Fire Statement – Weston Halls and Pendulum Hotel, Manchester

Project No.: MA25128 | Date: 09/12/2025 | Revision: R02

Author: RW | Reviewer: AT | Approver: RR

1 INTRODUCTION

OFR Consultants Ltd (OFR) have been appointed by IQ Student Accommodation to develop a fire statement for the Weston Halls and Pendulum Hotel development in Manchester. 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 aims to provide an abridged version of the outline fire strategy report developed by OFR named *'Weston & Pendulum, Manchester, Outline fire Strategy report (Phase A and B), dated 19/11/2025, Revision R00'*, 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 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	Weston Halls and Pendulum Hotel, 78 Sackville Street
Site address line 2	
Town	Manchester
County	Greater Manchester
Site postcode (optional)	M1 3BB
2. Description of proposed development including any change of use (as stated on the application form):	Phased development comprising of: (a) Partial removal of existing structures and erection of two buildings comprising purpose-built student accommodation (sui generis), one of 50 storeys and one of 17 storeys with an 8-storey link, together with associated amenity space, external landscaping, highways works, and change of use of the Pendulum Hotel to purpose-built student accommodation; and (b) Removal of remaining existing structures and erection of two buildings comprising purpose-built student accommodation (sui generis), one of 33 storeys and one of part-24 and part-8 storeys with a 1-storey link, together with associated amenity space, external landscaping, and highways works. The Weston Halls and Pendulum Hotel development includes the phased construction of purpose built student accommodation (PBSA) use class C3. The Phase A site will consist of the development of Block A, which is proposed to contain 1,296 bedrooms. Following construction of Block A, a Phase B is proposed where the remainder of the existing Weston Halls and Pendulum Hotel construction is demolished to allow the development of Block B which is proposed to consist of 1,215 rooms. The final development will consist of two independent blocks, Blocks A and B, each of which consist of two towers with A1 and A2 for Block A and B1 and B2 for Block B. Each building will contain its own associated amenity spaces and external landscaping and be designed independent of one another. Further information is provided within the Building Schedule, 6.

