



Victoria Point Fire Statement



1. Introduction

1.1. General

- 1.1.1. Empiric Student Property have appointed Semper to produce a fire statement to support the planning application for the proposed development of Victoria Point located in Manchester.
- 1.1.2. The site is opposite Victoria Baths which is a Grade II listed building. The development will comprise the redevelopment, extension and refurbishment of Victoria Point which comprises six student residential blocks.
- 1.1.3. Block 1 will be refurbished and extended to the north; Blocks 2 and 3 will be provided with a bookend extension and undergo internal remodelling. Block 4 will undergo a complete redevelopment which will see an increase in height and an extension to the west of the current building.
- 1.1.4. Blocks 5 and 6 will be interconnected via a common residential corridor which will provide additional student accommodation. The height will also be increased to over 30 m.
- 1.1.5. This document serves as the Fire Statement, addressing the requirements of Planning Gateway One.

1.2. Purpose

- 1.2.1. This Fire Statement is submitted to the planning authority with the objective of clearly transmitting the fire safety design principles that will be adopted. The Fire Statement Form has been prepared and reviewed by a suitably qualified fire engineers, as detailed in section 3.
- 1.2.2. This Fire Statement addresses Planning Gateway One, introduced by the Town and Country Planning (Development Management Procedure and Section 62A Applications) (England) (Amendment) Order 2021 ("the 2021 Order").

1.3. Summary Declaration

- 1.3.1. The Fire Statement sets down the following key fire safety items:
 - The performance of materials used in the construction of the external walls will be in accordance with Regulation 7 of the Building Regulations. To this end, all materials (except those considered exempt) will achieve European Classification A2-s1, d0 or A1, classified in accordance with BS EN 13501-1:2007+A1:2009.
 - The means of escape provisions are considered to meet the functional requirements of the Building Regulations.
 - The accommodation will be provided with suitable active life safety systems, such as automatic fire detection and alarm system, sprinkler protection, and passive fire protection measures.
 - Suitable fire service access is provided, together with provisions including a firefighting stair and water supplies via external hydrants.

2. Fire Statement Form

Application Information	
1. Site address line 1 Town Site postcode	Victoria Point Manchester M13 0FT
2. Description of proposed development including any change of use (as stated on the application form):	The proposed development will see all six blocks within the site undergo a remodelling and/or extension which will provide additional student and ancillary accommodation. Each block will comprise a basement with plant and ancillary accommodation, a ground floor comprising amenity accommodation, reception, and student accommodation, with the remaining floors comprising student accommodation and small ancillary spaces. Bax Road provides full vehicle access to all six student residential blocks located within the site. As blocks 4-6 exceeds 18 m in height, firefighting shafts will be provided, including a passenger/firefighters lift, firefighting stairs, and dry rising mains. Blocks 1-3 will be provided with escape stairs to all floors.
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience.	Donte Harrow has a MSc in Advanced Engineering Design and is experienced in developing fire strategies for residential, office and mixed-use buildings. Mark Davison has a BEng (Hons) degree in Fire Engineering and is a Member of the Institution of Fire Engineers with more than 20 years' relevant experience in the development of fire strategies for residential and mixed-use buildings.
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.	Consultation has taken place with a registered Approved Inspector and the principles of the fire strategy have been agreed. Consultation will continue through the next design stages with the fire authority and Building Safety Regulator.

Site layout plan is inserted in the form and highlighted in red.

