

Fire Statement – 85 Rochdale Road Phase 2, Manchester

Project No.: MA24154

Date: 26/03/2026

Revision: R05

Author: YX

Reviewer: OS

Approver: RR

1 INTRODUCTION

OFR Consultants Ltd (OFR) have been appointed by McGoff Group Projects Ltd. to provide fire engineering services for the 85 Rochdale Road Phase 2 development scheme located in Manchester. The development scheme includes erection of a 17-storey residential apartment building (Use Class C3 (a), with associated access, amenity, landscaping, public realm, infrastructure and other associated works. Demolition of existing vacant building on site, comprising of ground floor retail and a first-floor apartment.

Currently, the project is at RIBA Stage 2. 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 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 many policies relating to fire safety in relevant local development documents have been considered (e.g., Planning Gateway One under The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended))

The full fire strategy for this project is detailed in the Fire Strategy report, produced by OFR Consultants '260326-R05-MA24154-WP1-85-Rochdale-Road-Phase-2-Outline-Fire-Strategy-OF-CIC', dated 26th March 2026.

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	85 Rochdale Road,
Site address line 2	
Town	Manchester
County	Greater Manchester
Site postcode (optional)	M4 4HY
2. Description of proposed development, including any change of use (as stated on the application form):	The wider masterplan for the development comprises multiple phases. This fire statement focuses specifically on the Phase 2 block of the project and not the overall master plan. OFR understands that the block will be bound by Rochdale Road, Clive Street, and Gould Street. The block is adjacent to the historic small premise, the Marble Arch Inn, and the Rochdale Road Phase 1 building. The site will contain built-to-rent residential blocks up to the 17th floor (Level 16). The block currently has a height of 49.9 m, measured from the firefighter’s access level to the topmost habitable level. Therefore, the building is designated as a Higher Risk Building (HRB) for the purposes of the Building Safety Act 2022.

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3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience.	 Richard Rankin Director MEng (Hons); CEng; MIFireE richard.rankin@ofrconsultants.com Richard has nearly 20 years’ experience delivering effective, innovative solutions to improve the safety of both buildings and their users. 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.	No building control body has been appointed at this stage. However, the fire strategy report has followed current best practice guidance documents, and where alternative design solutions are proposed, these have been highlighted, and suitable solutions and options have been presented within the fire strategy report. These can be included in a risk register and can be developed in further detail following discussions with the appointed building control body.
5. Site layout plan with block numbering as per the building schedule referred to in 6.	
Site layout plan is:	

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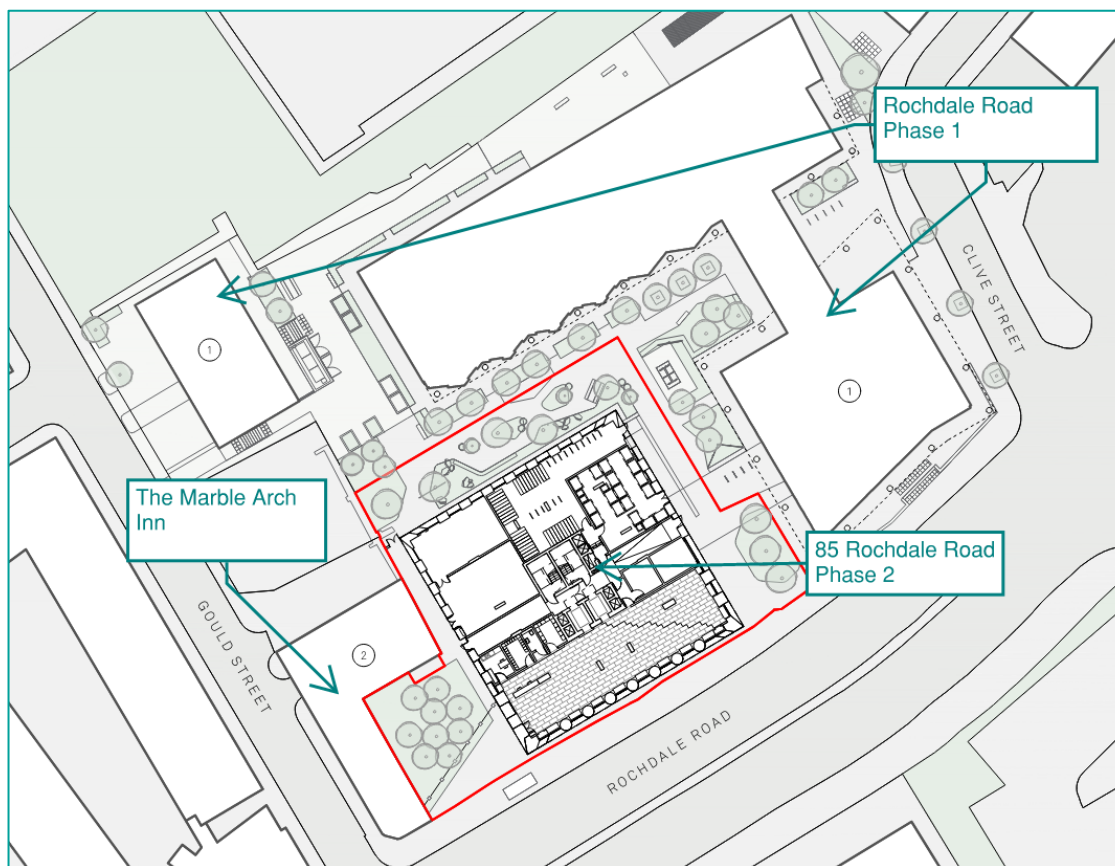
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inserted in the form



