

Fire Statement – Cross Keys

Project No.: MA24223

Date: 28/02/2528/02/2025

Revision: R00

Author: YX

Reviewer: JLC

Approver: RR

1 INTRODUCTION

OFR Consultants Ltd (OFR) have been appointed by CERT Property to provide fire engineering services for the Cross Keys – New Cross 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))

OFR will produce a RIBA Stage 3 fire strategy document in due course, which this fire statement precedes and summarises where relevant. The fire strategy for the building up to this point has been developed between Tim Groom Architects (TGA), and OFR, as well as other relevant specialists, with a record of the currently proposed strategy captured in the plans issued by TGA as part of this submission.

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 between the districts of Ancoats, the Northern Quarter and the Manchester City Centre, and is bound by Goulden Street to the north side, Chadderton Street on east, Marshall Street on the south side, and Cross Keys Street to the west.
Site address line 2	Cross Keys, 19 Cross Keys Street
Town	Manchester
County	Greater Manchester
Site postcode (optional)	M4 5EY
2. Description of proposed development including any change of use (as stated on the application form):	Originally the site of the early-19th century Royal Lancastrian School, the land has been operating as a car park for a number of years. In the proposed development scheme, there will be a total of 104 Build-to-Rent flats and townhouses as well as a new public courtyard and a rooftop garden for residents. The building exceeds 18m in height, measured from the ground level to the topmost occupied storey. It is therefore designated as a Higher Risk Building (HRB) for the purposes of the Building Safety Act 2022. As part of the planning application a Gateway 1 fire statement will be required. This has been undertaken during RIBA Stage 3 as part of the planning application process.

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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.rankin@ofrconsultants.com Richard has nearly 19 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 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. These can be included in a risk register and can be developed in further detail following discussions with the appointed building control body.

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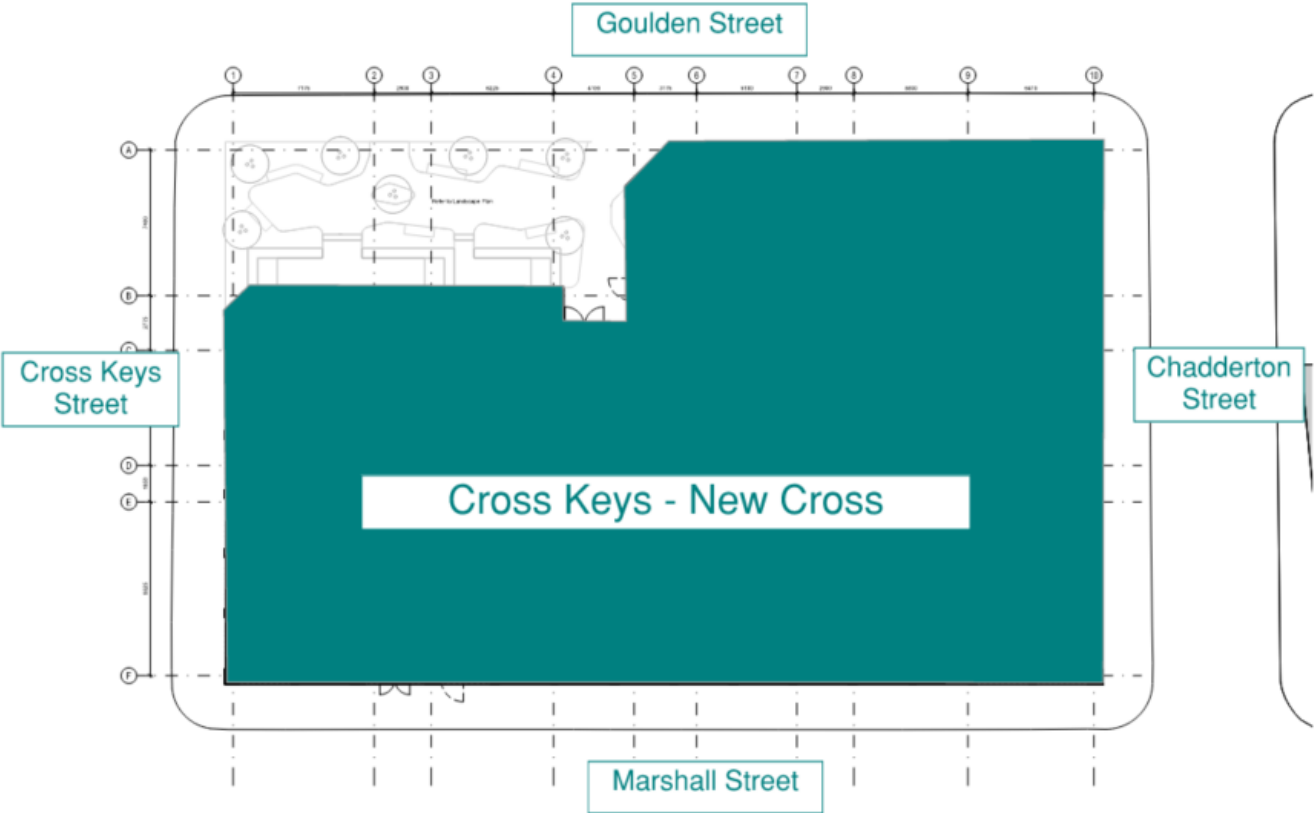
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5. Site layout plan with block numbering as per building schedule referred to in 6.