5. Site layout plan
(consistent with other plans, drawings and
information submitted in connection with
the application)

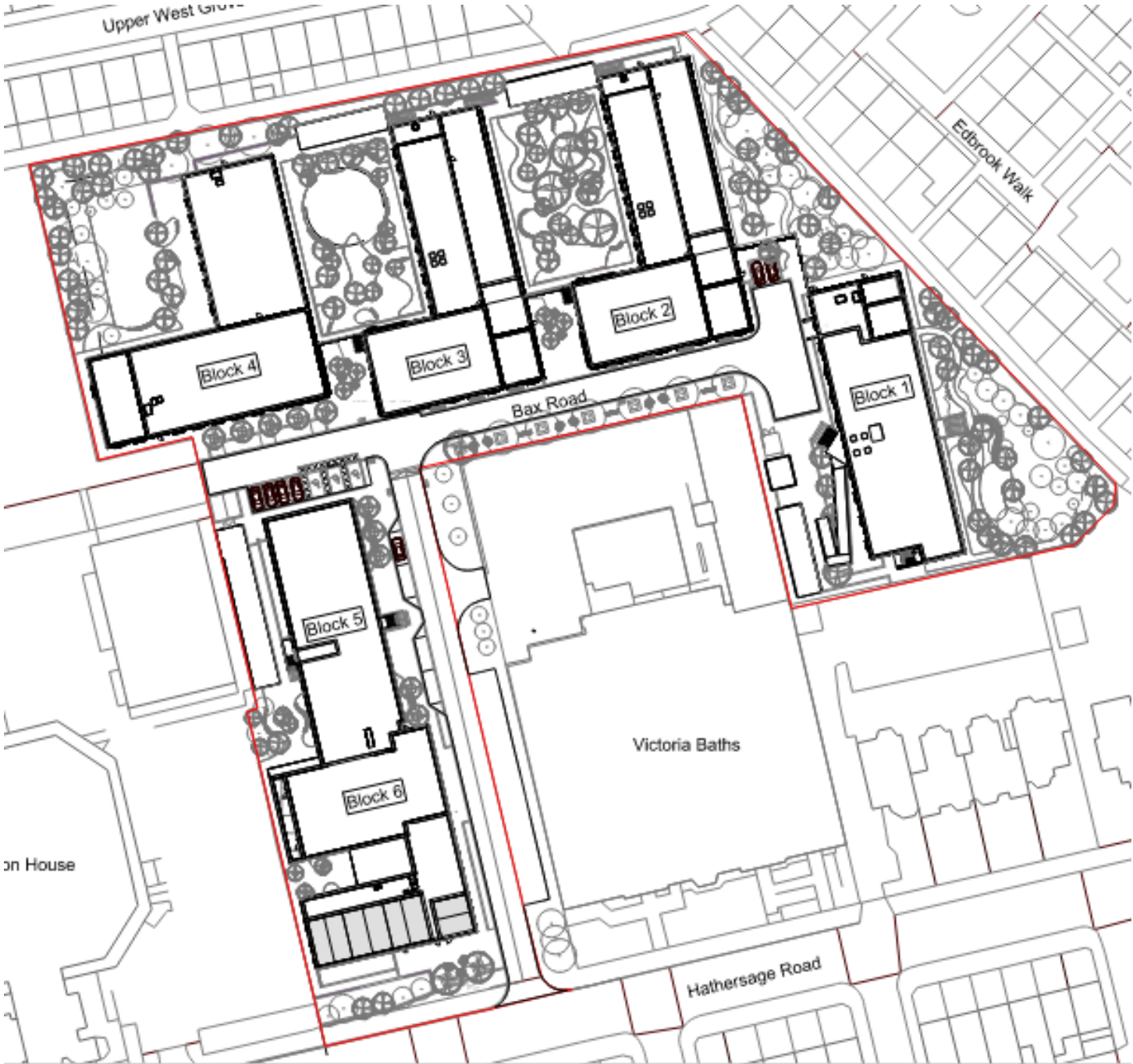


Figure 1: Site Layout

6. Building schedule

Site information				Building information			Resident safety information		
a) building name.	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 1	11 m 4 storeys above ground 1 storey below ground	Plant / Ancillary and Car park	Basement 01	BS 9999	No Balconies	Class A2-s1, d0 or better	Simultaneous	Yes – commercial sprinkler, full	None
		Amenity accommodation	Ground				Stay Put	Yes – residential sprinklers, full	
		Student Accommodation	Ground – Level 04	BS 9991					
Block 2	17 m 6 storeys above ground 1 storey below ground	Plant / Ancillary	Basement 01	BS 9999	No Balconies	Class A2-s1, d0 or better	Simultaneous	Yes – commercial sprinkler, full	None
		Amenity accommodation	Ground				Stay Put	Yes – residential sprinklers, full	
		Student Accommodation	Ground – Level 06	BS 9991					
Block 3	17 m 6 storeys above ground 1 storey below ground	Plant / Ancillary	Basement 01	BS 9999	No Balconies	Class A2-s1, d0 or better	Simultaneous	Yes – commercial sprinkler, full	None
		Amenity accommodation	Ground				Stay Put	Yes – residential sprinklers, full	
		Student Accommodation	Ground – Level 06	BS 9991					
Block 4	27 m 9 storeys above ground 1 storey below ground	Plant / Ancillary	Basement 01	BS 9999	No Balconies	Class A2-s1, d0 or better	Simultaneous	Yes – commercial sprinkler, full	None
		Amenity accommodation	Ground				Stay Put	Yes – residential sprinklers, full	
		Student Accommodation	Ground – Level 09	BS 9991					
Block 5	21.1 m 7 storeys above ground 1 storey below ground	Plant / Ancillary	Basement 01	BS 9999	No Balconies	Class A2-s1, d0 or better	Simultaneous	Yes – commercial sprinkler, full	None
		Amenity accommodation	Ground				Stay Put	Yes – residential sprinklers, full	
		Student Accommodation	Ground – Level 07	BS 9991					
Block 6	35.2 m 12 storeys above ground 1 storey below ground	Plant / Ancillary	Basement 01	BS 9999	No Balconies	Class A2-s1, d0 or better	Simultaneous	Yes – commercial sprinkler, full	None
		Amenity accommodation	Ground				Stay Put	Yes – residential sprinklers, full	
		Student Accommodation	Ground – Level 12	BS 9991					