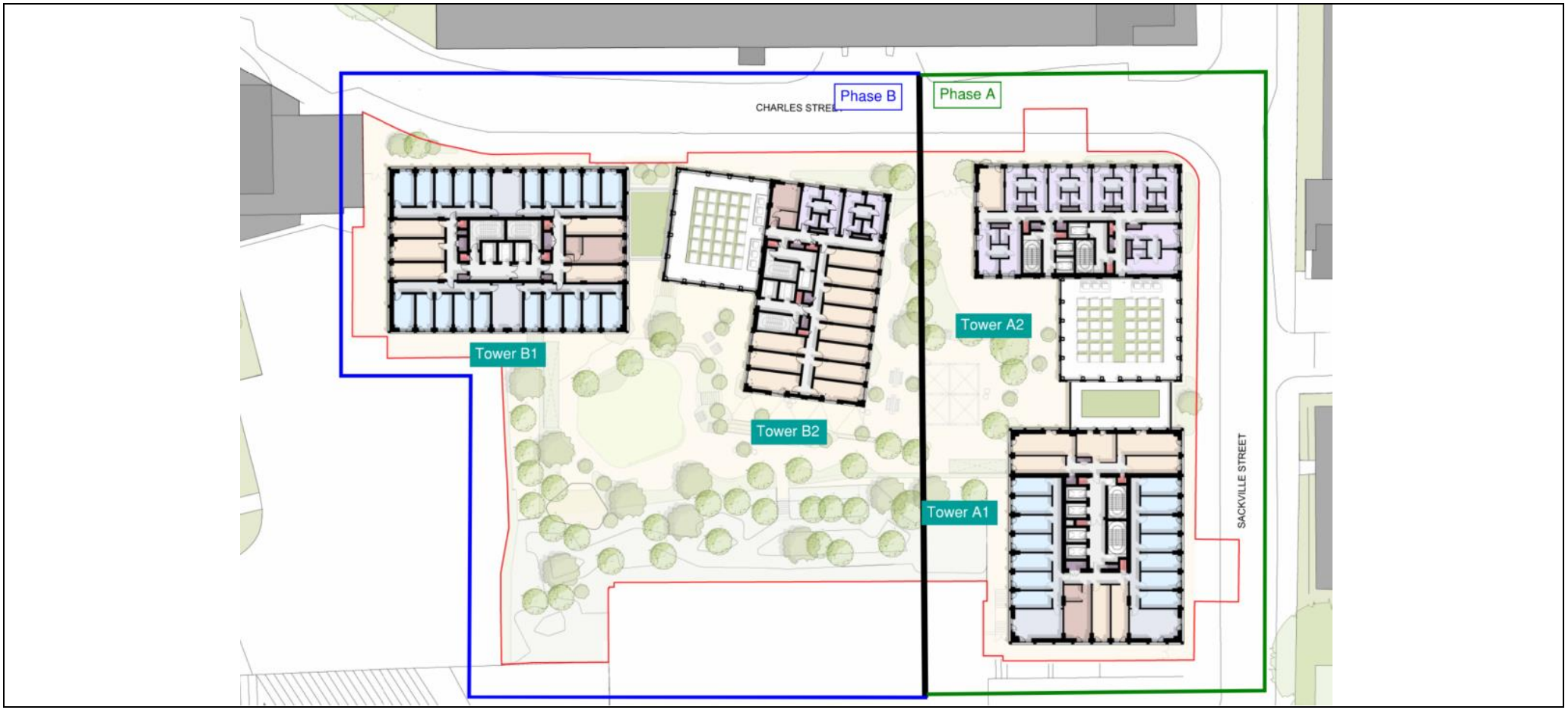
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3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience.	 Richard Rankin Director CEng, MEng (Hons), MIFireE E: Richard.Rankin@ofrconsultants.com Richard is a Chartered Engineer with 20 years' experience of UK and International regulations and approval processes whilst designing fire strategies for a wide range of projects, from small department refurbishments to large and complex new builds.
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 wider design team, including the Architect, Simpson Haugh, and Principal Designer, Project 4 Safety, 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 Stage 2 fire strategy report developed by OFR and the architectural general arrangements. Preliminary consultation with Greater Manchester Fire and Rescue Service (GMFRS) has been undertaken by the proposed Building Operator to seek comment on the proposed studio layout. The proposals were agreed in principle but subject to further consultation.
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)	

