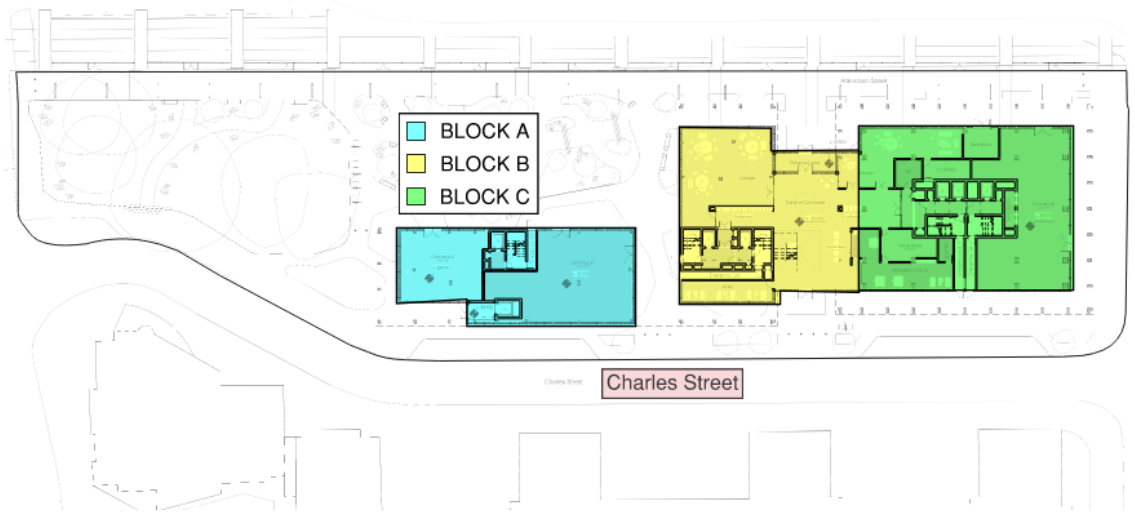
FIRE STATEMENT FORM

Application information	
1. Site address line 1	Plot H Sister
Site address line 2	Charles Street
Site address line 3	
Town	
County	Manchester
Site postcode (optional)	
• Description of proposed development including any change of use (as stated on the application form).	As stated on the planning application form. The proposed development comprises of a new sui generis Purpose-Built Student Accommodation (PBSA) with ground floor commercial floorspace and a basement level across three attached buildings namely Block A, B & C of 8, 10 and 38 stories, with a two-storey podium (Block C). The proposed development will provide a total of 1041 units consisting of 321 studio flats and 720 clusters and ground floor flexible use class E commercial, business and service units (excluding hot food) Namely the proposed uses for the commercial units are: Use Class E Commercial Business and Service (a.b. excluding hot food, c,g) • E(a) Display or retail sale of goods, other than hot food • E(b) Sale of food and drink for consumption (mostly) on the premises – excluding hot food • E(c) Provision of: E(c)(i) Financial services, E(c)(ii) Professional services (other than health or medical services), or E(c)(iii) Other appropriate services in a commercial, business or service locality • E(g) Uses which can be carried out in a residential area without detriment to its amenity: (i, ii, iii)
2. Name of person completing the fire statement (as Section 15), relevant qualifications and experience. Guide: no more than 200 words.	Name: Stewart Baxter Role: Senior Fire Engineer Qualifications: BSc (hons) Construction, Engineering and Management, MSc Fire Safety Engineering Professional memberships: Member Institute of Fire Safety Engineers (MIFSE) Member Institute of Fire Safety Managers (MIFSM) Experience: 6 years in the assessment of both residential and non-residential buildings and 2 years in the design of fire safety strategies (including high-rise buildings). Approved:

	Name: Paddy O'Connor Role: Fire Engineer Qualifications: BSc Architectural Technology Professional memberships: Member of the Institute of Engineers Ireland. Experience: 5 years in the design of fire strategies for both residential and non-residential buildings (including high-rise buildings).
3. 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. Guide: no more than 200 words.	The scheme has not yet been reviewed by Approving Authorities, nor received comments from the local fire and rescue services at this stage. Ashton Fire have reviewed the proposed arrangement and provided technical advice for the fire strategy to be adopted for the scheme to satisfy the functional requirements of the Building Regulations 2010 (as amended) via application of BS 9991:2024 (BS 9991) for the purpose-built student accommodation (PBSA) and BS 9999:2017 (BS 9999) for the commercial space within block A & C. The fire safety design in support of the planning application is documented in the fire strategy report (AF-5647-OFS-I01) and the fire safety mark-ups.
4. Site layout plan with block numbering as per building schedule referred to in Section 6. (consistent with other plans drawings and information submitted in connection with the application)	
Site layout plan is inserted in the form.  	

