

Fire Statement – Didsbury Point



Project No.: MA21015

Date: 17/12/2021

Revision: R00

Author: JG

Reviewer: AR

Approver: DM

1 INTRODUCTION

OFR Consultants (OFR) have been appointed by the Southway Housing Trust to develop a fire statement for the Didsbury Point 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 detailed in the Stage 3 Fire Safety Strategy, produced by OFR '211217-R00-MA21015-WP2-Stage 3 Detailed Fire Safety Strategy-DF-CIC', dated December 2021.

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	Didsbury Point
Site address line 2	The Boulevard
Town	Didsbury
County	Greater Manchester
Site postcode (optional)	M20 2EA
2. Description of proposed development including any change of use (as stated on the application form):	The proposed scheme is located in Didsbury, Manchester. Didsbury Point consists of the construction of a single residential building with two blocks, which are connected with a sky link atrium. The north block has the tallest section of the building reaching 8 storeys (G + 7) with a height to the topmost level of c. 22.8 m, the other parts of the north block and the south block are both 6-storey. The ground floor of the south block and part of the north block will be occupied by Manchester Health & Care Commissioning (MHCC) and will be handed over as empty shell and fitted out by MHCC. A separate two-storey open-sided car park will also be constructed as part of this scheme, providing parking spaces for both residents and staff and visitors of the MHCC.

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3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience.	David Maeso Associate CEng, MIFireE, Eurlng CSCS – Professionally Qualified Person david.maeso@ofrconsultants.com David has over 17 years of experience in the fire industry with a broad range of expertise in the application of Fire Engineering to all types of national and international projects. His primary skill is the development and management of performance-based Fire Engineering projects, ensuring the delivery of excellence from Project Appraisal to Practical Completion. He is also a guest professor at Ghent University – Master of Science in Fire Engineering. David initiated his Fire Engineering career in Spain working for a research and innovation centre on large infrastructure projects and complex 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.	Preliminary discussions have been had with the appointed Approved Inspector (Assent Building Control), however the review for the fire strategy of this scheme is still undergoing. Consultation with the local fire service (Greater Manchester Fire and Rescue Service) has not occurred as of yet.

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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
North Block	Height: 22.8m 8 storeys above ground, none below ground	Plant	Ground storey	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes- residential sprinklers, full	N/A non resi
North Block	Height: 22.8m 8 storeys above ground, none below ground	Residential	Ground + 7 storeys	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	none

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South Block	Height: 16.5m 6 storeys above ground, none below ground	Healthcare unit	Ground storey	HTM0502	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
South Block	Height: 16.5m 6 storeys above ground, none below ground	Residential	5 Storeys	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	none
Car Park	Height 2.8 m 2 storeys above ground, none below ground	Car Park	Ground + 1 storey	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	none	N/A non resi

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 main complexity is the variation of use in the different blocks (residential, healthcare unit and car park). Each block will be designed in accordance with the relevant guidance (BS 9999, BS 9991) and all interfaces will be carefully considered to ensure independence of fire strategy elements such as means of escape, fire safety systems and firefighting access.

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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

Some challenges of the design are currently addressed in the fire strategy. Among the most relevant challenges we find:

- **Escape in the north block east end first to fourth floors residential common corridor:** Travel distance within the north block first to fourth floors east end common corridor exceeds the recommended limits set out in BS 9991.
However, a detailed computational fluid dynamics (CFD) analysis has been carried out and demonstrated that the proposed smoke control for the common corridor would be adequate to return the corridor with extended travel distance to tenable conditions for means of escape and fire service operations. As such, the associated risk with the extended travel distance is considered tolerable.
- **Protection to the final discharge route:** To protect the stair 1 discharge route from the ancillary accommodations on the ground floor, it is proposed to utilise the corridor connecting them in lieu of protected and ventilated lobbies. Ventilation is proposed to be provided by a mechanical system using the smoke shaft opening into the corridor.
- **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 align with the study conclusion above and as such, the arrangement is considered reasonable.

