepared based on the Client's description of its requirements and OFR Consultants experience, having regard to assumptions that OFR Consultants can reasonably be expected to make in accordance with sound professional principles. OFR Consultants accepts no liability for information provided by the Client and other third parties used to prepare this document or as the basis of the analysis. Subject to the above conditions, this document may be transmitted, reproduced, or disseminated only in its entirety.

APPENDIX A - PROPOSED SITE PLAN

© OFR Consultants Limited All rights reserved.

OFR Consultants Limited has prepared this document for the sole use of the Client and for a specific purpose, each as expressly stated in the document. No other party should rely on this document without the prior written consent of OFR Consultants. OFR Consultants undertakes no duty, nor accepts any responsibility, to any third party who may rely upon or use this document. This document has been prepared based on the Client's description of its requirements and OFR Consultants experience, having regard to assumptions that OFR Consultants can reasonably be expected to make in accordance with sound professional principles. OFR Consultants accepts no liability for information provided by the Client and other third parties used to prepare this document or as the basis of the analysis. Subject to the above conditions, this document may be transmitted, reproduced, or disseminated only in its entirety.

© All information contained within this document remains copyright of Landscape Projects Ltd. and shall not be reproduced without prior consent.

(1) Do not scale from this drawing - use written dimensions only. (2) All dimensions are in millimeters unless noted. (3) All dimensions shall be verified on site before proceeding with the work. (4) Contractor to report and discreoancies or errors before proceeding on site. (5)Landscape Projects shall be notified of any discrepancies. (6) Engineer to specify all sub-bases. Any below ground construction is indicative.

LANDSCAPE KEY

HARD LANDSCAPE
See drawing UMRF-LAP-XX-00-DR-L-00008

STREET FURNITURE
Seating and benches. See drawing UMRF-LAP-00-DR-L-00012

Cycle stores.

Cycle racks. See drawing UMRF-LAP-XX-00-DR-L-00022

LIGHTING
Feature lighting columns to Concourse
Other lighting fittings. See drawing UMRF-LAP-XX-00-DR-L-00011

BOUNDARIES
See drawing UMRF-LAP-XX-00-DR-L-00014

SIGNAGE AND WAYFINDING
See drawing UMRF-LAP-XX-00-DR-L-00019

SOFT LANDSCAPING

TREES
Existing trees retained. See drawing UMRF-LAP-XX-00-DR-L-00003 for removals

Proposed trees. See drawing UMRF-LAP-XX-00-DR-L-00016

PLANTING
See soft landscaping drawings UMRF-LAP-XX-00-DR-L-10001-60001
Ornamental planting beds

Mixed scrub

Grass, mown and wildflower lawn

REV P5	RD	2025-02-19	Landscape layout updates.
REV P4	RD	2025-02-12	Entrance 6 updated
REV P3	RD	2025-02-06	Final GA updates, key added
REV P2	RD	2025-02-04	Building GA plans updated
REV P1	RD	2025-01-20	Draft planning issue

