Fire Statement – 10-12 Whitworth Street West, Manchester

Project No.: MA25137 | Date: 15/05/2026 | Revision: R02

Author: RW | Reviewer: JG | Approver: RR

1 INTRODUCTION

OFR Consultants Ltd (OFR) have been appointed by Atri 7 6 Limited to develop a fire statement for 10-12 Whitworth Street West, 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 *'10-12 Whitworth Street, Manchester, Outline fire Strategy report, dated 15/05/2026, Revision R01'*, 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	10-12 Whitworth Street West,
Site address line 2	
Town	Manchester
County	Greater Manchester
Site postcode (optional)	M1 5NZ
2. Description of proposed development including any change of use (as stated on the application form):	The proposed development would erect a 39 storey (Ground + 38 upper levels) Purpose Built Student Accommodation residential tower, which would consist of sui generis accommodation and 818 beds on the existing vacant site on 10-12 Whitworth Street West. At this stage, the building is proposed to have: Ground to 2nd Floor – Amenity and Plant Use 3rd to 19th Floor – Residential Only Use 20th to 21st Floor – Residential and Plant Use 22nd to 37th Floor – Residential Only Use 38th Floor – Amenity Only Use 39th Floor - Roof

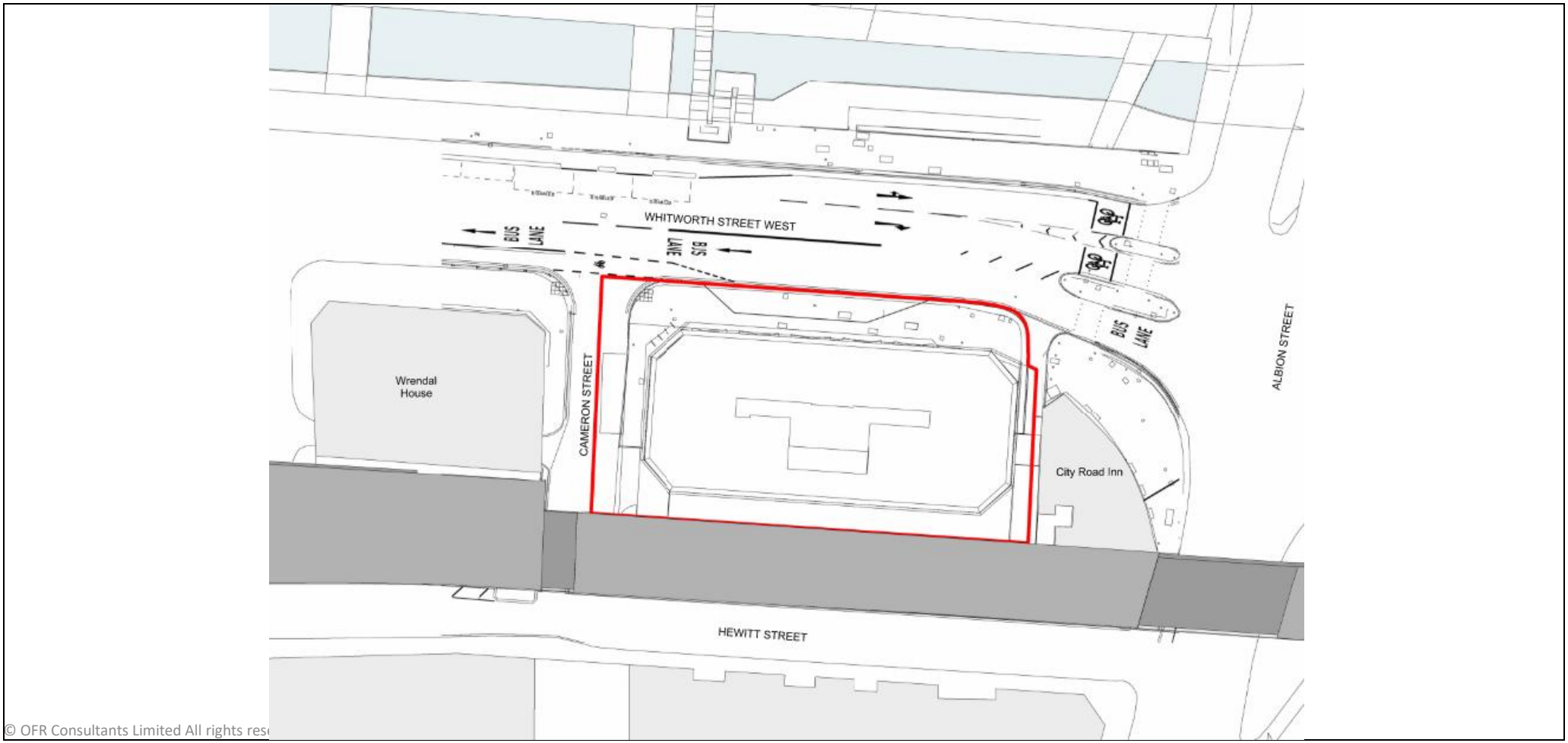
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3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience.	 Richard Rankin Director CEng, MEng (Hons), MIFireE E: Richard.Rankin@ofrconsultants.com Richard is a Chartered Engineer with 20 years' experience 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, Corstorphine-Wright 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. No consultation has occurred with the Greater Manchester Fire and Rescue Service (GMFRS) on this scheme to date.
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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10-12 Whitworth Street Height c.113.7 m 39 (GF + 38)	Student Accommodation	GF + 38	BS 9991, BS 9999, BS 7974	no balconies no balconies	class A2-s1, d0 or better	Stay Put	Yes – residential sprinklers, full (residential levels)	none
	Amenity Areas over 100m^2 compartments						Yes – commercial sprinklers, full (non-residential levels)	

