

OFR Quality Management record

Revision	Date	Comment	Author	Reviewer	Approver
D00	29/08/2025	Draft Issue	ZL	ZA	RR
R00	28/11/2025	Update following design update	SB	AM	RR
R01	20/01/2026	Update following design update	SB	AM	RR

1 INTRODUCTION

OFR Consultants (OFR) have been appointed by Linear Living to provide fire engineering services for the design of 1 Lord Street, Manchester.

As a result of the Town and Country Planning (Development Management Procedure and Section 62A Applications) (England) (Amendment) Order 2021, measures to ensure that fire safety matters have been considered in relation to land use planning should be incorporated at the planning stages of 'relevant buildings'. In the context of Planning Gateway One, a relevant building is defined as a building containing two or more dwellings or educational accommodation and has a height of at least 18 m or has seven or more storeys. With the building being 24 storeys tall above ground level, it is considered a Higher-Risk Building (HRB) under the Building Safety Act (and as relevant buildings under Regulation 7 of the Building Regulations).

This Planning Gateway One has two key elements:

- *To require the developer to submit a fire statement setting out fire safety considerations specific to the development with a relevant application for planning permission for development which involves one or more relevant buildings; and*
- *To establish the Health and Safety Executive as a statutory consultee for relevant planning applications.*

OFR have been involved in developing the strategic fire and life safety design for the project to a RIBA Stage 3 level of detail, with the project still subject to ongoing design development in subsequent RIBA Stages. This Fire Statement uses those principles to inform the responses provided herein.

This fire statement follows the process as outlined within the UK Government Guidance first published on 24/06/2021 that came into effect on 01/08/2021. The submission is requested 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; and
- How any policies relating to fire safety in relevant local development documents have been considered.

The following pages contain the Planning Gateway One fire statement, in the format provided by the UK government. This document is intended to provide information that is focussed and concise, specific and relevant to 1 Lord Street, Manchester and proportionate to the scale, type and complexity of the proposal.

This document does not constitute the detailed fire strategy developed under the Building Regulations, which is being developed separately within the design process. The fire strategy report is a project document for coordination within the design team and client, and for submittal with the Building Regulation application, and is therefore not being submitted as part of this planning application. However, this Fire Statement evidences the fire safety provisions made especially with respect to land use.

2 FIRE STATEMENT FORM

Application information	
1. Site address line 1	Land bounded by Cheetham Hill Road, Lord Street & Fernie Street
Site address line 2	Cheetham Hill
Town	Manchester
County	M4 4EX
Site postcode (optional)	
2. Description of proposed development including any change of use (as stated on the application form):	Demolition of existing structures and erection of a residential apartment development comprising 251 dwellings (Use Class C3) with landscaping and associated works
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience. Guide: no more than 200 words	The Fire Statement has involved and has been approved by those that hold the credentials of a Chartered Engineer. The author and reviewers of the Fire Statement, their credentials and experience are below. Fire Statement Approver - Name: Richard Rankin - Role: Director - Qualifications: CEng Meng (Hons) MIFireE - IFE Membership No. 00040076 - Experience: 20 years experience as a fire engineer

	Fire Statement Reviewer - Name: Ahmed Maani - Role: Associate Fire Engineer - Qualifications: CEng BEng MSc MIFireE - IFE Membership No.: 00054827 - Experience: 12 years experience as a fire engineer. Fire Statement Author - Name: Sam Bryant - Role: Senior Fire Engineer - Qualifications: MEng (Hons) - IFE Membership No.: 00069191 - Experience: More than 5 years in the design of fire strategies for residential 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.	Consultation has not been undertaken with a Building Control advisor or Fire and Rescue Service at present. This is on the basis that the scheme, which is considered to be a higher risk building (HRB), will be subject to the new Building Regulations approval regime introduced by the Building Safety Act 2022 and will, therefore, be subject to the Gateway 2 submission, during the next stages of design.
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.	

