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RIBA 2 Fire Statement

PROJECT:	48 Store Street, Manchester, M1
REF:	SPL3843
DATE	09/12/2025
AUTHOR:	Lee Smart BEng (Hons) MCIOB MIFSM
CLIENT	Oberon Capital
AI / BC	TBC

This document is a RIBA 2 Fire Statement for Planning purposes, the report outlines the features of the project for the key stakeholders during the Planning phase of this project.

This report is not the final Fire Strategy and should not be taken as such.

Quality Assurance and Version Control

Revision	Description / Areas reviewed	Date	Issued by	Reviewed by
1	Initial Draft	09/12/2025	Lee Smart BEng (Hons) MCIOB MIFSM	Ben Kent-Brown L4DipFRA MIFSM AIFireE DipFD Tier 3 NAFRAR

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1. Application information

Site address

Site address line 1	48 Store Street
Town	Manchester
County	Greater Manchester
Site postcode (optional)	M1

Description of the proposed development

Proposal is for the development of a residential premises over 16 floors. The proposed project will consist of 73 apartments in total from ground to the 15th floor.

The premises consists of:

Ground floor – 1 x apartment entrance / bike store / sprinkler room / comms room / HV/LV room.

First floor – 2 x 1bed apartments, 2 x 2bed (3 person) apartments and communal space

Second floor - 2 x 1bed apartments, 3 x 2bed (3 person) apartments and communal space

Third – thirteenth floor - 2 x 1bed apartments, 3 x 2bed (3 person) apartments and communal space

Fourteenth floor – 2 x 2bed apartments (3 person), 2 x 2bed apartments (4 person) and communal space

Fifteenth floor – 2 x 2bed apartments (3 person), 2 x 2bed apartments (4 person) and communal space

Sixteenth floor - Roof

Apartments - There are a mixture of 1 & 2 bed apartments throughout the building; of which, all are single storey open plan units with inner room bedrooms

Communal - The property will be served by two protected staircases and 2 x lifts, one of each will be required to be for firefighting purposes. Access to the ground floor is directly from Store Street.

Authors details

Lee Smart

1st Class Honours Degree in Fire Engineering

Chartered Member of the Institute of Building.

Lee Smart commenced his engineering career in the 1980s where he worked on the nuclear propulsion systems of Royal Naval Submarines. He joined Greater Manchester Fire and Rescue Service (GMFRS) in 1990 where he was an operational fire fighter and officer throughout much of his 27 years in the Service.

In 2002, he transferred into the fire safety department and throughout the next 5 years he completed all relevant modules at the Fire Service College (Moreton in Marsh). In 2007, he was selected to undertake a BEng (Hons) degree in fire engineering whilst still working full time for GMFRS, this was completed in 2011 and he achieved a first-class honours degree.