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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.

- **Building Height** – The topmost floor level of the building exceeds 100m above ground level. Therefore the building would fall outside of the scope of BS 9991. OFR consider that the general principles of BS 9991 are still considered appropriate but additional work will be undertaken to determine if any additional measures are required to mitigate the increased height. 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. Initial additional measures proposed include:
    - Additional vertical egress support will be required in the event of a larger evacuation of the building. As such the building 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, together with an additional firefighters lift and wet riser outlets.

  Additional measures will continue to be reviewed as the scheme and QDR progresses.
- **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 / lobby arrangements 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).

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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

- All Ancillary Areas – Simultaneous Evacuation
- Residential – Cluster Flats – Stay Put (whole cluster evacuates, adjacent residential accommodation 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 is likely to 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.
- The building will be 24/7 managed to support escape.

Sprinklers

- Due to the height of the building exceeds 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:
    - Ancillary Areas over 100m^2 – proposed ground, first floor and second floor, BS EN 12845 commercial sprinkler system (Hazard classification to be determined).
    - Ancillary Areas under 100m^2 (such as Level 38) and Residential Areas – Category 4 Residential sprinkler system in accordance with BS 9251, with enhanced duration to supplement the building height.

External Wall

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- 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 the majority of the external walls would not require fire resisting construction from a space separation perspective due to the compartmentation proposed and provision of sprinklers. Where required, the external walls will be adequately fire resisting.

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. Tenable escape will be supported with CFD as the scheme progresses, with all lifts being designed as firefighter lifts which will be programmed to operate as evacuation lifts to support occupant escape.

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 firefighters 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 firefighters lifts which will be programmed to function as evacuation lifts in line with Clause 7.4.1 of BS 9991:2024.

The building will be served by two firefighting shafts serving all residential levels with wet risers have been provided in all stairs in the building, with hose distances well within the 60m maximum limit for a sprinklered building.

At this stage hydrants have been identified within close proximity (90m) the building however further work will be undertaken to confirm that these are operational and suitable for the building as the scheme progresses.

Hydrants and the wet fire mains will be designed in line with BS 9990:2015

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 Whitworth Street West or Cameron Street. This allows for a fire service vehicle to park within 18m for all proposed wet riser inlet locations and the entrances into the building.

Access to the firefighter shafts and the two separate wet riser inlets are located on separate elevations to support redundancy in the access approach in the event of falling debris.

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

The building is served by two stairs. Each stair will be fitted with wet riser outlets at all levels. The wet riser replenishment inlets are indicatively proposed as per Section 14, within 18m of the fire vehicle appliance parking position and along the route of the fire service entrance to the firefighting stairs. Fire vehicle appliance parking positions can be either on the adjacent kerbs or on the street as per Section 11.

The wet riser tanks and sprinkler tanks are proposed in double height spaces spanning between first and second floor.