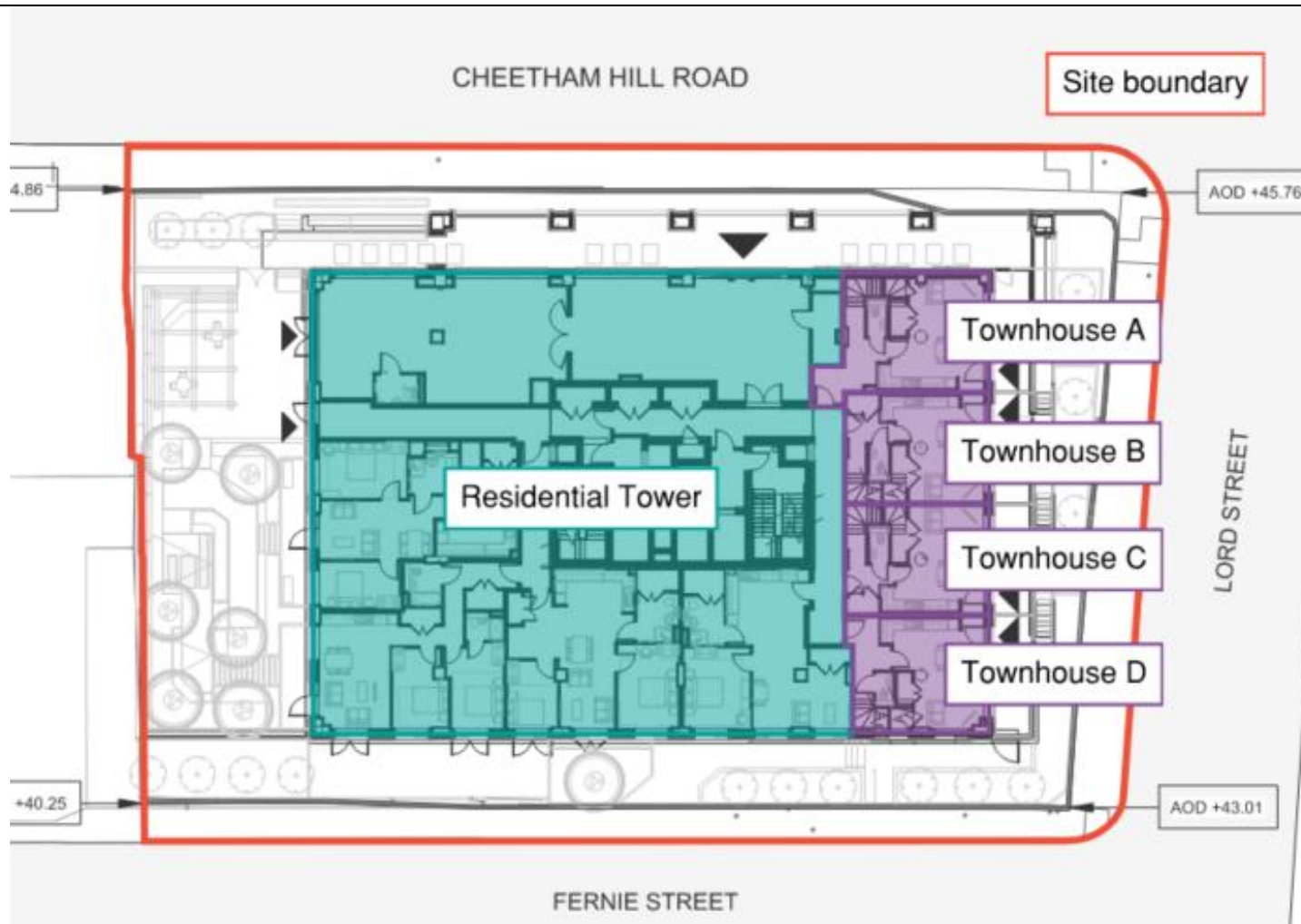


Figure 1: Site plan

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

Residential Tower	• 73.9 m • 24 storeys • 25 storeys	Residential Flat	L00 – L23	BS 9991:2024	class A2-s1, d0 or better	class A2-s1, d0 or better	Stay put	yes-residential sprinklers, full	M4(3)
Townhouse A		Residential	L00 – L01	BS 9991:2024	no balconies	class A2-s1, d0 or better	Stay put	yes-residential sprinklers, full	None
Townhouse B		Residential	L00 – L01	BS 9991:2024	no balconies	class A2-s1, d0 or better	Stay put	yes-residential sprinklers, full	None
Townhouse C		Residential	L00 – L01	BS 9991:2024	no balconies	class A2-s1, d0 or better	Stay put	yes-residential sprinklers, full	None
Townhouse D		Residential	L00 – L01	BS 9991:2024	no balconies	class A2-s1, d0 or better	Stay put	yes-residential sprinklers, full	None
Cycle stores		Service area	B1	BS9999:2017	no balconies	class A2-s1, d0 or better	Simultaneous	yes-residential sprinklers, full	N/A non resi