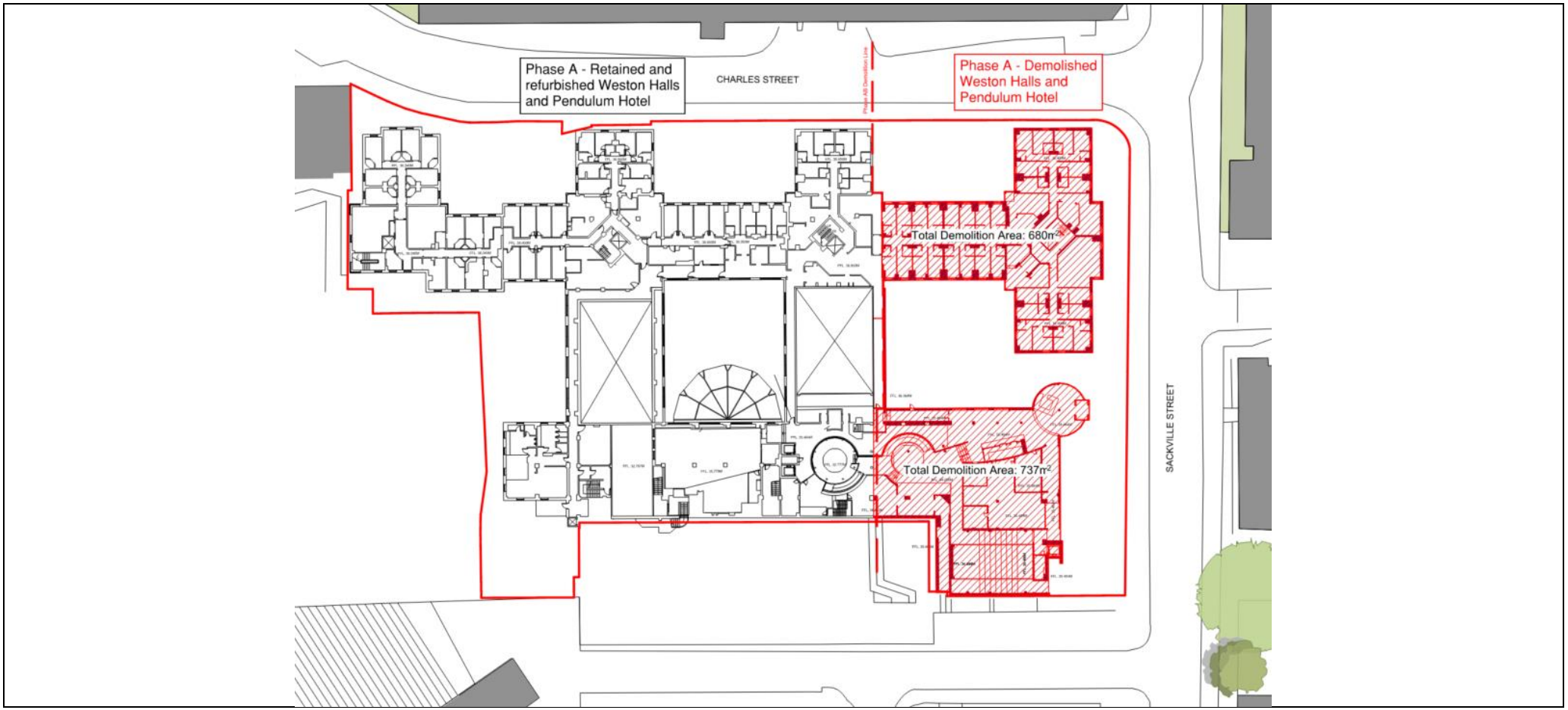
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The principles, concepts and approach relating to fire safety that have been applied to the development									
6. Building schedule									
Site information				Building information			Resident safety information		
a) block no. as per site layout 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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Phase A - Block A – Tower A1	Height c.144.7m 50 (GF + 49, including an 8 storey link with Tower A2) 51 (Basement, GF + 49, including an 8 storey link with Tower A2)	Student Accommodation	Basement, GF + 49	BS 9991, BS 9999, BS 7974	no balconies	class A2-s1, d0 or better	Stay Put	Yes – residential sprinklers, full (residential levels) Yes – commercial sprinklers, full (non-residential levels)	none
Phase A – Block A – Tower A2	Height c.47.4m 17 (GF + 16, including an 8 storey link with Tower A1) N/A	Student Accommodation	GF + 16	BS 9991, BS 9999, BS 7974	no balconies	class A2-s1, d0 or better	Stay Put	Yes – residential sprinklers, full (residential levels) Yes – commercial sprinklers, full (non-residential levels)	none

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Phase A – Weston Halls and Pendulum Hotel – Existing Conversion	Height c.17.6m 7 (GF + 6) N/A	Student Accommodation	GF + 6	BS 9991, BS 9999, ADB V1, ADB V2, BS 7974	no balconies	class A2-s1, d0 or better	Stay Put	Yes – residential sprinklers, full (residential levels) Yes – commercial sprinklers, full (non-residential levels)	none
Phase B – Block B – Tower B1	Height c.96.1m 33 (GF + 32, including a 1 storey link with Tower B2) N/A	Student Accommodation	GF + 32	BS 9991, BS 9999, BS 7974	no balconies	class A2-s1, d0 or better	Stay Put	Yes – residential sprinklers, full (residential levels) Yes – commercial sprinklers, full (non-residential levels)	none

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Phase B – Block B – Tower B2	Height c.69.1m 24 (GF + 23, including a 1 storey link with Tower B1) 25 (Basement, GF + 23, including a 1 storey link with Tower B1)	Student Accommodation	Basement, GF + 23	BS 9991, BS 9999, BS 7974	no balconies	class A2-s1, d0 or better	Stay Put	Yes – residential sprinklers, full (residential levels) Yes – commercial sprinklers, full (non-residential levels)	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

At 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 as the design progresses.