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 design generally complies with the guidance outlined under BS 9991 and BS 9999. It is not considered particularly complex from a fire safety standpoint, but the project will nevertheless incorporate several enhancements above the prescriptive recommendations. These will include: the standard of automatic fire detection and alarm, sprinkler protection and additional smoke control measures.

Further development will take place as the scheme progress through spatial planning and technical design. The provisions will be captured within the detailed fire strategy document, which will fully support the design and ultimately form the basis of the handover information to the responsible person once the project is complete. The fire strategy will set down key fire safety principles and the supporting package of fire safety measures needed to demonstrate compliance with the functional requirements of Part B of the Building Regulations.

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.

The design has been reviewed against the prescriptive recommendations set out within BS 9991 and BS 9999. The general layouts have been tailored to reflect the guidance, with no excessive travel distances. Moreover, a comprehensive package of fire protection measures is proposed, including automatic fire detection, sprinkler protection and additional smoke control measures.

As stated in section 6, all materials forming part of the external walls, notwithstanding permitted exceptions, are expected to achieve at least European Class 'A2-s1, d0'.

The risk of external fire spread has been assessed under BRE 187 and fire resisting construction has been designed in mitigation. This will be refined as the scheme progresses.

9. Local development document policies relating to fire safety

Explain how any policies relating to fire safety in relevant local development documents have been considered.

The design, structure and package of measures have been tailored to address Gateway 1. They align or exceed the recommendations that have been set out in the prescriptive guidance outlined within BS 9991 and BS 9999. As a result, a high standard of fire safety is embedded within the design.

10. Fire service site plan

A plan illustrating the fire service vehicle access is shown in Item 14. Fire service access will be via Bax Road in accordance with BS 9991 and BS 9999. Figure 2 illustrates the access points and shows the potential turning points.

Blocks 4-6 will be provided with dry rising mains providing adequate internal hose coverage. Blocks 1-3 will be served from outside.

Public hydrants are available on the junction of Hathersage Road with Bax Road and on the southeast corner of Block 4. As a result, they are within 90 m of the entrance to each block in accordance with BS 9990.

Blocks 4-6 will be provided with passenger/evacuation lifts, accessed via a protected lobby to facilitate a managed escape for occupants requiring assistance. The lifts will be designed in accordance with BS EN 81-20 and BS 9999 Annex G. Passenger/firefighters lifts will also be provided in accordance with EN 81-72.

11. Emergency Road vehicle access

Primary access for the fire service vehicles will be via Bax Road that serves all six blocks within the site. Bax Road has clear dimensions and carrying capacities in accordance with the prescriptive guidance under BS 9999 and BS 9991.