The principles, concepts and approach relating to fire safety that have been applied to the development									
5. 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
Block A	The building has a top floor height, of approx. 24.1 m. 8 Storeys (B,G+7). 1	student accommodation	Basement-Ground – Level 07	BS 9991	no balconies	class A2-s1,d0 or better	stay put	yes - residential sprinklers, full	N/A non resi
Block A	The building has a top floor height, of approx. 24.1 m. 8 Storeys (B,G+7).	flexible use	Basement-Ground – Level 07	BS 9999	no balconies	class A2-s1,d0 or better	simultaneous	yes - commercial sprinklers, full	none

Block B	The building has a top floor height, of approx. 28.3m. 10 Storeys, (B,G + 9)	student accommodation	Basement - Ground – Level 09	BS 9991	no balconies	class A2-s1,d0 or better	stay put	yes - residential sprinklers, full	N/A non resi
Block C	The building has a top floor height, of approx. 107.7m. 38 Storeys, (B,G + 37)	student accommodation	Basement - Ground – Level 37	BS 9991	no balconies	class A2-s1,d0 or better	stay put	yes - residential sprinklers, full	N/A non resi
Block C	The building has a top floor height, of approx. 107m. 38 Storeys, (B,G + 37)	flexible use	Basement - Ground – Level 37	BS 9999	no balconies	class A2-s1,d0 or better	simultaneous	yes - commercial sprinklers, full	N/A non resi

6. 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 development will be situated at Plot H Sister, Charles Street, Manchester. Ashton Fire has reviewed the project and provided initial advice on the fire strategy required to demonstrate compliance with the functional requirements of the Building Regulations 2010 (as amended), guidance BS 9991:2024. The ancillary areas on of the proposed built student accommodation will be designed in accordance with BS 9991:2024. Where deviations from these guidelines are identified, alternative proposals, along with associated analyses, are documented for review with the relevant authorities having jurisdiction (AHJs). The commercial blocks will be designed in accordance with BS 9999:2017.

Two of the blocks (A & B) of the student accommodation stands at over 18 meters tall and less than 30m with a combined floor space greater than 900m^2, circa 24.1m (Block A) and 28.3m (Block B) to topmost occupied floor. Block C stands at over 30m tall with a floor space less than 900m^2 circa 107.7m to the upper most floor. As Blocks A, B & C all have a stories above 18m, all blocks should incorporate at least 1 fire-fighting shaft. Blocks B & C each will be equipped with two firefighting shafts (firefighting shafts cover Block A), additionally Block A has been equipped with a protected stair. The firefighting shafts in blocks B & C contains a firefighting stair, dry fire mains (wet

fire mains Block C) and dual-purpose firefighting/evacuation lifts, the protected stair in block A contains a dry riser, protected evacuation lift and lift lobby and will be constructed with a minimum of 120 minutes fire protection.

In each block the lifts will be provided with a ventilated lobby to ensure they have the same level of protection as the stairwell. The staircases and lifts in all blocks are arranged to discharge directly outside at ground level via an exit passageway. The residential amenity areas within block C also discharges via an entrance concourse. Protected stairs and evacuation lifts within each block extends to the basement level in blocks A & C, while the commercial units within each block shall discharge to the external environment at ground level.

A 0.7m^2 aerodynamic free area) will be provided at the head of each firefighting and protected stair within the student accommodation.

All blocks within the student accommodation shall incorporate ventilated and unventilated common corridors, the ventilated common corridors will be equipped with a mechanical smoke ventilation system (MSVS), supported by a 0.6m^2 extract mechanical smoke ventilation shafts (1.2m^2 Block C). Additionally, each evacuation lift lobby is accessed from a common corridor and is ventilated via passive inlet shafts equal to their mechanical equivalent.