New Build Blocks A and B

- **Building Height** – As Block A, Tower A1's top storey height exceeds 100m, Block A would fall outside of the scope of BS 9991. Whilst the guidance principles are still considered appropriate, additional work will be undertaken to determine the suitability of BS 9991 guidance for Block A. A Qualitative Design Review (QDR) is proposed and is currently being developed alongside the wider design team. This QDR reviews the impacts of the increase in height for requirements B1 to B5. The outcome of this review is the following:
    - Additional vertical egress support will be required in the event of a larger evacuation of the building. As such, tower A1 will be provided with 4 evacuation lifts, with two provided in each core to support vertical egress by providing additional capacity and providing additional resilience.
    - The structural fire resistance for the building will be reviewed using a probabilistic risk assessment to determine if the proposed structural fire resistance of 120 minutes is adequate.
    - To provide additional redundancy due to the building height, the secondary escape stair will be designed as a second firefighting stair.

  Additional measures will continue to be reviewed as the scheme and QDR progresses.
- **Cooking Appliances** – Cooking appliances within the studio flats are currently proposed to be located centrally as opposed to the extremity of the studio.
    - It is proposed to introduce hob cut-off devices are provided to all cooking appliances within the scheme to reduce the risk and potential radiation exposure to occupants escaping from the studios adjacent to the cooking appliances.
    - To support this approach even further a BS 7974 deterministic analysis has been provided using a conservative Fractional Effective Dosage assessment of the radiant heat exposure.

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- Where occupants may not be ambulant and therefore this design could impact on their ability to escape past the hob, this has been taken into consideration. The intention is to design rooms for mobility impaired persons will be provided with accessible studios with cooking appliances designed as per BS 9991:2024 guidance recommendations i.e. 1.8m minimum distances from the escape route.

- **Smoke Control -** Whilst designed in line with guidance, the smoke control design may result in excessive depressurisation where just a single extract is proposed, particularly in smaller corridor arrangement with limited replenishment air sources.
  - A full detailed Computational Fluid Dynamic (CFD) assessment will be undertaken at RIBA Stage 3 to demonstrate that the stair and evacuation lift lobby remains tenable during the firefighting phase and that the smoke control system does not cause excessive depressurisation within the corridor (i.e. door opening forces exceed 100N).
- **Firefighting Access –** The main access to the central firefighting cores from the access road for Towers A2 and B2 will be via the main reception. This is to help facilitate quick and direct access from the main access road, Charles Street. This is considered reasonable given the proposed compartmentation strategy, occupant egress strategy and fire information strategy resulting the in reception being an independent room from the remainder of the building, where firefighters can assess the situation.

  In the event of a main reception fire, firefighters will be able to tackle the fire directly from Charles Street with the perimeter access provided. Alternative and direct access to the cores from the outside will also still be available via the rear courtyard however it will not be accessible within sight of and 18m of a fire vehicle parking position.

Existing Weston Halls and Pendulum Hotel Refurbishment:

- **Material Change of Use and Category A Building Works –** As part of the temporary phasing approach, the Weston Halls and Pendulum Hotel will be used as a single occupied building. The partial demolition of the building will not trigger a material change of use of the High Risk Building as proposed **(option 1)**, however the scheme is reviewing whether additional refurbishment works may be undertaken to the remainder of the building will which trigger a material change of use by affecting the number of bedrooms provided within the remaining section of the building **(option 2)**.