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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

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		Ancillary Rooms	G	BS 9991: 2024	No balconies	Class A2-s1, d0 or better	Simultaneous	Yes	None
		Residential flats	01 - 16	BS 9991:2024	No balconies	Class A2-s1, d0 or better	Stay put	Yes	TBC

7. Specific technical complexities

Explain any specific technical complexities in terms of fire safety (for example, green walls) and/or departures from information in the building schedule above

The site will contain a built-to-rent residential block up to the 17th floor (Level 16). The block currently has a height of 49.9 m, measured from the firefighter’s access level to the topmost habitable level. The building is designated as a Higher Risk Building (HRB) for the purposes of the Building Safety Act 2022.

As part of the planning application, a Fire Statement is required in accordance with Gateway 1 requirements under the Building Safety Act. A more detailed Gateway 2 fire strategy is expected to be developed later during RIBA Stage 4, prior to construction.

A mechanical smoke ventilation system (MSVS) is proposed for the development to support the evacuation and firefighting strategy. The performance of the MSVS will be demonstrated through Computational Fluid Dynamics (CFD) modelling to verify that adequate tenability conditions can be maintained within the means of escape during a fire event.

To mitigate potential depressurisation issues associated with the MSVS, the lobby doors are designed to open into the corridors. This approach ensures pressure equalisation and helps to maintain effective smoke control and ease of door operation during an evacuation.

On the ground floor level, dual-entry firefighting lifts are provided, with fire curtains proposed at the lift lobbies to ensure effective compartmentation and protection of the evacuation routes. Where active fire curtain/barrier assemblies are used, they should be tested and installed in accordance with BS 8524-1 and BS 8524-2, respectively. The fire curtain should achieve a minimum of EW60 fire-rated performance.

Given the proximity of the development to the adjoining Grade Two historic small premise, the Marble Arch Inn, consideration has been given to potential external fire spread and boundary separation. The design will ensure that the external wall construction and fire-resisting performance meet the relevant guidance.

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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.

Sprinklers:

Due to the height of the building being 49.9 m, sprinklers will be provided throughout the building (including assumed to be sterile spaces, as per BS 9991:2024 guidance). The following is recommended at this stage:

- Ancillary Areas under 100m² and Residential Areas – Category 4 Residential sprinkler system in accordance with BS 9251. Where amenity areas fall under Table 4 use in BS 9251, the design density will be increased to 5mm/min.
- The ancillary areas being more than 100m² should be protected with a BS EN 12845 system.

Persons with Reduced Mobility (PRM):

For all residential levels, it is proposed to provide an evacuation lift lobby associated with each stair, which will meet the minimum dimensions recommended in BS 9991:2024 to support occupant escape. The smoke ventilation strategy will be designed so that the temporary waiting space for the evacuation lifts will remain tenable from fire and/or smoke to facilitate egress from each level. Currently, this is achieved, with both lifts being designed as evacuation lifts, with the lift near the Rochdale Road side also serving as a firefighter's lift.

External Fire Spread:

- All materials which are part of the external wall or specified attachment will achieve at the minimum European Classification A2-s1,d0 or Class A1 as per the requirements in Regulation 7(2). Regulation 7(3) sets out some exceptions from the requirements in Requirement 7(2), which will also be followed where applicable. Membranes are to achieve at a minimum European Class B-s3,d0.
- A preliminary BR 187 external fire spread assessment has been undertaken, which demonstrated that the elevations adjacent to the Marble Arch Inn would require fire-resisting performance from a space separation perspective.

Firefighting Provisions:

The distance from the fire appliance parking position to the dry riser inlet position should not be more than 18 m.

The public hydrant location should be confirmed at the next design stage. If a suitable existing one isn't available, a new one should be provided.

