

Fire Statement – Moss Lane East, Manchester



Project No.: MA22057

Date: 17/10/2022

Revision: R01

Author: SM

Reviewer: AR

Approver: RR

1 INTRODUCTION

OFR Consultants (OFR) have been appointed by CS Moss Lane East Ltd to develop a fire statement for the Moss Lane East development in Manchester. The fire statement aims to provide an abridged version of the Outline 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. 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 (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;

The RIBA Stage 2 outline fire strategy, was produced by OFR named '*220929-R01-MA22057-Moss Lane East-Stage 2 Outline Fire Strategy-WP1-OF-CIC*', dated September 2022.

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	Moss Lane East
Site address line 2	Moss Side
Town	Manchester
County	Greater Manchester
Site postcode (optional)	M14 4PX
2. Description of proposed development including any change of use (as stated on the application form):	Moss Lane East development consists of a new build 9-storey block (basement, G+8) containing student accommodation linked at ground floor to an existing pair of Listed Townhouses (Basement, G+2) which are also to be converted into student accommodation. The Townhouses basement, first and second floor contains studio apartments. The ground floor contains residential ancillary accommodation that links through with the new build 9-storey block. The basement of the new build 9-storey block contains plant areas, bin store and cycles store. The ground floor contains residential ancillary accommodation and also student accommodation by way of 2no. cluster apartments. The upper floors contain a mixture of studio and cluster apartments. An array of Photo Voltaic panels are to be provided on the 8th floor flat roof.
3. Name of person completing the fire statement (as	

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section 15.), relevant qualifications and experience.	 Richard Rankin - CEng, MEng(Hons), MIFireE - Design Director 16 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 during this early design stage has been undertaken between the fire engineers (OFR Consultants Ltd) and the architectural team (Carsonsall Ltd) with regards to meeting the requirements of the Building Regulations 2010 (as amended). Recommendations from these preliminary consultations have been considered and incorporated into the outline fire strategy report developed by OFR. Correspondence with Greater Manchester Fire and Rescue Service (GMFRS) has not yet occurred at this stage. An online preliminary meeting has been held with the proposed Building Control Body (Ball and Berry Approved Inspectors) to run through the scheme and any proposed deviations from guidance. Please note Ball and Berry are not appointed at this time. The outline fire strategy report includes a design risk register where alternative solutions to the standard guidance may provide suitable and practicable solutions to the design. These are to be developed in more detail at the next stage of the design in conjunction with the authorities and the design team.

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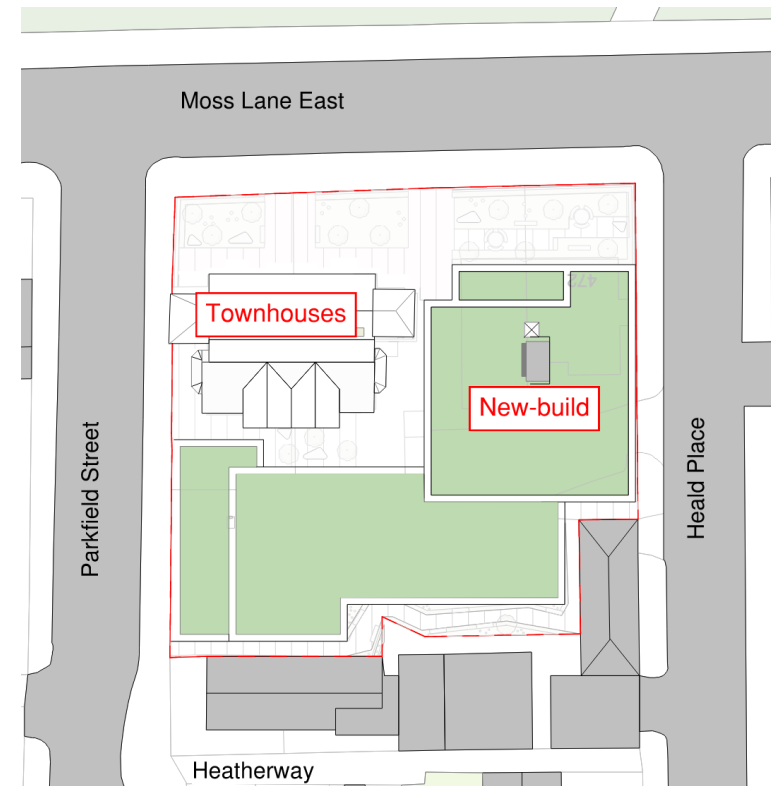
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5. Site layout plan with block numbering as per building schedule referred to in 6. (Consistent with other plans drawings and information submitted in connection with the application)



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The Townhouses are linked to the new build 9-storey block at ground floor level. The new build 9-storey block is represented by all that is coloured green.