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

Guide: no more than 200 words

Existing fire hydrants are available within 90m of the wet riser inlets. The water main supplying these will provide pressure and flow in accordance with BS 9990.

The suitability of these existing hydrants will be confirmed by the infrastructure engineer during detailed design.

As discussed above the wet riser tank will have its own water supply via two separated inlets.

Sprinklers are also provided which are likely to reduce the scale of water supply needed from the mains to firefighters on site

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

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 wet riser inlets and fire service vehicle locations. From the current information available, at least one public hydrant is available within 90m of the wet riser inlet.

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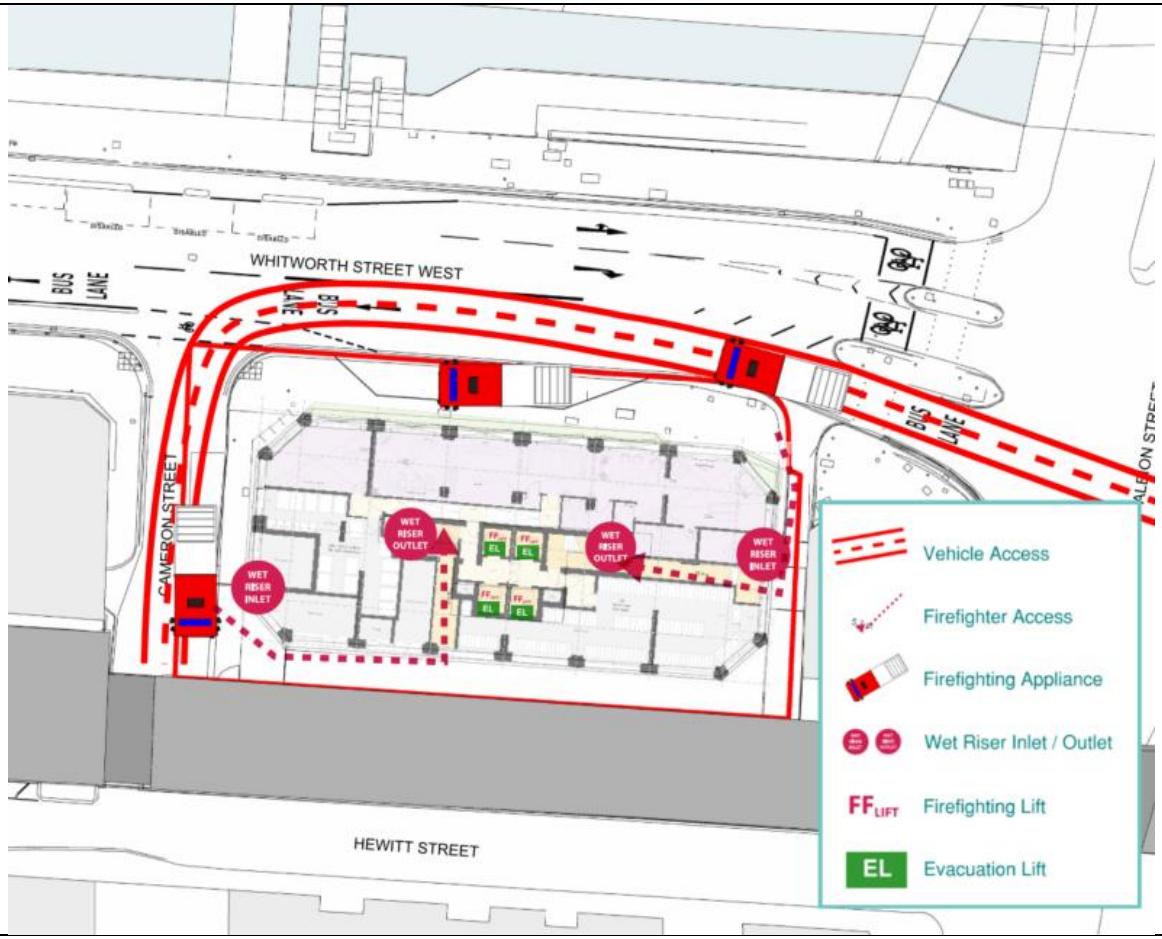
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14. Fire service site plan

Fire service site plan is: inserted in the form

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Fire statement completed by	
7. Signature	[redacted]
8. Date	15/05/2026

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