Refuse stores		Service area	B1	BS9999:2017	no balconies	class A2-s1, d0 or better	Simultaneous	yes- residential sprinklers, full	N/A non resi
Plant rooms		Service area	B1	BS9999:2017	no balconies	class A2-s1, d0 or better	Simultaneous	yes- other	N/A non resi
Life Safety Generator Room		Service area	B1	BS9999:2017	no balconies	class A2-s1, d0 or better	Simultaneous	yes- other	N/A non resi
Substation		Service area	B1	BS9999:2017	no balconies	class A2-s1, d0 or better	Simultaneous	yes- other	N/A non resi
Sprinkler Tank Room		Service area	B1	BS9999:2017	no balconies	class A2-s1, d0 or better	Simultaneous	yes- other	N/A non resi
Residential Amenity		Flexible use	L00	BS 9991:2024	no balconies	class A2-s1, d0 or better	Simultaneous	yes- residential sprinklers, full	N/A non resi

Entrance/ Reception		Flexible use	L00	BS 9991:2024	no balconies	class A2-s1, d0 or better	Simultaneous	yes- residential sprinklers, full	N/A non resi
Residential amenity		Flexible use	L15	BS 9991:2024	no balconies	class A2-s1, d0 or better	Simultaneous	yes- residential sprinklers, full	N/A non resi
Communal, residential terrace		Flexible use	L15	BS 9991:2024	no balconies	class A2-s1, d0 or better	Simultaneous	yes- residential sprinklers, full	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

Provisions for internal firefighting have been designed in accordance with BS 9991. Core A will be designed as a firefighting shaft containing a firefighting stair, two firefighters lift (one of which should be used for evacuation), and wet riser on each floor. Core B will be designed as an evacuation shaft, containing an escape stair and evacuation lift. For additional robustness in design and to align with BS 9991 guidance for evacuation lifts, a firefighters lift is provided in Core B that serves every storey except the basement. This arrangement is considered acceptable on the premise that only one firefighting shaft is recommended in BS 9991 (due to floor area (NIA) being less than 900m²) within the building and the proposed redundancy within Core A.

In accordance with BS 9991, where a stair serves both the basement and above ground floors, separation should be provided between the basement and ground floor. Due to the sloping nature of the site, the primary escape route and fire and rescue service access is via the lower ground. Therefore, although considered a basement as per guidance, it is not considered necessary to provide separation in the stair between the basement and upper levels. At basement level, Stair A is accessed via a protected, ventilated lobby, and the amenity accessed at this level is via a second, protected ventilated lobby. This means that there is a low likelihood of smoke from a fire within a basement amenity space reaching Stair A. It is also noted that occupants from the upper floors have a second vertical route of escape via Core B, which is also provided with a lift for evacuation, and discharges at ground floor.

Within the residential ancillary spaces on level B1, limitations on travel distances for an A3 risk profile as outlined in BS 9999 have been adopted. This approach is considered appropriate based on the premise that the basement level does not contain any residential units and is accessed by residents only (awake and familiar), whereby these areas are separated from the residential means of escape via protected corridors and protected, ventilated lobbies.

The amenity space on L15 is directly accessed from the common corridor which serves the residential units on this floor. This arrangement will be substantiated by Computational Fluid Dynamics (CFD) modelling as the design develops which will need to demonstrate safe escape conditions within the common escape routes.

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 design thus far has sought to adhere to a primarily guidance-based design approach in demonstrating compliance with the functional requirements of Part B of the Building Regulations, with a fire engineering approach being taken for the mechanical smoke control system serving the common corridors. This performance-based approach is documented in the detailed fire strategy report, outlining the relevant performance specifications for the different disciplines. The report will be disseminated to the design team to inform their design as well as the authorities having jurisdiction for approvals as part of the Gateway 2 submission.