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		
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
One Block	25.8m 9 Storeys 0 Storey	Residential flats and Non- residential use	G	BS 9991:2024, BS 9999:2017	No balconies	Class A2-s1, d0 or better	Stay-put; Simultaneous	Yes, residential sprinklers for residential areas, and commercial sprinklers in	TBC

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								commercial areas	
		Residential flats	UG (mezzanine level) - 08	BS 9991	Balconies on UG and 08	Class A2-s1, d0 or better	Stay put	Yes, residential sprinklers full	TBC

7. Specific technical complexities

The site is proposed to contain build-to-rent residential units in a block up to 10 stories in height, which exceeds 18m in height, measured from the ground floor to the topmost occupied storey. It is therefore designated as a Higher Risk Building (HRBs) for the purposes of the Building Safety Act 2022.

Two evacuation lifts are proposed to be fitted in the building, one associated with each stair core. The design intent is such that the lifts will continue operating during a fire scenario to allow persons with reduced mobility (PRM) to use the lifts to escape. The design of the lifts will be progressed in later stages, in lieu of the full design standard to be released later in 2025. Given this, the lifts will be primarily designed as firefighters lifts, with additional functionality incorporated as required to allow for their use in an evacuation. The smoke control systems, as described below, will also be designed to support these systems to be used in the event of a fire.

There are enclosed common corridors connecting the residential accommodation to the lift lobbies and stairs. It is proposed to ventilate these corridors via a smoke control system. This smoke control system is proposed to be formed of mechanical extract fans which will have their performance validated by a computational fluid dynamics assessment. The goal of the system will be to protect the lift lobby to the same degree as the stair, given this lobby will feature access to evacuation lifts. There will also be a natural inlet shaft within each lobby, to allow for a fresh air make up path. The design of the smoke control system will align to the principles contained within BS 9991:2024.

In order to meet guidance in BS 9991:2024, the stairs have been designed to meet guidance contained within BS 5395-1:2010.

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Typical Upper Floor Plan

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8. Issues which might affect the fire safety of the development It is not considered that there are any issues to the fire safety of the development which are not also common in other similar developments. The development will follow guidance in BS 9991:2024 for residential areas and BS 9999:2017 for non-residential areas, and any deviations will be justified based upon a fire engineered approach as outlined in BS PD 7974.
9. Local development document policies relating to fire safety 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 It is proposed to incorporate two firefighting shafts and two firefighters lifts. Each shaft will be provided with a dry riser in each firefighting stair. Access to the stair and the dry riser inlet point will be provided within 18 m of the fire appliance parking location. The dry rising mains will be accessed from Goulden Street and Marshall Street.