12. Siting of fire appliances

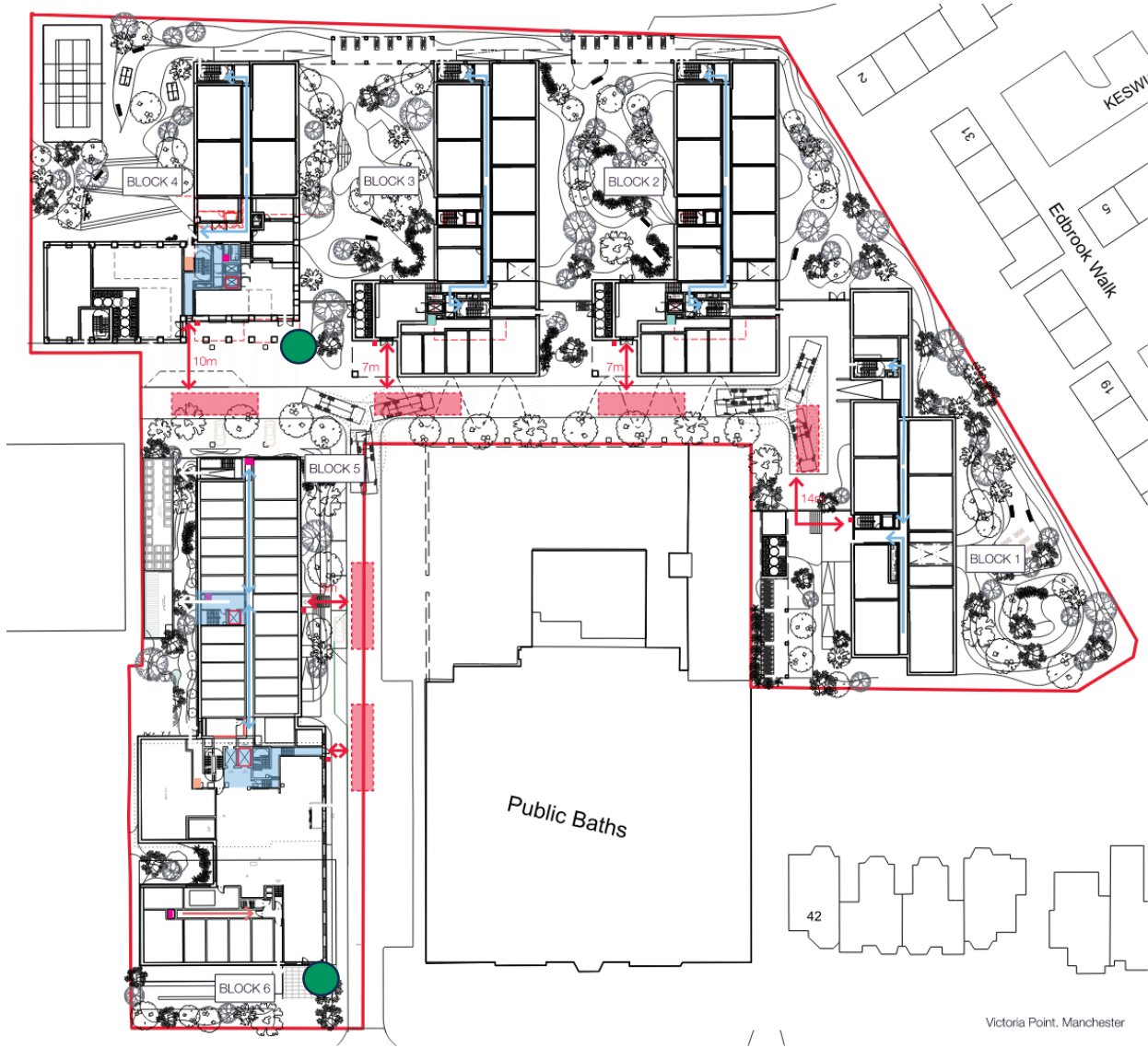
Fire hydrants are provided within 90 m of any entry point to the building. Vehicle parking is available immediately outside blocks 1-3 via Bax Road, which will provide firefighters full access to all rooms within 45 m. The distance between fire service and pumping appliance and any point within all apartments may be up to 75 m with the addition of sprinklers. Fire service vehicle parking will be provided to within 18 m of each fire main inlet connection point of blocks 4-6. The respective inlets will be visible from the Fire Service vehicle parking position.

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

Water storage tanks and associated pumps will be provided for the sprinkler system in accordance with EN 12845. Additional tanks will be provided to support the dry rising main installation in accordance with BS 9990.

At the time of writing, no specific testing has been carried out to confirm whether the existing fire hydrants are usable / operable. Testing of hydrants will need to be carried out at later design stages.

14. Fire service site plan indicating hydrants in green.



Fire statement completed by

15. Signature

Donte Harrow
Fire Engineer
Semper

Mark Davison
Director
Semper

16. Date

4th April 2024



20 Farringdon Street,
London,
EC4A 4AB
T: +44 (0) 203 858 0173
E: info@sempergrp.com
W: www.sempergroup.com