All mechanical smoke control systems in the student accommodation will be designed and validated using Computational Fluid Dynamics (CFD) modelling at detailed design stage.

All blocks within the student accommodation will have a top floor height greater than 11m, therefore requires an automatic suppression system as per the guidance in BS 9991. A category 4 residential sprinkler system will be installed throughout all blocks. The residential sprinkler system will be extended to ancillary and common amenity areas and commercial areas with a floor space <100m^2. Ancillary & commercial spaces that exceed 100m^2 in area, will be provided with a commercial grade sprinkler system in accordance with BS EN 12845.

7. Issues which might affect the fire safety of the development

Guide: no more than 500 words.

All blocks within the student accommodation stands at over 11m meters tall and incorporate open plan studio flats with open plan kitchen design in accordance with sections 5.6 & 8.5 of BS 9991 2024. The open plan flats are considered acceptable on the basis that, the maximum dimension do not exceed 16m x 12m, they are sited on a single level only and have a minimum ceiling height less than 2.25m. The open studio & cluster flats shall also be provided with an automatic fire detection system to a category LD1 standard, sprinkler system designed in accordance with BS 9251 and cooking facilities shall be sited remote form the escape routes to aid safe evacuation.

Escape from each upper stories in Blocks A & B, will be via a protected communal corridor connecting to an evacuation shaft comprising of a protected ventilated lobby, evacuation lift serving the protected escape/firefighting stairs. Disabled occupants making their escape will be expected to seek refuge within the lift lobby whilst waiting for the lift car to arrive, therefore, the lift lobbies will be provided with the same level of protection as the escape stairs and each adjoining residential corridor is provided with a smoke ventilation system as detailed in the previous section.

As all blocks within the student accommodation are above 11m in height, the fire resistance of the structural elements has been based upon the recommendation of BS 9991. As the three blocks are attached, all elements of the structure will be design and/or protected to achieve 120 minutes fire resistance.

As the student accommodation has a floor height greater than 18m, it is classed as a relevant building in accordance with Regulation 7(2) therefore materials forming part of the external wall or specified attachment of a relevant building shall have a European Classification of A2-s1,d0 in accordance with BS EN 153501. Block A&B shall have a floor height greater than 11m but less than 18m, therefore all external walls will be constructed of materials achieving a European Classification of A2-s1,d0 in accordance with BS EN 13501.

8. 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.

The proposed development will be situated at Plot H, Charles Street, Manchester therefore the principal guidance document used to demonstrate compliance with the building regulations shall be BS9991:2024 for the student accommodation and common ancillary areas and BS 9999:2017 for the commercial units within blocks A & C. Other relevant planning policies include, Manchester Core Strategy and Places for Everyone Joint Development Plan. Consultation was also provided to the emerging local plan in October 2025 given the early stage of preparation draft policies are not included in this report.

Emergency road vehicle access and water supplies for firefighting purposes

9. Fire service site plan

Explanation of fire service site plan(s) provided in Section 14. including what guidance documents have informed the proposed arrangements for fire service access and facilities?

Guide: no more than 200 words.

The Fire Service will access the site via Plot H, Charles Street, Manchester. The fire service will access each block via a dedicated exit passageway leading to the firefighting shaft containing of a firefighting stair, dry/wet fire mains and a dual-purpose firefighting/evacuation lift with the protected stair containing a protected evacuation lift (Block A&B). The staircases and lifts in all blocks are arranged to discharge directly outside at ground level via an exit passageway.