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11. Emergency road vehicle access Vehicular access to the site is provided from Goulden Street, and Marshall 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 to the building.
13. Suitability of water supply for the scale of development proposed Information regarding existing hydrants’ performance is 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? yes Existing hydrants will be surveyed and supplemented with new/additional hydrants as necessary to ensure compliant provision in terms of pressure, and flow rate from buildings.

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For buildings that are provided with dry rising mains such as this building, hydrants should be provided within 90m of an entry point to the building and not more than 90m apart. The locations of existing hydrants are confirmed on the designated hydrants information from United Utilities, which is within 90m of the building. The performance of the hydrants should be further confirmed at the next design stage via confirmation from the utilities company.
14. Fire service site plan Fire service site plan is: inserted in the form

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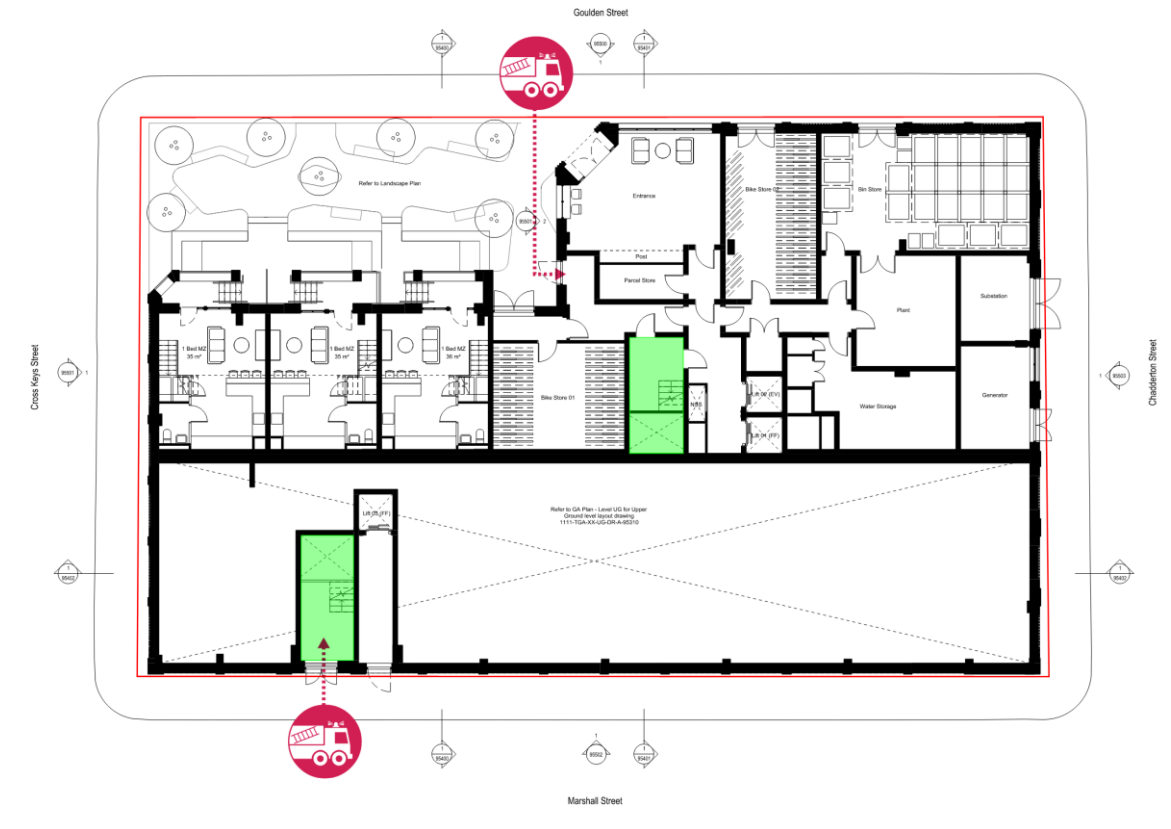
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Fire Service Access

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Fire statement completed by		
15. Signature		
16. Date	28/02/2025	

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