The substation on level B1 will be owned and maintained by the supplier. Although it is located directly below the residential building, it will be accessed directly from outside. The supplier requested that no suppression is provided to the substation and that it is separated from the rest of the building by 4 hours fire resisting construction. Considering the enhance fire enclosure and that it can only be accessed directly from outside on Fernie Street (the fire service access street), omitting the sprinkler system from the substation is not considered to present a significant risk to life safety.

BS 9999 states that service shafts should not be accessed from a stair, and at ground floor from Core B, there is a service riser being accessed from the final exit passageway. It has been confirmed that this mechanical riser contains water pipes which will be non-combustible, and non-combustible lagging/insulation. The riser will also be fire stopped at ground floor and Level 1 slab level, minimising the risk of fire spread within the riser. As this riser contains minimal combustible material, and is suitably enclosed in fire rated construction, it is deemed that the risk posed to occupants escaping via Core B and the final exit passageway is minimal.

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

No other local planning fire safety policy is noted to be applicable to the scheme. Therefore, the design has been primarily informed by the guidance within BS 9991:2024+C1+C2:2025, in support of compliance with the functional requirements of Part B of the Building Regulations.

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 9991 informs the proposed arrangements for fire service access and facilities. The fire service vehicle access for the site is indicatively shown in Figure 3.

As the building is over 50 m in height, the residential tower will be provided with a firefighting shaft, comprising a firefighting stair, two firefighters' lifts and a wet fire main. The above-ground levels are less than 900 m² in area (NIA) and, therefore, one firefighting shaft is considered adequate based on the hose-laying distances within the building being within the recommended limits in guidance.

Vehicle access is provided to the site from Cheetham Hill Road, Lord Street, and Fernie Street. The firefighting core (Core A) is accessed via Fernie Street. Fire service access is shown in the indicative illustration on Figure 3. The fire service vehicle access routes should meet the provisions for a pump-type appliance as a minimum. The fire service appliance access will meet the following:

- 20 m reversal distance limit,
- Being within 18m and within sight of a suitable entrance giving access to the wet fire main and within sight of the inlet for the emergency replenishment of the suction tank for the wet fire main
- 60 m to all areas of the floor plate from a fire main outlet located on full landings of the protected staircase in Core A, in line with BS 9991:2025 guidance.

Fire hydrants should be provided within 90 m of an entry point to the building and not more than 90 m apart. An existing hydrant has been located using satellite images (as indicated in Figure 3). The location and suitability of this hydrant is to be confirmed by others.

11. Emergency road vehicle access

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

Access to the site will be via Fernie Street to the South which provides access to the wet fire main and within sight of the inlet for the emergency replenishment of the suction tank for the wet fire main within 18 m of a parking location. Primary access for the fire and rescue service is via Fernie Street, with a second access route available via Cheetham Hill Road in the event of falling debris affecting the Fernie Street elevation. This second access route will also be provided with a replenishment inlet point, and provides protected access to Core A via Core B. Is the emergency vehicle tracking route within the site to the siting points for appliances clear and unobstructed? Yes – fire appliance tracking is to be carried out by others.
12. Siting of fire appliances There will be suitable parking locations for fire service vehicles within 18m and within sight of a suitable entrance giving access to the wet fire main and within sight of the inlet for the emergency replenishment of the suction tank for the wet fire main, and entry points to the tower, as shown in Figure 3.
13. Suitability of water supply for the scale of development proposed. Guide: no more than 200 words One existing fire hydrant, located on Fernie Street has been identified in proximity to the site, based on satellite images. This is shown indicatively on Figure 3. The location and status of exiting hydrants will be confirmed via surveys by others. If found defective or non-operational, this will be reported to the Fire and Rescue Service who will work with the Water Undertaker to ensure repair and maintenance works are carried out in line with the Fire and Rescue Service's responsibility under the Fire and Rescue Services Act 2004. Nature of water supply: Hydrant- public; existing Does the proposed development rely on existing hydrants and if so, are they currently usable / operable? Yes – the condition of the existing hydrant is yet to be confirmed.

