

Fire Statement – Victoria Park

Project No.: MA22098

Date: 13/10/2022

Revision: R00

Author: JG

Reviewer: AR

Approver: RR



1 INTRODUCTION

OFR Consultants (OFR) have been appointed by Britannia Victoria Limited to develop a fire statement for the Victoria Park development. 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 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
- How any policies relating to fire safety in relevant local development documents have been considered (e.g., London Plan 2021)

The full fire strategy for this project is to be detailed in the outline Fire Safety Strategy, produced by OFR.

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	Victoria Park Probation Centre
Site address line 2	5-13 Laindon Rd
Town	Manchester
County	Greater Manchester
Site postcode (optional)	M14 5PT
2. Description of proposed development including any change of use (as stated on the application form):	The proposed scheme is located southeast of Manchester within the Victoria Park suburban area. The proposed scheme consists of the construction of 8 different residential blocks, composed of flats which are mostly housed in Block 1 and Townhouses which are distributed between blocks 2-8. The largest building within the scheme, Block 1 has 4 storeys (G + 3) with a height to the topmost level of 9 m, this building will comprise several flats ranging from one to two bedrooms, some of these units will have an open-plan layout. The rest of the blocks will comprise of townhouses, or units housing two individual flats with separate entrances, all of these buildings will be 3 storeys (G+2) and will be independent from one another.

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3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience.	Richard Rankin Design Director CEng M.Eng (Hons) MIFireE richard.rankin@ofrconsultants.com 15 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 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.	Consultation with Building Control or the local fire service has not occurred as of yet.

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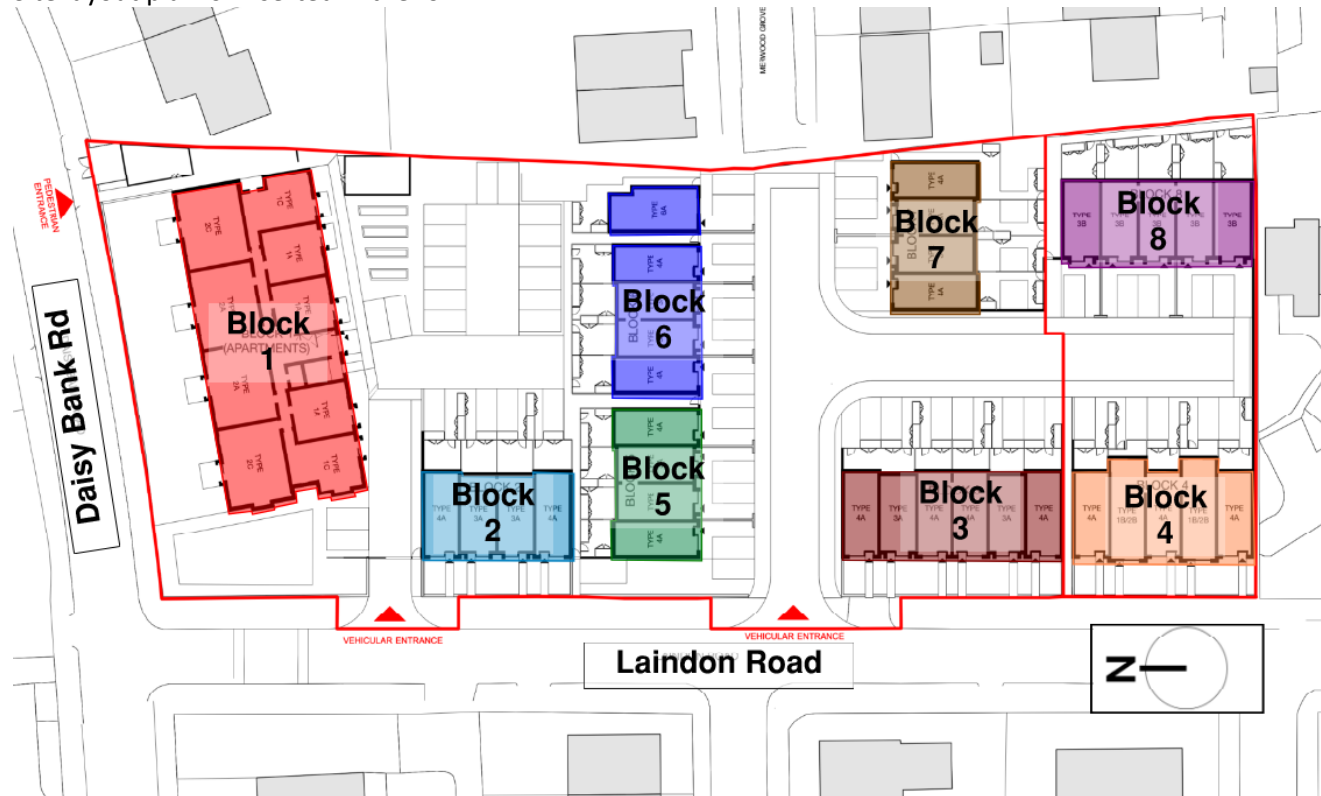
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5. Site layout plan with block numbering as per building schedule referred to in 6.