  In any case, a thorough review of the existing fire strategy against current best practice in terms of Building Regulations requirements B1 to B5 will be undertaken. At this stage of the design, the outline works are still under design development, however the remedial works will be proposed to the building will at least keep

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the existing standard of safety, with any new building works in line with current regulations, such as new external walls complying with Regulation 7(2) (option 1). For option 2, due to a material change, a review will be undertaken to outline the proposed fire strategy and upgrade the existing fire strategy provisions where considered necessary to support an adequate standard of life safety within the building. The strategy for either option will be further developed as the scheme progresses to confirm suitability. The key aspects currently identified that will be reviewed (and may be upgraded as deemed necessary in option 2):

- **Smoke control strategy**
- **Provision of suppression**
- **External wall materials**
- **Common corridor layouts and travel distances**
- **Evacuation procedures for mobility impaired occupants**
- **Internal compartmentation provisions**
- **Existing structural fire resistance**
- **Firefighting access arrangements**
- **Firefighting services**
- **Impact of works on internal fire spread**

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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

Evacuation Strategy

- Basement Level – Simultaneous Evacuation
- All Ancillary Areas – Simultaneous Evacuation
- Residential – Cluster Flats – Stay Put (whole cluster evacuations, adjacent residential does not)
- Residential – Studios – Stay Put
- The fire alarm cause and effect will be developed in agreement with all relevant stakeholders. A two stage alarm system will be proposed with a soon to be agreed investigation period.
- A BS 8629 evacuation alert system is proposed. Due to the provision of this system, vertical egress will be reviewed to confirm suitability in the event of a full building evacuation.
- Signal to Redcare (Alarm Receiving Centre) is proposed.

Sprinklers

- Due to the height of each building exceeding 11m, 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:
    - Basement Level – BS EN 12845 commercial sprinkler system (Hazard classification to be determined).
    - Ancillary Areas over 100m^2 – proposed ground, first floor and first floor mezzanine, BS EN 12845 commercial sprinkler system (Hazard classification to be determined).
    - Ancillary Areas under 100m^2 and Residential Areas – Category 4 Residential sprinkler system in accordance with BS 9251.

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External Wall

- 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 the minimum European Class B-s3,d0.
- A preliminary BR 187 external fire spread assessment has been undertaken which demonstrated that none of the external walls would require fire resisting construction from a space separation perspective. However, some walls will require fire resisting construction to limit fire spread between flats and firefighting stairs where located at right angles form internal angles for fire to bypass internal compartmentation.

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 all lifts being designed as firefighting lifts which will be programmed to operate as evacuation lifts.

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

Not applicable

Emergency road vehicle access and water supplies for firefighting purposes

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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 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 wet riser where the top occupied storey is also above 50m. All lifts will be designed as firefighting lifts which will be programmed to function as evacuation lifts in line with Clause 7.4.1 of BS 9991:2024.

Each block will be served by two firefighting shaft serving all residential levels. As the top storey of Blocks A and B exceeds 50m, wet risers have been provided in all stairs in each building, with hose distances well within the 60m maximum limit for a sprinklered building. The single basement level will be accessed independently from an external access stair, with the basement provided with its own independent smoke control system.

IQ Student Accommodation have advised that a visit with the Local Fire and Rescue Service will be completed as part of the handover process, for familiarisation purposes.

For the temporary works proposed, the interim fire service site plan will be developed following the confirmation of the works proposed. For option 1, at least the existing standard of coverage will be maintained. For option 2, the provisions will be reviewed in full and upgraded where considered necessary to meet the functional requirements of the Building Regulations.

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 either Charles Street or Sackville Street. This allows for a fire service vehicle to park within 18m for all proposed wet riser inlet locations and the temporary arrangement for Phase B with the existing building.

Access to the firefighting shafts to Towers A2 and B2 is via the reception at ground floor level as highlighted in Section 7.

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

Each tower is served by 2no. stairs. Each stair will be fitted with a wet riser serving all levels. The wet riser replenishment inlets are indicatively proposed as per Section 14, within 18m of the fire vehicle appliance parking position.

The existing building is provided with existing dry riser facilities associated with each stair. For option 1 this will be the minimum maintained, for option 2 the provisions will be reviewed in full and upgraded where considered necessary to meet the functional requirements of the Building Regulations.

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

Guide: no more than 200 words

New external fire hydrants are to be provided within 90m of the wet 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?

no

The 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. From the current information available, limited public hydrants are available from the main access roads of Charles Street and Sackville Street.