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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 taken into account. The height of the proposed development is such that Planning Gateway One of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). This Fire Statement has been produced to address the Planning Gateway One requirements.
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? It is proposed to incorporate a firefighting shaft within the block. The shaft will be provided with a dry riser in the firefighting stair. BS 9991: 2024 recommends that the fire appliance should be able to park within 18m of the fire main inlet connection point, typically on the face of the building close to the entrance point leading to the stair enclosure, with the inlet visible from the fire appliance parking position. The dry rising mains will be accessed from the side of the Rochdale Road.
11. Emergency road vehicle access Specify emergency road vehicle access to the site entrances indicated on the site plan Vehicular access to the site is provided from the Rochdale Road. Is the emergency vehicle tracking route within the site to the siting points for appliances clear and unobstructed? yes

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12. Siting of fire appliances In buildings fitted with fire mains, fire appliances should have access to the perimeter at points near the fire mains, so that firefighters can enter the building to make a hose connection from the fire appliance to pump water into the main. A demonstration figure can be found in section 14.
13. Suitability of water supply for the scale of development proposed Information regarding existing hydrants (location, performance) is to be determined, but where necessary, new hydrants will be provided and will be agreed with the fire and water authorities. Nature of water supply: hydrant- public 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 buildings. For buildings that are provided with dry rising mains, such as these buildings, hydrants should be provided within 90m of an entry point to the building and not more than 90m apart.

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The locations of the existing hydrants should be confirmed at the next design stage via a suitable utilities survey. If a suitable existing one isn't available, a new one should be provided.

It should be demonstrated that the water mains and hydrants can deliver a sufficient flow of water to enable effective firefighting to be undertaken.

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

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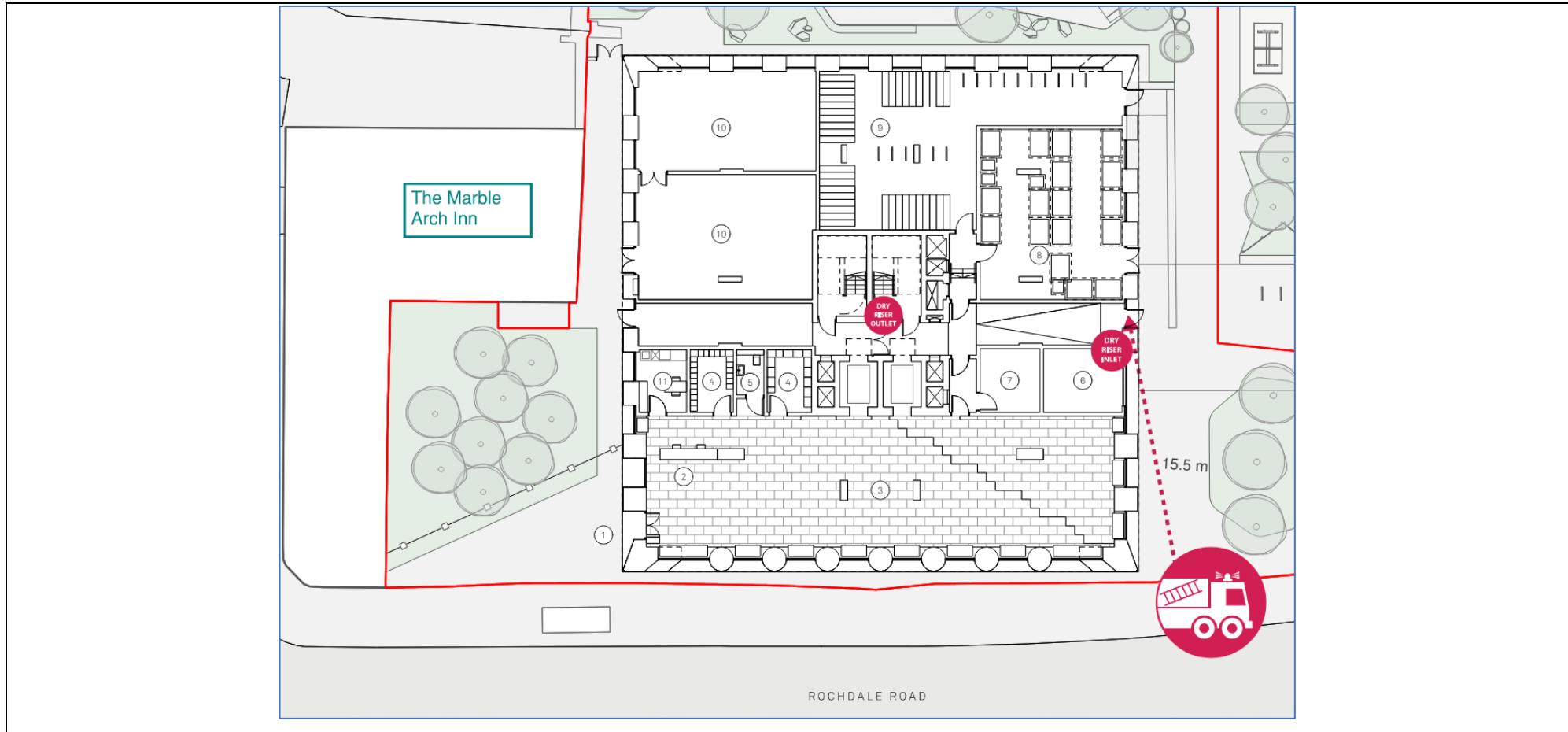
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Fire statement completed by		
15. Signature		
16. Date	26/03/2026	

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