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
New-build	Height c.23.1m 9 (GF+8) 10	Student Accommodation Student Accommodation	Basement, GF + 8	BS 9991 AD B v1, AD B,v2	no balconies	class A2-s1, d0 or better	Stay put	yes-residential sprinklers, full	none

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Townhouses	Height c.6.8m 3 (GF+2) 4		Basement, GF+2						
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 proposed design generally aligns with the recommendations in standard guidance documentation i.e. BS 9991 and the Approved Documents. During this stage of the design, the following items have been highlighted as they are likely to require alternative solutions to the recommendations in standard guidance. - The Townhouses are proposed to have the ventilated lobbies omitted between the protected stairs and the ancillary accomodation at ground floor level. As justification the building is afforded two protected staircases when only one is required. Also, the building is to have a residential sprinkler system installed throughout whilst having a top floor level below 11m. On the first and second floor it is proposed that intelligent signage is installed to indicate to any of the escaping residential occupants, if either stair should not be used. The added protection of the sprinkler system,secondary escape staircase and intelligent signage is deemed sufficent to allow the omission of the 0.4m² permanent ventilation lobbies which are recommended at ground floor level. - The upper floors of the new build 9-storey block are afforded a single firefighting lift. The secondary staircase is not provided with any firefighting or evacuation lifts. It is understood that the building will be managed 24/7 and that a management plan will be put into place to assist in the evacuation of any mobility impaired persons (MIP's). This will need to take account of any residents utilising the refuges located in the secondary escape stair should the firefighting lift be unavailable for assisted evacuation.									

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- **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 evacuation strategy for the basement and ground floor studios/clusters will be a 'stay-put' policy. The evacuation strategy for the basement and ground floor ancillary/non-residential areas will be localised evacuation. Occupants within these areas should evacuate directly to outside in either of the following scenarios:

- Activation of the automatic fire detection and alarm system at this level; or
- Activation of a manual call point at this level.

The ancillary/non-residential alarm system should not be linked to the residential system.

The evacuation strategy for the upper residential levels will be 'stay-put' as per the above.

Due to the height of the building exceeding 11m, the recommendations in Approved Document B: Volume 1 (2020) will be followed for sprinkler protection, as the recommendations are more onerous than those outlined in the 2015 edition of BS 9991. The following is recommended at this stage in the design:

- Residential Areas (Basement -8F)
 - Category 4 residential sprinkler system in accordance with BS 9251:2021 edition;
- Non-residential Areas (Basement-GF)
 - Category 4 residential sprinkler system for residential (ancillary) areas as per Table 3 in BS 9251 (2021);
 - Category 4 residential sprinkler system for non-residential areas less than 100m² in area;
 - There is potential for a non-residential area to measure greater than 100m² in area. If this occurs, it is proposed to undertake a PRA (probabilistic risk assessment) to determine if it is suitable to extend the Category 4 residential sprinkler system rather than a commercial BS 12845 system.

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7. 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

Not applicable

Emergency road vehicle access and water supplies for firefighting purposes

8. Fire service site plan

Explanation of fire service site plan(s) provided in 12 including what guidance documents have informed the proposed arrangements for fire service access and facilities?

BS 9991 recommends that a building where the topmost story is over 18m should have a fire-fighting shaft, comprising a firefighting lift, firefighting stair, and ventilated firefighting lobby provided with a dry riser (BS 9991 Figure 35).

The top floor height of the new 9-storey residential building is c.23.1m. The building is provided with a single firefighting shaft serving every level. The total floor area of the upper floors in the new build 9-storey block measures less than 900m², therefore a second firefighting shaft is not required. A secondary escape stair is provided measuring a minimum of 1100mm in width serving ground level to the top floor. A dry riser is provided to this second stair.

The Townhouses building is provided with two protected staircases. One of the staircases extends to the basement level. A ventilated lobby adjacent the staircases is provided at basement, 1st and 2nd floor level. As the townhouses are sprinkler protected, section 50.1.2 of BS 9991 allows a total distance from the pumping appliance to any point within a flat not to exceed 75 m. The ancillary accommodation at ground floor achieves the minimum perimeter access requirements as recommended in BS 9999.