(Consistent with other plans drawings and information submitted in connection with the application)

Site layout plan is: 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
Block 1	Height: c. 9 m 4 storeys above ground, none below ground	Residential	Ground storey + 3 storeys	BS9991	TBC but it is recommended that class A2-s1, d0 or better is achieved when practicable.	TBC but it is recommended that class A2-s1, d0 or better is achieved when practicable.	stay put	yes- other	M4(2)
Block 2	Height: c. 6 m 3 storeys above ground, none below ground	Residential	Ground storey + 2 storeys	BS9991	TBC but it is recommended that class A2-s1, d0 or better is	TBC but it is recommended that class A2-s1, d0 or better is	stay put	yes- other	none

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					achieved when practicable.	achieved when practicable.			
Block 3	Height: c. 6 m 3 storeys above ground, none below ground	Residential	Ground storey + 2 storeys	BS9991	TBC but it is recommended that class A2-s1, d0 or better is achieved when practicable.	TBC but it is recommended that class A2-s1, d0 or better is achieved when practicable.	stay put	yes- other	none
Block 4	Height: c. 6 m 3 storeys above ground, none below ground	Residential	Ground storey + 2 storeys	BS9991	TBC but it is recommended that class A2-s1, d0 or better is achieved when practicable.	TBC but it is recommended that class A2-s1, d0 or better is achieved when practicable.	stay put	yes- other	none
Block 5	Height: c. 6 m 3 storeys above ground, none below ground	Residential	Ground storey + 2 storeys	BS9991	TBC but it is recommended that class A2-s1, d0 or better is achieved when practicable.	TBC but it is recommended that class A2-s1, d0 or better is achieved when practicable.	stay put	yes- other	none
Block 5	Height: c. 6 m	Residential	Ground storey + 2 storeys	BS9991	TBC but it is recommended that class A2-s1, d0 or better is	TBC but it is recommended that class A2-s1, d0 or better is	stay put	yes- other	none

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	3 storeys above ground, none below ground				achieved when practicable.	achieved when practicable.			
Block 6	Height: c. 6 m 3 storeys above ground, none below ground	Residential	Ground storey + 2 storeys	BS9991	TBC but it is recommended that class A2-s1, d0 or better is achieved when practicable.	TBC but it is recommended that class A2-s1, d0 or better is achieved when practicable.	stay put	yes- other	none
Block 7	Height: c. 6 m 3 storeys above ground, none below ground	Residential	Ground storey + 2 storeys	BS9991	TBC but it is recommended that class A2-s1, d0 or better is achieved when practicable.	TBC but it is recommended that class A2-s1, d0 or better is achieved when practicable.	stay put	yes- other	none
Block 8	Height: c. 6 m 3 storeys above ground, none below ground	Residential	Ground storey + 2 storeys	BS9991	TBC but it is recommended that class A2-s1, d0 or better is achieved when practicable.	TBC but it is recommended that class A2-s1, d0 or better is achieved when practicable.	stay put	yes- other	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