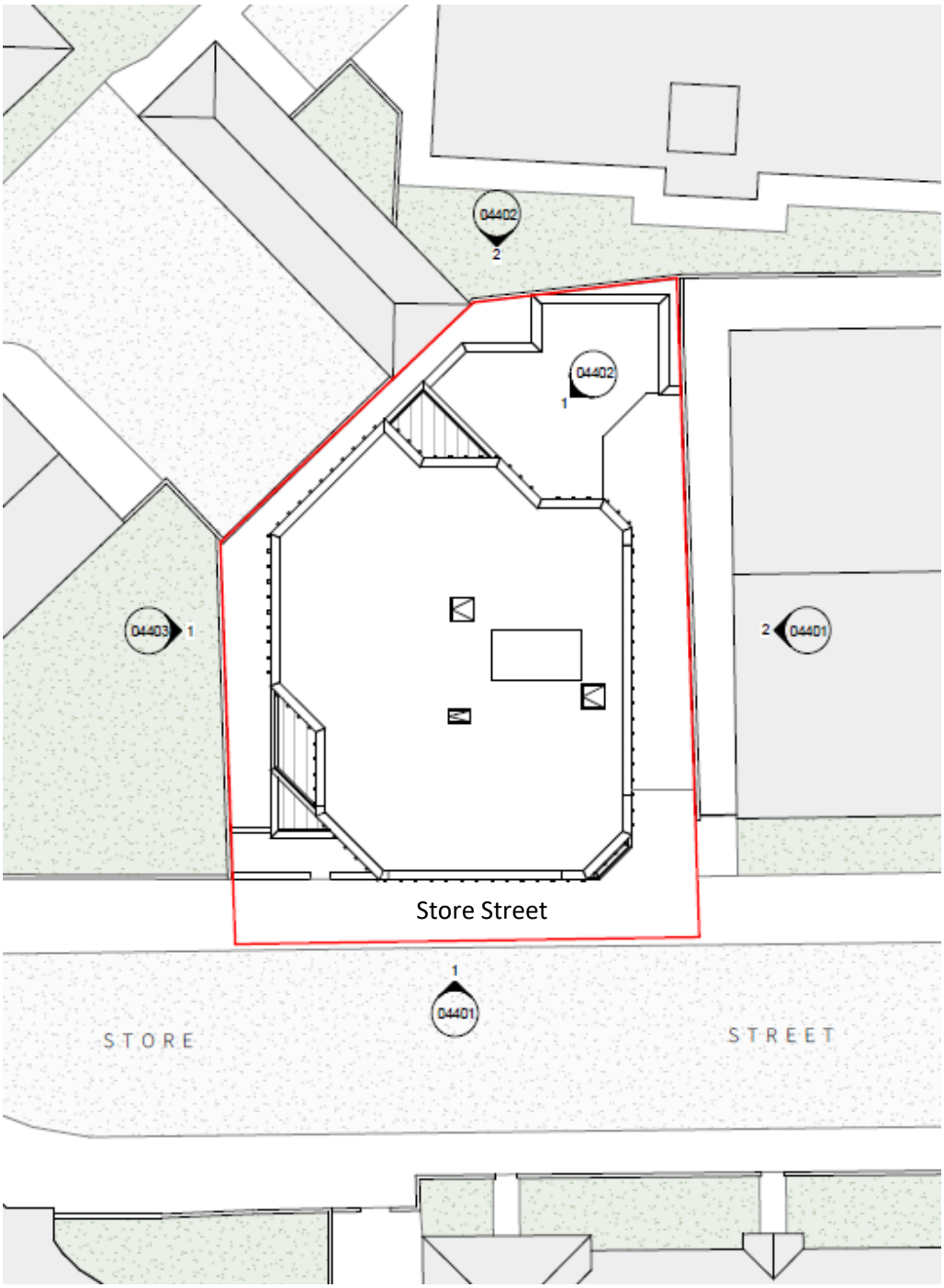
Due to his in-depth work within construction and the built environment, he continued further study and was awarded Membership of the Chartered Institute of Building (MCIOB) in 2017.

Following his Degree, he worked as a Fire Safety Manager, Group Manager and his last role was the lead Fire Engineer for GMFRS until he left the Service in January 2018.

Consultation with others

Client has appointed Lee Smart, Director of SPL Fire Safety to review the plans/site location and prepare this Fire Safety Statement for statutory consultation.