landscapeprojects

31 BLACKFRIARS ROAD
SALFORD
MANCHESTER
M3 7AQ

+44 (0) 161 839 8336

www.landscapeprojects.co.uk
post@landscapeprojects.co.uk

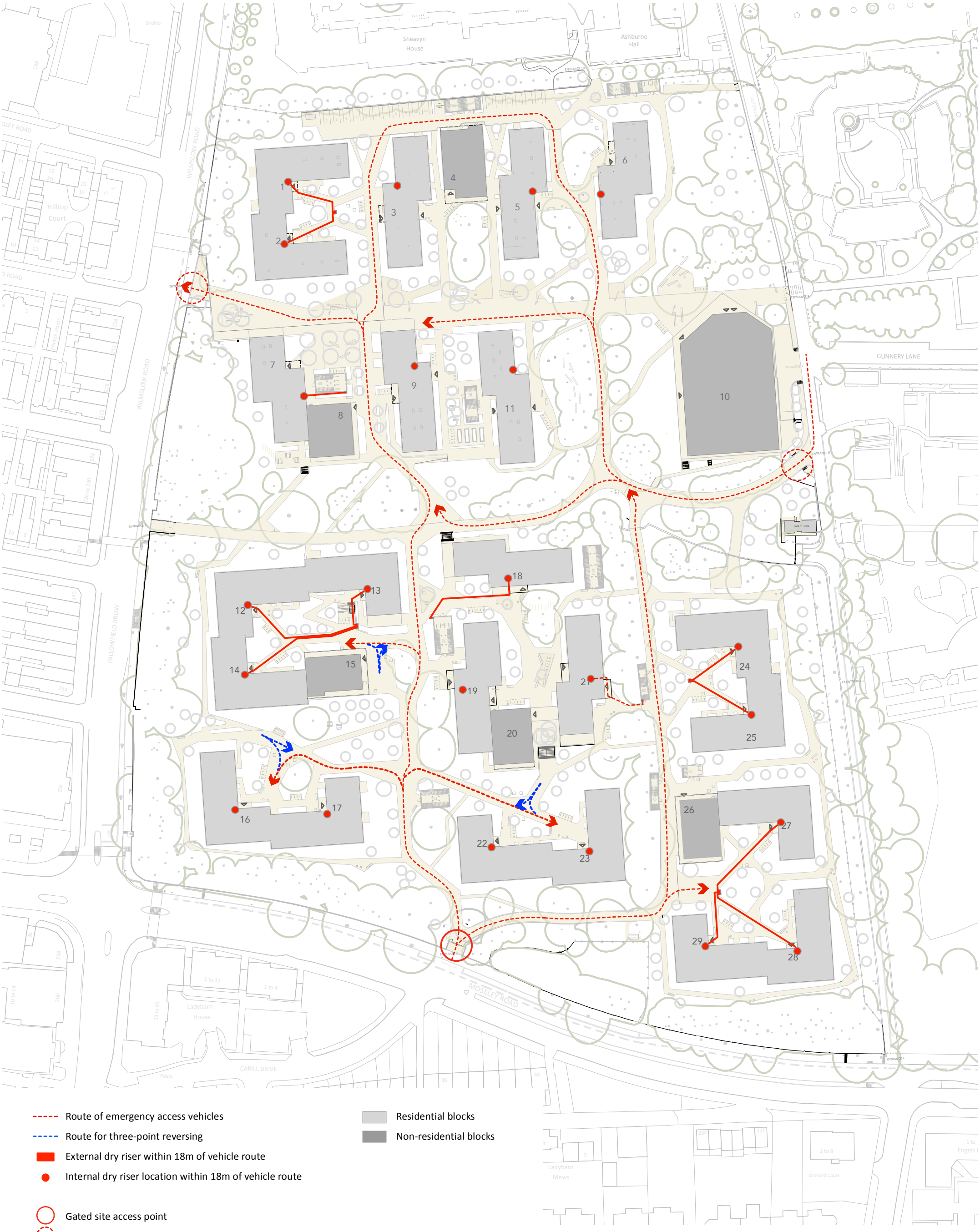
JOB TITLE	UoM Residences DBFO
CLIENT	University of Manchester
TITLE	Proposed Landscape GA
SCALE	1:600 @ A1
DATE	2025-01-20
STATUS	S3
PURPOSE	Planning
DRAWN	RCD
CHECKED	NS
REFERENCE	UMRF-LAP-XX-00-DR-L-00002
REV	P5

Project No.: MA23214 Date: 19/02/2025 Revision: R02
Author: BP Reviewer: AR Approver: RR

APPENDIX B - FIRE SERVICE SITE PLAN

© OFR Consultants Limited All rights reserved.

OFR Consultants Limited has prepared this document for the sole use of the Client and for a specific purpose, each as expressly stated in the document. No other party should rely on this document without the prior written consent of OFR Consultants. OFR Consultants undertakes no duty, nor accepts any responsibility, to any third party who may rely upon or use this document. This document has been prepared based on the Client's description of its requirements and OFR Consultants experience, having regard to assumptions that OFR Consultants can reasonably be expected to make in accordance with sound professional principles. OFR Consultants accepts no liability for information provided by the Client and other third parties used to prepare this document or as the basis of the analysis. Subject to the above conditions, this document may be transmitted, reproduced, or disseminated only in its entirety.


Sheavyn House
Ashburne Hall
Shelter
Hilltop Court
WILMSLOW ROAD
GUNNERY LANE
FALLOWFIELD BROW
MOSELEY ROAD
Ladybarn House
CARILL DRIVE
Ladybarn Mews
Orchard Court
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
Route of emergency access vehicles
Route for three-point reversing
External dry riser within 18m of vehicle route
Internal dry riser location within 18m of vehicle route
Gated site access point
Open site access point
Residential blocks
Non-residential blocks