

Fire Statement – George Kenyon Halls of Residence, Manchester



Project No.: MA24009

Date: 14/03/2024

Revision: R01

Author: CWJ

Reviewer: AT

Approver: CB

1 INTRODUCTION

OFR Consultants Ltd (OFR) have been appointed by Henry Brothers Construction to develop a fire statement for a scheme to reclad an existing student residential building (constructed in 2006) in Manchester that falls within the definition of a Higher-Risk Building as defined by the Building Safety Act 2022. The scheme also involves a limited amount of internal works that are either non-controllable or are to remediate existing fire stopping defects. The fire statement is required under Article 9A of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (*'the 2015 Order'*) inserted by article 4 of the Town and Country Planning (Development Management Procedure and Section 62A Applications) (England) (Amendment) Order 2021.

This fire statement follows the process as outlined within the UK Government Guidance issued on 24.06.21 that came into effect on 01.08.21. Said guidance 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 the following (not an exhaustive list):

- The principles, concepts and approach relating to fire safety that have been applied to each building in 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.

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	George Kenyon Halls of Residence
Site address line 2	Wilton St
Town	Manchester
County	Greater Manchester
Site postcode (optional)	M13 9PL
2. Description of proposed development including any change of use (as stated on the application form):	George Kenyon Hall of Residence is an existing 16-storey student residential building at the University of Manchester. It is arranged to form four flats per floor each housing between four and six student bedrooms which each have a shared communal kitchen. The ground floor includes a separate mezzanine floor and houses a reception area, laundry, student café and IT room. There is a single stair and two lifts accessing the residential floors. The ground floor is accessed externally, and the mezzanine floor is accessed via two separate stairs accessing the mezzanine level only. One of the mezzanine stairs is open and the other is protected. The proposed works are to remove the existing external cladding to the building and replace with a system in accordance with Regulation 7(2) of The Building Regulations 2010 (as amended), a roofing upgrade to address existing drainage issues and decorative and internal works which will fall under exempt work as per Section 57 and Schedule 2 of The Building (Higher-Risk Procedures) (England) Regulations 2023. No change of use is proposed and post completion of the works the building will remain in student residential use as described above.

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3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience.	 Colin Bennett Associate Director MEng (Hons) CEng MIFireE colin.bennett@ofrconsultants.com Over 20 years' experience as a fire engineer 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.	Regular dialogue has been undertaken between the Client (University of Manchester), architects (Halliday Meecham), fire engineers (OFR) and other related design consultants to set out the functional requirements of The Building Regulations 2010 (as amended) and how these can be applied to the proposed works. Consultations with the Fire Authority (Greater Manchester Fire and Rescue Service) have not commenced. These will take place as part of the Gateway 2 application to the Building Safety Regulator.
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)	

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The principles, concepts and approach relating to fire safety that have been applied to the development

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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
Single block Height c.41.7m 16 (GF, GF Mezzanine + 14)		Student accommodation	2-16	AD B v1	no balconies	class A2-s1, d0 or better	Simultaneous	None	none

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	Associated ancillary accommodation (café, IT suite, laundry and back office)	GF and GF mezzanine	AD B v1	No balconies	class A2-s1, d0 or better	Simultaneous	None	None
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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

It is not proposed to seek any deviations from the functional requirements of The Building Regulations 2010 (as amended) or associated Approved Documents for the works. Additionally, the building geometry is rectangular in shape with flat facades to all elevations. There are no projections or recesses, which should allow for a consistent approach to be applied. Any other deviations from guidance in the existing building (as in place at time of application) do not form part of the scope of this project which is limited predominately to remediate the existing external wall build-up as indicated in Section 2 of this submission.

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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

The existing building façade has been found through investigation to contain products with a classification worse than Class A2, s1 d0. It is proposed to remove these as part a wider scheme to strip the façade back to its structural frame (concrete) and metal infill panels. In its place, new sheathing board, membranes, insulation, supports and cladding panels or brick slips will be installed. All materials will achieve Class A2-s1, d0 (or better) in line with Regulation 7(2) of The Building Regulations 2010 (as amended). This includes the breathable membrane. Any exceptions to this will be limited to those prescribed by Regulation 7(3) of The Building Regulations 2010 (as amended), e.g., fixings and sealants. Cavity barriers will be installed at slab edges, compartment lines, window reveals, and service penetrations as described in Approved Document B, Volume 1 (2019 edition, including 2022 amendments).

In addition, the following work is also prescribed;

1. Replacement roof covering including insulation. The roof covering will be B_{Roof}(t4).
2. Installation of steel stub supports at roof level for future works to install additional plant (not included within scheme / application).
3. Internal fire remedial work to fire-stop identified breaches in existing fire-resisting lines.

Additionally, a number of internal works are proposed, e.g., re-decoration and refurbishment of existing en-suite shower pods. These works will not fall under the definition of Building Work contained within Schedule 3 of The Building Regulations 2010 or will fall under the provisions of exempt work as per Section 57 and Schedule 2 of The Building (Higher-Risk Procedures) (England) Regulations 2023. As such, no application should be required to the Building Safety Regulator for these aspects of the works but are referenced herein for completeness.

For clarity, the building currently operates a simultaneous evacuation policy.