Site layout


04402
2
04402
1
04403
1
2
04401
Store Street
1
04401
STORE
STREET

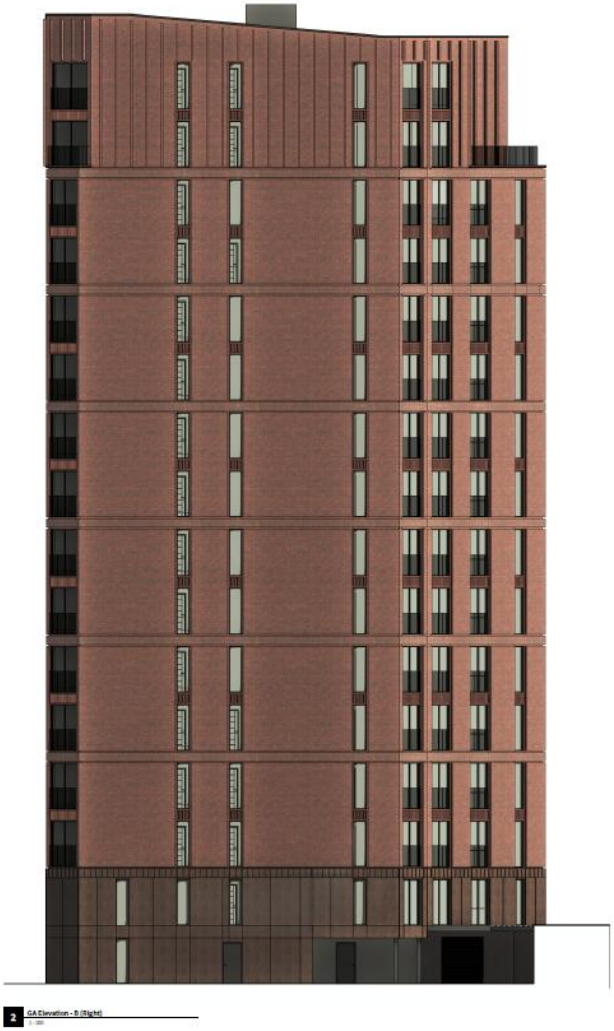

Store Street
Store Street

Proposed elevations

Front



Right



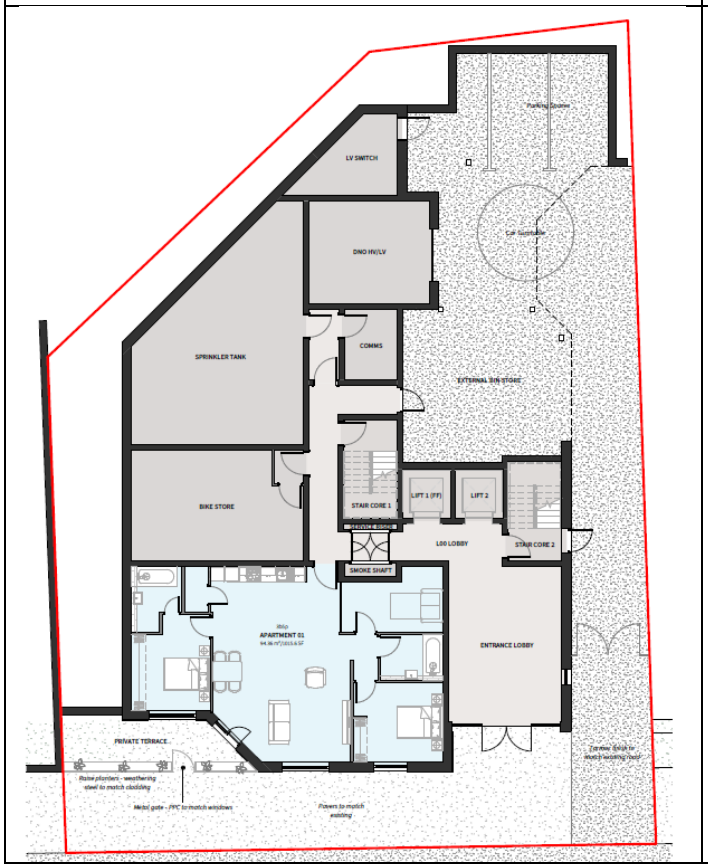
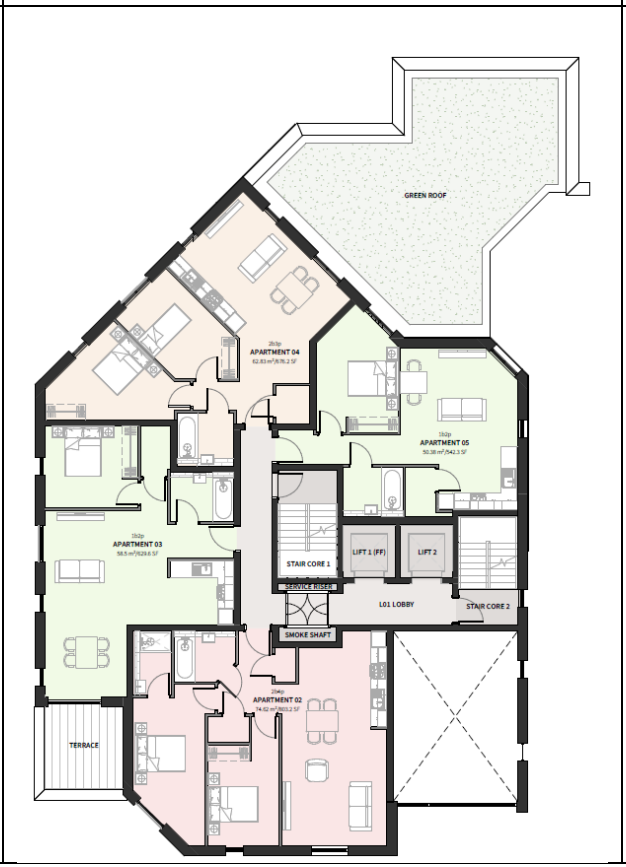
Rear