The currently proposed open-plan flat layouts align with the study conclusion above and as such, the arrangement is considered reasonable. |

Please refer to fire strategy for detailed description of the approaches taken. Compliance with Building Regulations, using BS 9999 and BS 9991 as the design guidance documents will address all fire safety issues. Discussions with Approval Authorities and all necessary stakeholders are still pending. |

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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

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 such as Building Regulation 7 for high rise residential. Discussions with Approval Authorities are ongoing.

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?

BS 9999 dictates that a building where the topmost storey is over 18 m must have at least a fire-fighting shaft, comprising a firefighting lift, firefighting stair, and ventilated firefighting lobby provided with a fire main (BS 9999-2017 table 17).

The top floor height of the residential building is 22.8 m. The building is provided with one firefighting ventilated stair, along with a firefighting lift, these are located in the north block and would serve all storeys. The primary entrance to the firefighting stair is on the northern façade via the boulevard.

BS 9991 recommends that for floor plate greater than 900 m², at least two fire-fighting shafts should be provided. However, due to the extensive compartmentation provided the current fire-fighting shaft provision is considered reasonable. This is a deviation from guidance recommendations, thus is subject to agreement with approval authorities and relevant stakeholders.

Didsbury Point is provided perimeter access compliant with BS 9999.

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11. Emergency road vehicle access

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

For the Residential areas the fire and rescue service appliance access to the site is via The Boulevard.

In the event of a fire within the ground floor MHCC unit, fire-fighting operations could be carried out from the outside of the building. Alternatively, the MHCC unit could be accessed via its entrance on The Boulevard, The Avenue or the car park access road.

Perimeter access is available to at least 15% of the MHCC unit as several access points are provided in different elevations of the building within 18 m of the road, which align with standard guidance recommendations.

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 in front of the building's main entrance, with the dry riser inlet point next to the main entrance. This parking position will be within 18 m of, and within sight of, the building entrance giving access to the dry fire main thus satisfying the recommendation in BS 9991.

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13. Suitability of water supply for the scale of development proposed
Guide: no more than 200 words

External fire hydrants will be provided within 90m of the dry riser inlets. The water main supplying these will provide pressure and flow in accordance with BS9990. 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

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.

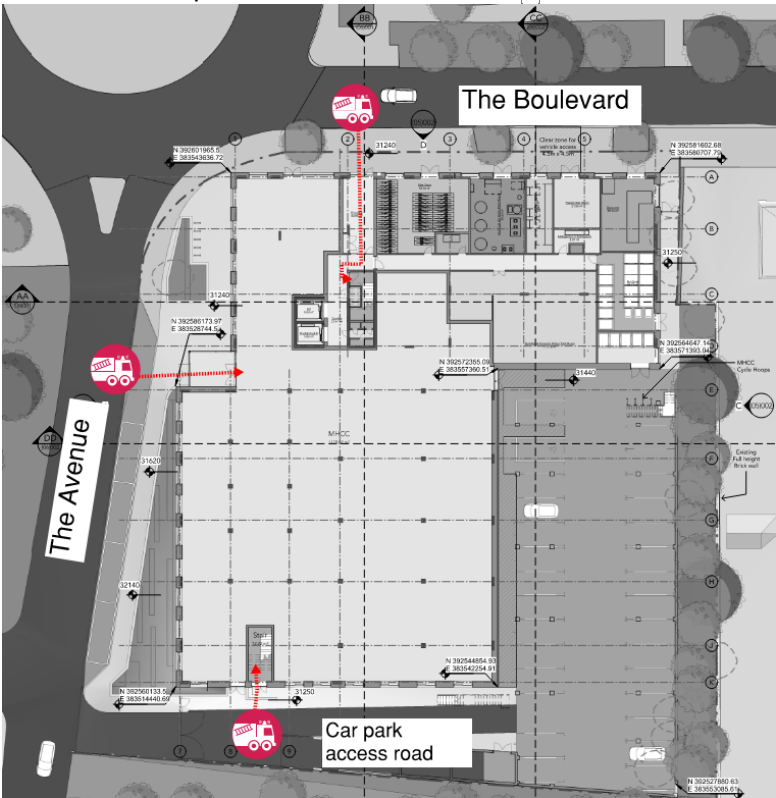
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14. Fire service site plan
Fire service site plan is: inserted in the form



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Fire statement completed by		
15. Signature		
16. Date	17/12/2021	