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9. Emergency road vehicle access

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

The two buildings (Townhouses and new build 9-storey block) are situated between 3 roads located to the North, East and West. The fire service vehicle can park within 18m of the dry riser inlet point to the firefighting shaft as recommended in BS 9991: 2015 edition (Section 50.1.3) on the East elevation and within 18m of the dry riser inlet point to the secondary stair on the West elevation. Access to the West elevation is along Parkfield Street, this is a dead-end road leading to Gateshead Close. Tracking routes will be carried to check dead-end turning facilities.

To the North, the fire service vehicle can park within 18m of the entrance to the Townhouses building along Moss Lane East.

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

no

10. Siting of fire appliances

The new-build 9-storey block is fitted with two dry risers, one within the firefighting stair and another adjacent to the secondary stair. These can be accessed from outside on the East and West elevations.

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

Guide: no more than 200 words

External fire hydrants are provided within 90m 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

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

yes

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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.

12. Fire service site plan

Fire service site plan is: inserted in the form []

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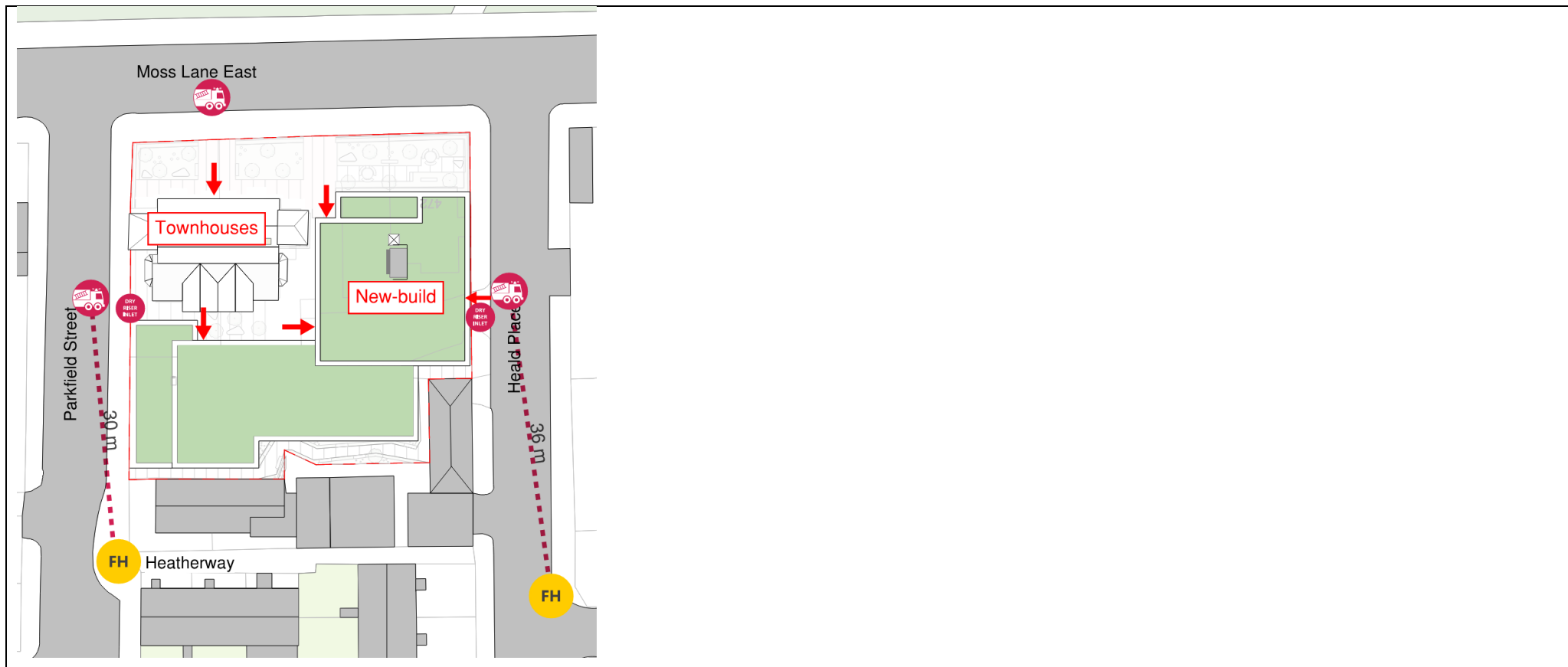
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Fire statement completed by	
13. Signature	
14. Date	17/10/2022