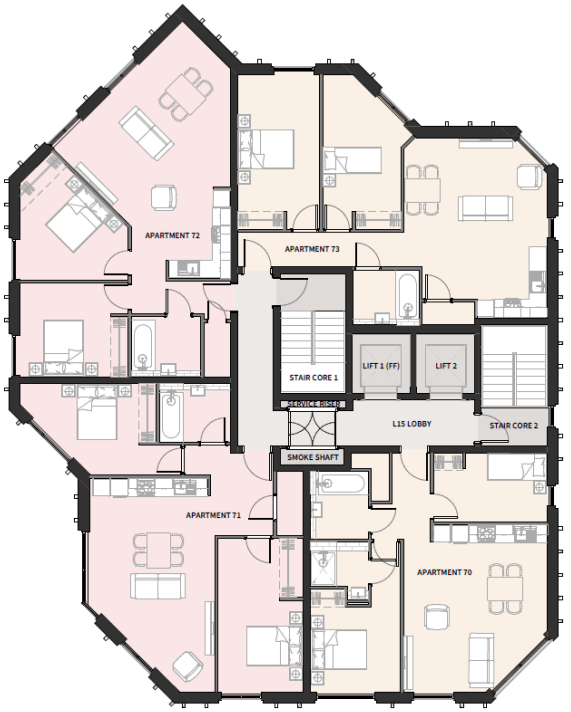


Right

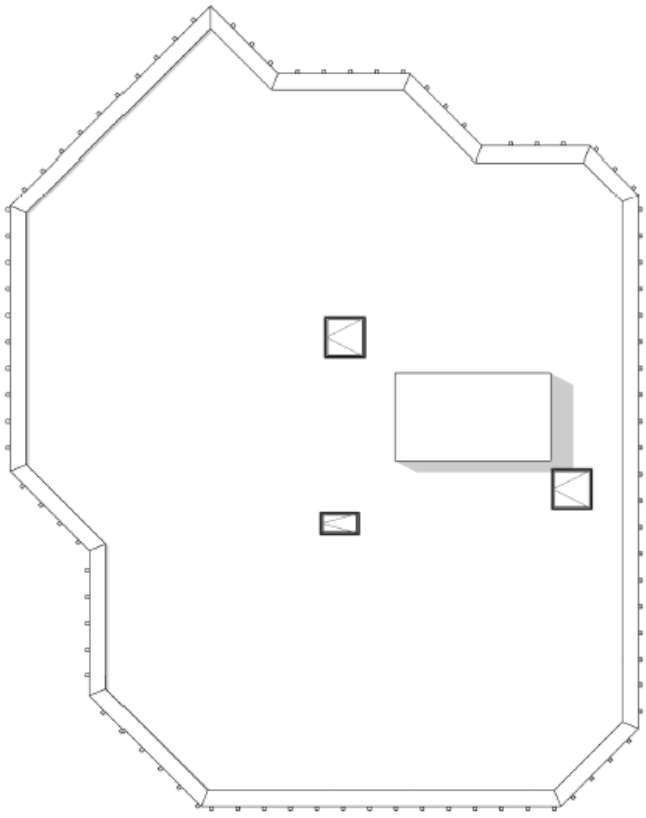


Proposed plans – Ground, first & second floors

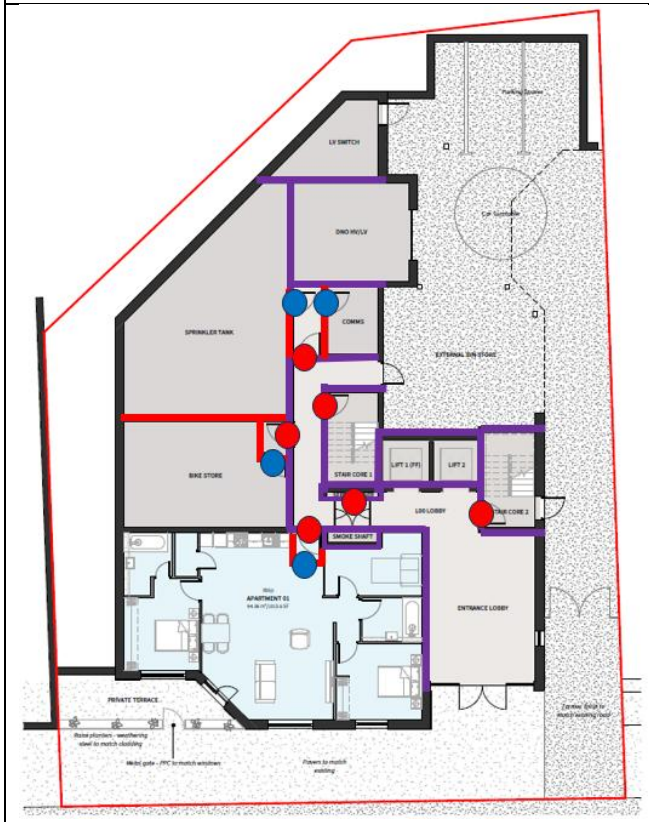
Ground floor	First floor	Second floor
		

Proposed plans – 3rd - 13th Floor	Proposed plans – 14th Floor	Proposed plans – 15th Floor
		

Proposed plans - Roof Plan



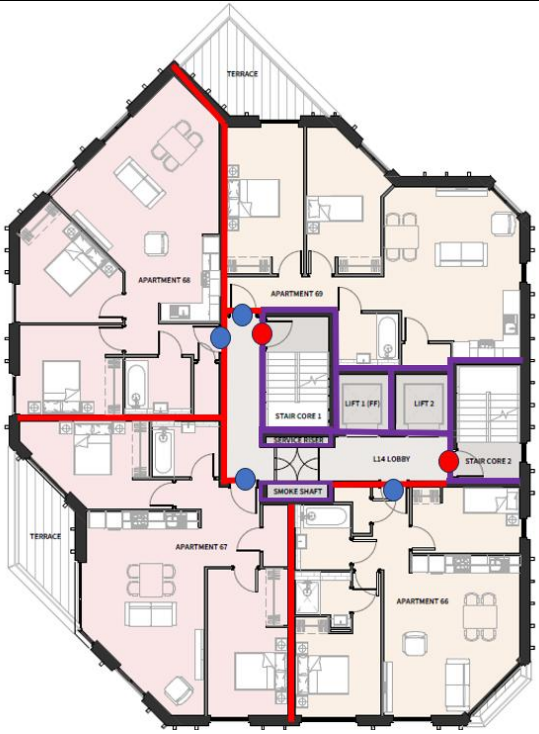
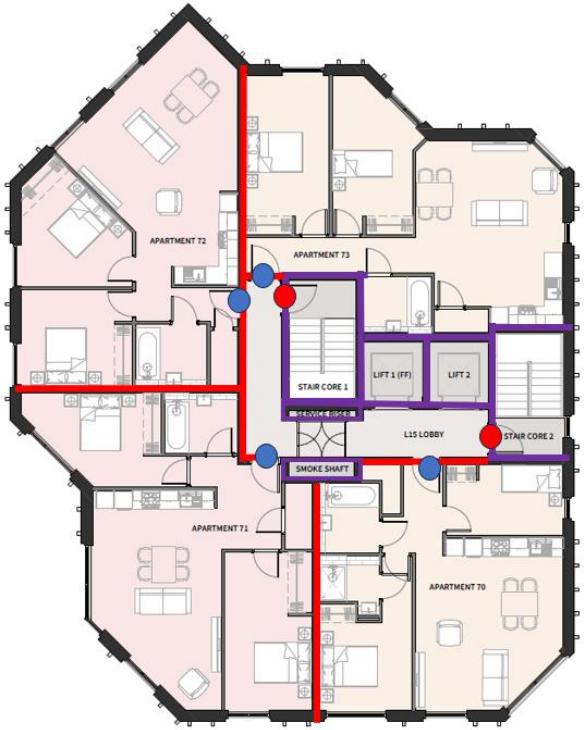
Proposed Compartmentation drawings– Ground, first & second floors

Ground floor	First floor	Second floor
		

Symbol Key

60-Minute Fire Resistant Wall –

120-Minute Fire Resistant Wall ·

Proposed plans – 3rd - 13th Floor	Proposed plans – 14th Floor	Proposed plans – 15th Floor
		

Symbol Key

- 60-Minute Fire Resistant Wall –
- 120-Minute Fire Resistant Wall ·

Fire Statement

The fire safety principles, concepts and approach.