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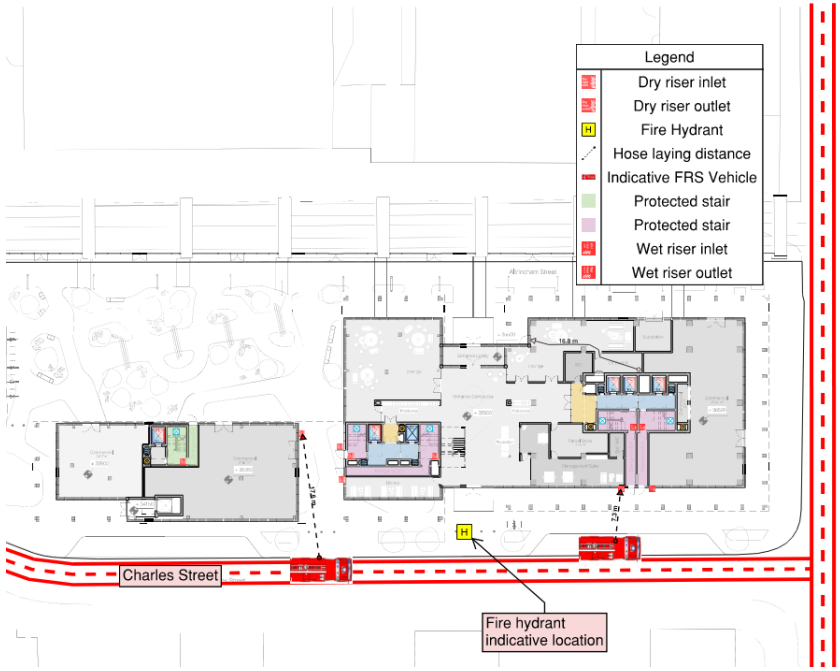
Access for a pumping appliance is within 18m, and within sight, of an entrance giving access to a fire main, and within sight of the dry/wet riser inlets in Blocks B & C. Block B firefighting stairs is within 60m of all points along the building floor plate therefore will be used as a fire fighting stair for Block A. Block A will also comprise of a protected stair with a dry rising main. Arrangements will be in accordance with BS 9991 2024.

10. Emergency road vehicle access

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

Guide: no more than 200 words.

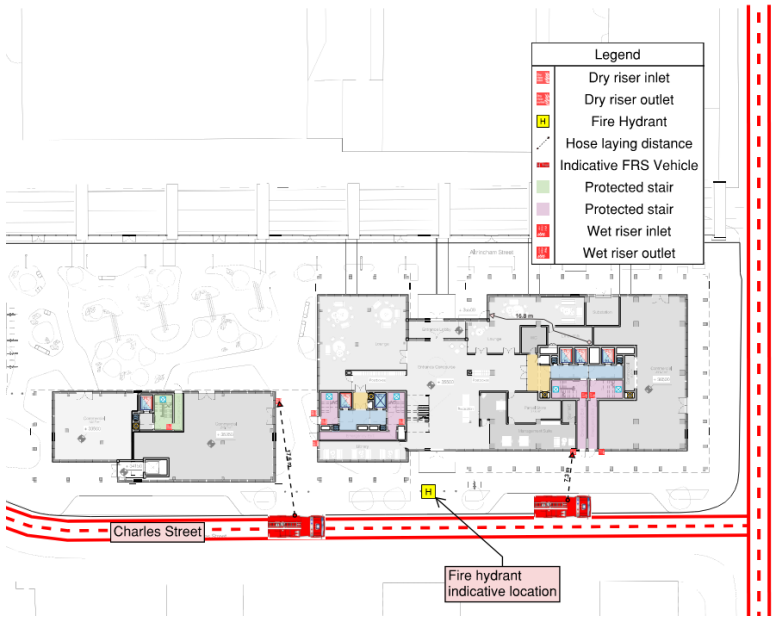
A swept path analysis has been carried out by the design team to demonstrated that the fire service access aligns with the recommendations of BS9991 and reproduced in the attached figure below.



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

11. Siting of fire appliances
Guide: no more than 200 words.

Fire vehicle parking will be located within 18m of each dry riser inlet. Arrangements will be in accordance with the recommendation of BS9991.
12. Suitability of water supply for the scale of development proposed Guide: no more than 200 words Water mains are provided in accordance with the relevant sections of BS 9990, hydrants are within 90m of an entry point to the building and not more than 90m apart. Existing hydrants have been identified on the Site Plan provided by the design team and should be checked to ensure they are operational by the local water department 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
13. Fire service site plan The fire service site plan is inserted in the form



Fire statement completed by	
14. Signature	[redacted] On behalf of Ashton Fire
15. Date	04/12/2025