14. Fire service site plan

Fire service site plan is: Inserted in the form.

Figure 3 shows the fire service vehicle access for the site in addition to hydrant provisions for the building.

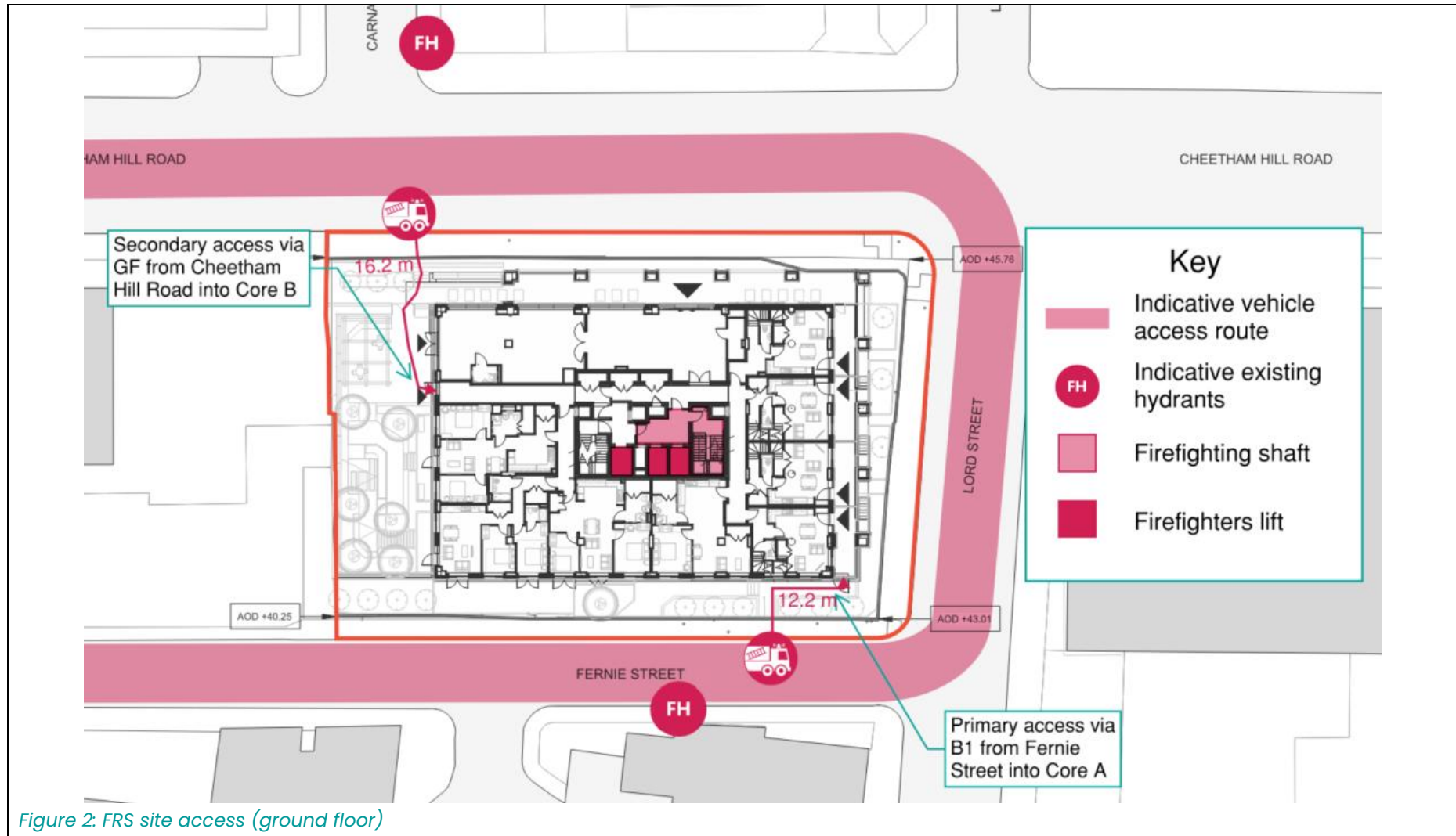




Figure 3: FRS site access and hydrant provisions (basement)

Fire statement completed by	
15. Signature	
16. Date	20/01/2026