Building Summary

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
48 Store Street, Manchester, M1	46m to ridge of roof when measured to highest point of the building. Highest occupied floor slab is approximately 43.6m 16 levels – G and 15 upper floors. 73 apartments.	Residential apartment block.	All floors will be utilised as residential dwellings.	BS9991- 2024	No Balconies	Class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	M4(2)

Specific technical complexities

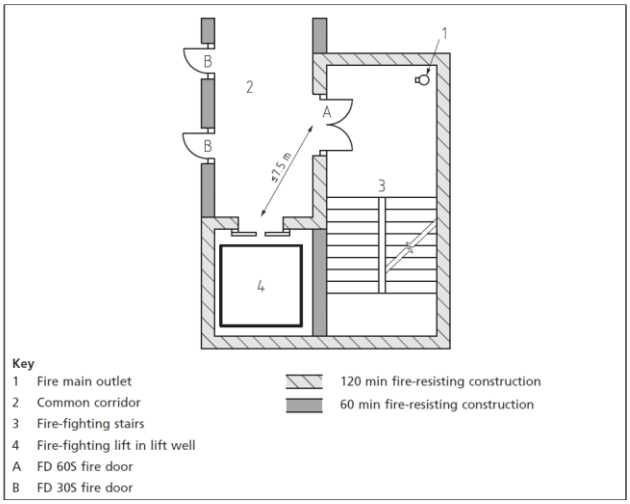
The proposal is the development of a residential premises to create 73 apartments over the ground and 15 upper floors. All apartments will have access to two protected staircases. Due to the height of the premises exceeding 11m, the property will require the installation of a residential sprinkler system throughout the premises. The Automatic Water Suppression System will be provided to BS9251-2015 Cat 4 standard.

The evacuation strategy will be that of Stay Put. Each apartment will have a BS:5839 Part 6 LD1 fire detection system.

In accordance with BS9991, table 4, the floors will be suitably separated using suitable materials to afford a minimum of 120 minutes of fire resistance due to the provision of an automatic water suppression system. Compartmentation throughout the property is set at a minimum of 120 minutes for floor slabs and firefighting shafts with 60minutes in place between apartments.

All apartments are proposed to be single storey units.

Figure 35 Components of a residential fire-fighting shaft



In accordance with BS9991, paragraph 46.2.1, due to the premises exceeding 18m in height, the premises will require a firefighting shaft which includes a firefighting lift and a firefighting staircase.

The firefighting stair should be in accordance with paragraph 46.3.5.1 and the firefighting lift should in provided in accordance with paragraph 46.3.5.2.

Due to the height of the premises, there is a requirement for dry riser mains to be installed. As the building will be fitted throughout with a sprinkler system in accordance with BS 9251:2021, sufficient fire-fighting shafts will be provided so that every part of every storey is no more than 60m from a fire main outlet in a fire-fighting shaft, as measured on a route suitable for laying hose.

Ground floor

Access into both staircases is via the ground floor entrance foyer. This is also the access point for the attending Greater Manchester Fire and Rescue Service.

The inlets for the dry rising main will be installed in a prominent position adjacent to the fire and rescue services access point.

Lobbies have been provided to separate the bike store, sprinkler tank room and HV/LV room from the means of escape corridor. The lobbies will require 0.4m^2 of permanent ventilation.

One apartment is proposed, this is a 2bed unit.

Upper floors

Apartments - Each single storey apartment will be of open plan design with inner room bedrooms.

Communal - The common corridor on each floor will be ventilated via a mechanical smoke shaft. Inlets into the shaft on each corridors will be provided via an Automatic Opening Vent (AOV). A BS5839-1 L5 system will be designed to actuate the AOV's on each floor and staircase.

NOTE: The communal arrangements will be replicated on all residential floors and the whole design will be reviewed throughout the RIBA stages to ensure compliance.