The fire strategy has adopted BS 9991 as the basis for the development of the fire strategy. However, there are aspects of the design which depart from the guidance contained in BS 9991 and the design team have sought to ensure that the relevant requirements of Building Regulations have been satisfied. Some departures from the BS 9991 can be considered enhancements, such as, the provision of an enhanced smoke ventilation system in the common corridors serving the flats to compensate for extended travel distances and to maintain tenable spaces for evacuation and fire-fighting activities (Adequacy to be demonstrated by CFD at the next stage), and the placement of kitchen hobs 1.5 m away from the means of escape and the execution of a radiative analysis to ensure adequate levels of safety are provided in open plan flats greater than 8 x 4 m.

Is considered that this will increase the efficiency of the buildings design and would allow for them to meet the scheme requirements.

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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 challenges associated with the design are addressed in the fire strategy which are summarised below:

- **Extended travel distances:** The travel distance in the Third Floor of Block 1 exceeds the recommendation of BS 9991 with a distance of c.13.1 m the farthest flat to the stair lobby. A detailed computational fluid dynamics (CFD) analysis is to be carried out to validate the proposed mechanical smoke control system provided in this common corridor. The system is to be designed with the objective of returning the corridor with extended travel distance to tenable conditions to allow for a safe means of escape for occupants whilst also ensuring that the stair is adequately protected during firefighting operations
- **Open-plan flats:** The open-plan flat layout exceeds the BS 9991 limit of 8 m × 4 m. A study has been carried out by OFR which concluded that the unenclosed kitchens can be considered acceptable in open-plan flats, irrespective of the flat floor area (up to a given limit), but the cooking facilities should be located remotely from both the final exit and occupant escape routes. The currently proposed open-plan flat layouts aligns with the study conclusion above and as such, the arrangement is considered reasonable.
- **Hose laying distance from appliance:** Guidance states that houses not fitted with fire mains should allow access for a fire appliance to within 45 m of all points within the house, measured on a route suitable for laying hose. Block 8 will exceed this distance for some of its townhouses, with the biggest derogation being c.55 m from the appliance parking. This extension is considered reasonable given the provision of a water mist system that is to be provided. This approach will need to be discussed and agreed with the approval authorities.

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.

Guide: no more than 500 words

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The fire strategy for the development is based on satisfying the Building Regulations, including all updates current to date. The fire strategy will be developed and updated to reflect recent changes in legislation and design guidance. Including alternate fire safety guidance documentation, in the form of Approved Document Volume 1:2019 including 2020 amendments.

Currently no local development policies have been considered.

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 arrangements will be designed in accordance with the guidance contained within BS 9991. Block 1 will be fitted with a dry fire main, such that the inlet connection points to the risers are located within 18 m of, and in sight of, a suitable parking position for a fire appliance. Outlets will be provided within the stair on each storey, including the ground floor, such that all points of this block are within 60 m of an outlet from the fire main, the rest of the block, with exemption of Block 8 will be within the 45 m hose laying distance, the extended travel distance c.55 m in block 8 is considered to be adequate due to the provision of a mist system, this however is a derogation from guidance and would need to be agreed on by the relevant stakeholders.

The stairs in Block 1 will open into a ventilated area designed to protect the stair from the ingress of smoke or onto protected lobbies that do not have direct access to high risk areas.

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11. Emergency road vehicle access

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

For all areas the fire and rescue service appliance access to the site is via Laindon Road, and the blocks will be accessible via two new cul-de-sacs that will be created as part of the scheme.

Fire and Rescue vehicle access routes shall comply with Table 20 of the BS 9999.

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

yes

12. Siting of fire appliances

The appliance parking position is to be less than 18 m to the dry main inlet of Block 1, it is expected that the dry riser inlet point will be next to the main entrance thus satisfying the recommendation in BS 9991.

For Blocks 2-7 fire appliances parking positions will be within the 45 m hose laying distance.

The distance from the fire appliance parking position to the farthest entrance of Block 8 will be 30.6 m, with a distance to the farthest location within this block of c.55 m.