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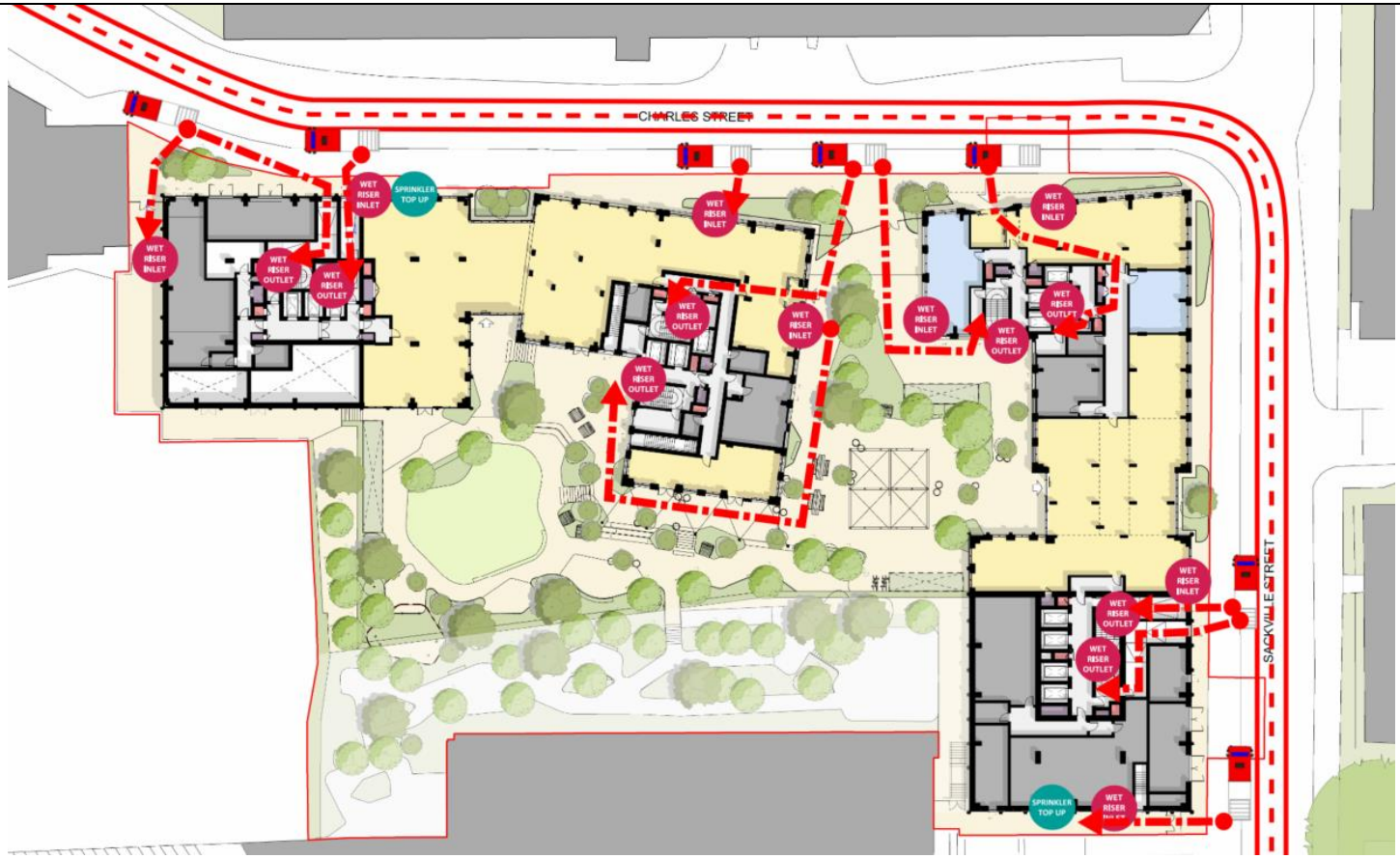
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14. Fire service site plan

Fire service site plan is: inserted in the form

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