External boundary distances – These will require review during the RIBA stages; however, the proposed elevations are compliant

Elevation	Area (m^2)	Width of enclosing rectangle (m)	Height of enclosing rectangle (m)	Unprotected area (m^2)	Unprotected area as % of enclosing rectangle	Distance required from Boundary (m)	Distance from boundary
1	24	8 (9)	2.8 (3)	6	25 (30)	1m	6.5
2	36	11 (12)	2.8 (3)	8	22 (30)	1.5m	1.75
3	33	11 (12)	2.8 (3)	8	24 (30)	1.5m	2.7
4	24	8 (9)	2.8 (3)	7	29(30)	2m	3.1m

Issues relating to fire safety

Ground floor apartment - The plans show an open plan apartment opening into the communal hallway, this will be revised to include a protected lobby as per the adjacent plan.

A lobby will be provided to the apartment, alternatively, the internal door can be omitted due to the apartment having its own external access



Upper floor apartments – The apartments all have an open plan design with inner room bedrooms, this is compliant given that the premises will be provided with a CAT4 sprinkler system and each apartment will have a BS5839 Part 6 Grade D1 LD1 fire detection system.

There are no other significant issues with apartment design which would impact on the fire safety provisions of this premises. The compartmentation and fire alarms within each apartment will support a Stay Put evacuation strategy. The corridors and staircase will provide protected routes with a minimum of FD30s doors leading onto all habitable dwellings.

Communal areas – Mechanical smoke ventilation system will be required due to the premises exceeding 30m in height The mechanical extract will require computational fluid dynamic review to ensure it is of sufficient size / duty to maintain tenable conditions.

Secondary power supplies – Given the active safety systems required for the property, the choice of secondary power will require review. The initial proposal is to provide a generator or an additional sub-station for the premises.

Compartmentation – Compartmentation and fire stopping will require project management to ensure all services are appropriately fire stopped as the premises develops. The successful management of this specific item will ensure the premises is compartmentalised to an appropriate standard.

Management – The premises is of significant size and will require careful management. This includes a suitable and sufficient inspection, servicing and maintenance regime in place to ensure all safety systems remain operational.

Management of safety systems – Given the height of the premises, active fire safety provisions will include

Apartments – BS5839 Part 6 Grade D1 LD1 fire detection systems along with BS9251 CAT 4 sprinkler systems.

Communal areas – BS5839 Part 1 L5 fire alarm and detection system to operate smoke ventilation systems. Additional coverage will be required to cover the ground and first floor communal areas as these will operate a simultaneous evacuation strategy; however, this cannot impact on the Stay Put strategy for the residential areas.

BS9251 CAT 4 sprinkler systems – located in all areas excluding the staircases.

Smoke extract system – Mechanical smoke vent system with intermediate dampers to prevent smoke logging of other floors.

Firefighting shafts – A stair and a minimum of 1 lift will be designated for firefighters. In addition, each lift will be designated as evacuation lifts

Wayfinder – Wayfinder signage will be provided in both stairs and in the common areas

Emergency Evacuation Alert System – To be installed throughout the premises to allow the fire service incident commander to evacuate designated floors or the whole premises.

Disabled refuge points with emergency voice control systems

Premises information box – Installed at the fire service access point, this will provide the fire service incident commander and their support team with all relevant information relating to the premises.

Local documents / enactments relating to fire safety

The design and build will meet the requirements of BS9991. There are no local policies known to the author that will impact the design/use of the premises.

2. Fire service requirements

Fire Service site plan

The Fire Service access will be in line with BS9991 – see the Fire Service Site Plan which identifies

- Location of the staircase
- Fire Service Access point off Store Street, Manchester
- Dry riser inlet locations
- Hydrant location

Access for emergency vehicles

Site access will be off Store Street where the main entrance is accessed. Parking of the fire appliance is within 7.5m of the entrance.

Is the emergency vehicle tracking route within the site to the siting points for appliances clear and unobstructed? – **YES.**

Siting of fire appliances

Fire Service access for tenders and high reach appliances will be on Store Street.

Water supplies

Hydrants for firefighting are located on Store Street and are within 90m of the premises.