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

Guide: no more than 200 words

External fire hydrants will be provided within 90 m of the dry riser inlets. The water main supplying these will provide pressure and flow in accordance with BS 9990. This will be confirmed by the infrastructure engineer during detailed design.

Nature of water supply:

hydrant- public

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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 dry riser inlets and fire service vehicle locations.
14. Fire service site plan Fire service site plan is: inserted in the form[]

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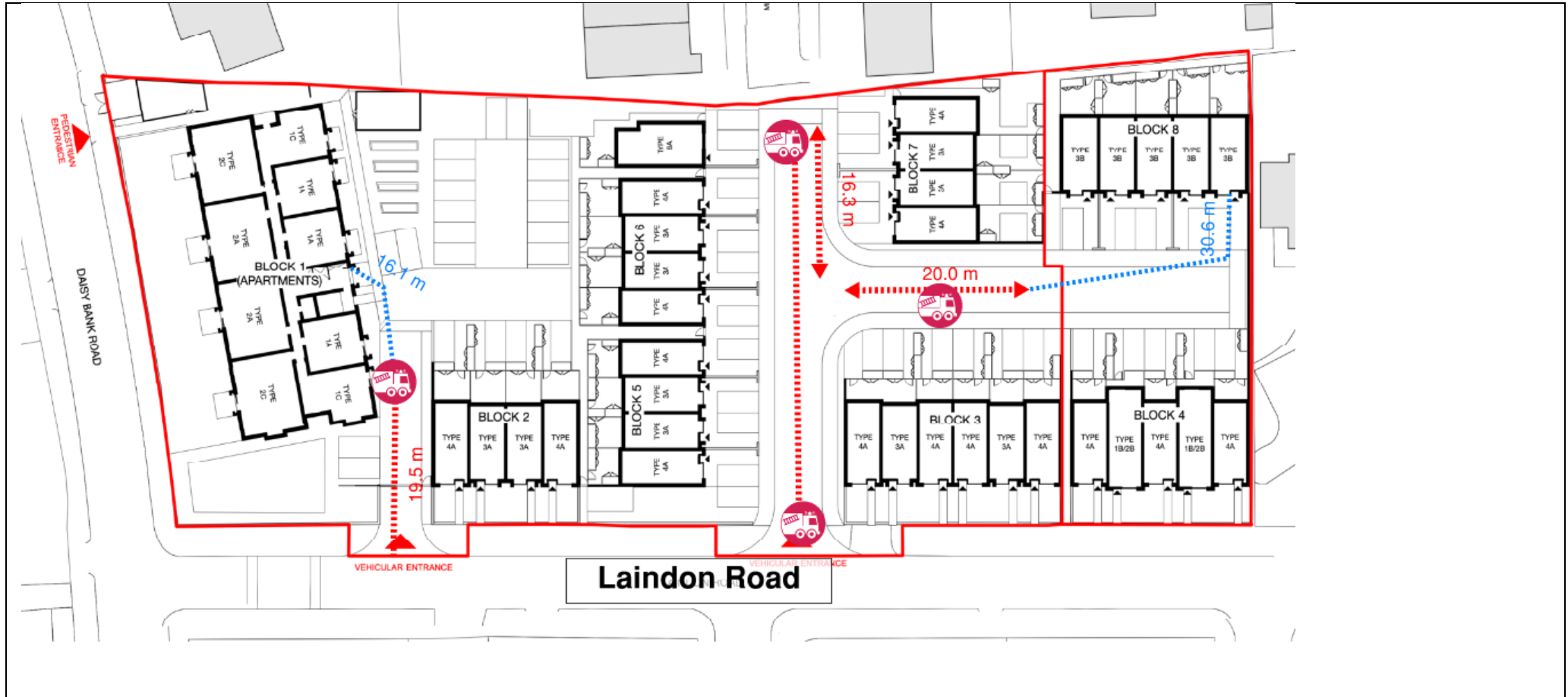
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Fire statement completed by		
15. Signature		
16. Date	13/10/2022	