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Any other issues or deficiencies within the building do not form part of this application and would be subject to a future Gateway application.

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

None applicable

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?

Approved Document B, Volume 1, recommends that all buildings with a habitable floor over 18m are provided with a firefighting stair served by a dry riser. Additionally, a firefighting lift should be provided in a separate lobby or corridor. Both the stair and lobby should be vented. Hose laying distances should not exceed 45m from the riser outlet on each floor.

On the Ground Floor all areas can be accessed direct from external other than a small office, common room and laundry which are accessed via a lobby which itself has direct access to external and suitable hose laying distances. Accommodation on the mezzanine floor is accessed via 2No stairs which access only the mezzanine level which provide suitable hose laying distances.

The provisions described above are existing and the works will not materially alter these provisions.

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11. Emergency Road vehicle access

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

Vehicle access to the site is via Clifford Street which provides access to Rumford Street which is on the University of Manchester campus. Access is provided to all elevations utilising existing campus service roads including Wilton Street where the dry riser inlet is located.

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

no

Access to Rumford Street from Clifford Street is via a barrier with a gatehouse which is under the control of University of Manchester. Access through this barrier will be as the existing management plan for the campus.

12. Siting of fire appliances

The residential floors are served by a single firefighting stair with dry riser. The dry riser inlet is adjacent to the firefighting entrance point at this stair within 18m of a parking location along Wilton Street. Access to the ground floor and mezzanine is from external as described above. Access is provided to all elevations from campus service roads.

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

Guide: no more than 200 words

External fire hydrants are provided as existing within 90m of the dry riser inlet. The water main supplying these will provide pressure and flow in accordance with BS 9990. This should be confirmed.

Nature of water supply:

Hydrant – public

Does the proposed development rely on existing hydrants and if so, are they currently usable / operable?

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Yes It should be confirmed that existing hydrants are complaint in terms of pressure and flow rate.
14. Fire service site plan

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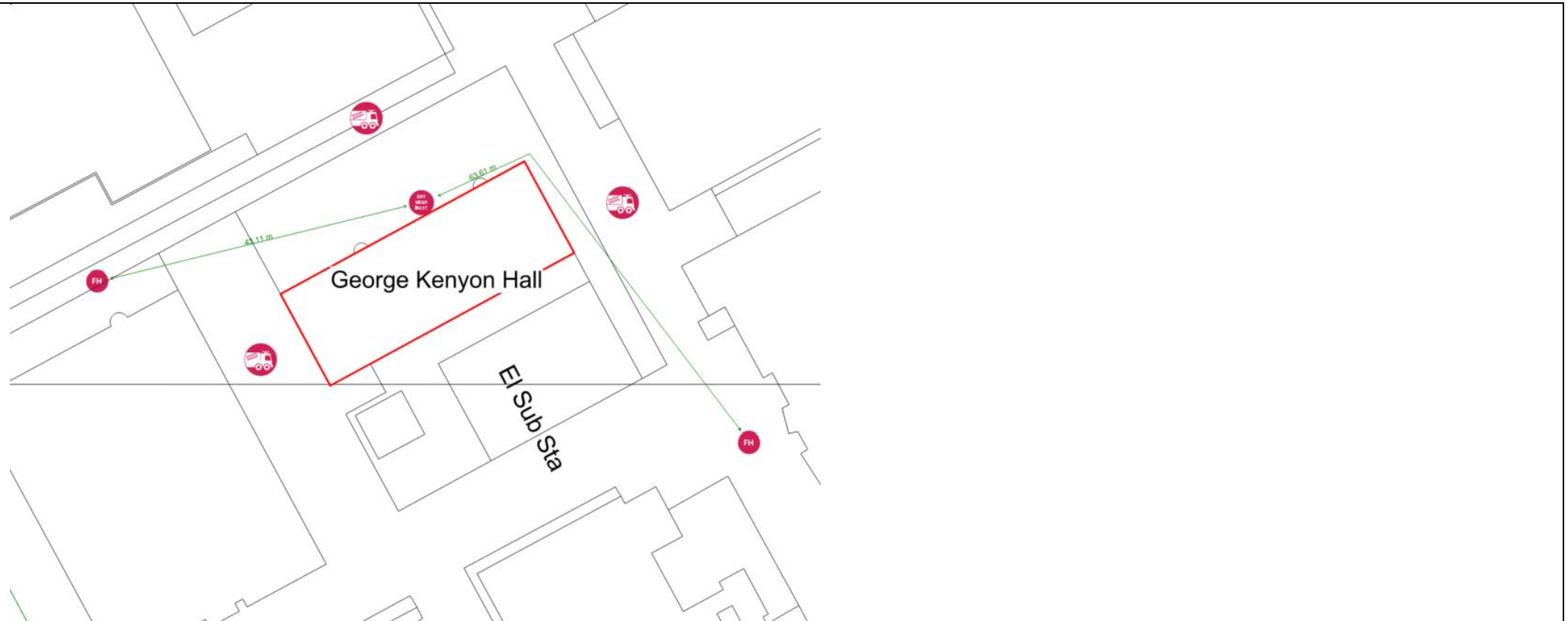
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Fire statement completed by

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7. Signature	
8. Date	14/03/2024

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