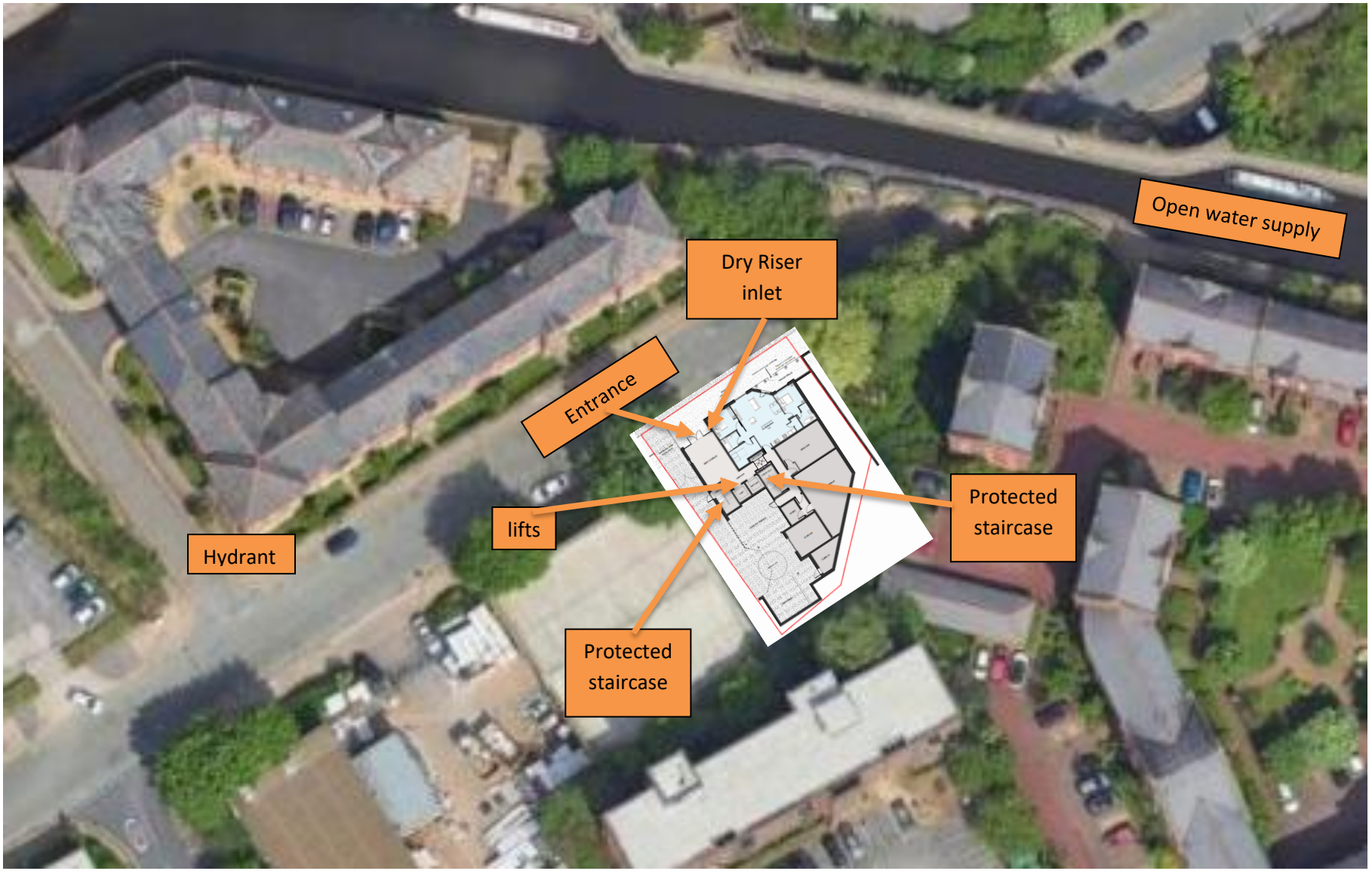
Nature of water supply - hydrant- public.

Does the proposed development rely on existing hydrants and if so, are they currently usable / operable? – YES.

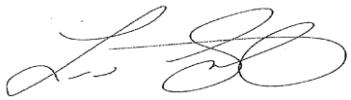
Rising Main

Dry rising main will be provided for the project, the location of the inlet will be adjacent to the fire service access and will be within 18m of the fire service appliance.

Fire Service site plan



3. Fire statement completed by

Name	Lee Smart
Signature	
Date	09/12/2025