ORIONFIRE
ENGINEERING

RIBA Stage 2 Fire Strategy

PROJECT NAME: Robert Street

DATE: 19th March 2026

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Quality Assurance

Rev	Date	Prepared/Updated By	Reviewed By	Comments
-	19/03/2026	Chloe Grundy	Lisa Farnell/Francis Lee	Initial issue for design team comment

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1 Introduction

1.1 Report Brief

1.1.1 Orion Fire Engineering have been appointed by Rani Developments to produce a RIBA Stage 2 Outline Fire Strategy report for the Robert Street development in Manchester. This report outlines the key fire safety aspects within the design as a basis to support the design team for the proposed site to satisfy the functional requirements of Part B to the Building Regulations.

1.1.2 This outline fire strategy has been preliminary prepared to provide sufficient information to meet the core objectives and criteria of the RIBA Plan of Work for RIBA Stage 2. This RIBA 2 fire strategy addresses the architectural concept of the building and provides commensurate advice to the current stage of work. Cognisance has been paid to key fire safety items that could affect the architectural concept, M&E/structural engineering strategy or the land use and planning considerations of the development. Further detail will need to be provided in RIBA Stage 3 to support the formal Building Regulations application subject to appointment for this aspect of the works.

1.1.3 It is understood that there are no further fire safety requirements applicable to the scheme above and beyond the relevant Part B Building Regulations requirements e.g., employer's requirements, insurer/funder requirements, warranty provider requirements. If this changes, Orion should be advised at the earliest opportunity to assess/consider the impact of any additional requirements.

The report also provides a list of recommendations, within blue highlighted zones, which are clearly distinguished from those concerned with life safety and Building Regulations compliance, by using a blue background to highlight them. These are recommendations for the client and wider design team to consider to further improve the level of safety and/or add additional property protection measures.

1.2 Legislation and Proposed Approach to Fire Safety

1.2.1 The Building Regulations 2010 contains functional requirements that are broad statements that describe how the building should perform to meet the requirements of the Building Regulations. Prescriptive codes, such as Approved Document B, BS 9991 and BS 9999 provide specific recommendations for the majority of typical buildings. The adoption of one of these prescriptive codes is one way to achieve compliance with the Building Regulations.

1.2.2 The principal guidance document that has been applied to the building to produce this RIBA 2 fire strategy is BS 9991:2024 Incorporating Corrigenda 1 & 2 (Residential/Residential ancillary). In addition to the principal guidance document, multiple supporting British Standards, European Norms and industry guidance documents will be applied. The specific application of these documents will be referenced in the relevant sections of this report.

1.3 Project Information

1.3.1 The drawing information listed in Table 1 has been reviewed whilst producing this report. Any information not listed in Table 1 has not been reviewed by Orion Fire Engineering. All recommendations made within this report are based on the drawings listed below. Any revisions to those drawings may invalidate this report.

Table 1: Drawing Information Reviewed

Produced By	Drawing Number	Drawing Title	Rev
Tim Groom	1181-TGA-XX-XX-DR-A-95200	Site Plan	P05
	1181-TGA-XX-00-DR-A-95300	Level 00	P09
	1181-TGA-XX-01-DR-A-95301	Level 01	P08
	1181-TGA-XX-ZZ-DR-A-95302	Level 02 - 06	P08
	1181-TGA-XX-ZZ-DR-A-95307	Level 07 - 09	P03
	1181-TGA-XX-10-DR-A-95310	Level 10	P08
	1181-TGA-XX-11-DR-A-95311	Level 11	P08
	1181-TGA-XX-ZZ-DR-A-95312	Level 12 - 13	P02
	1181-TGA-XX-ZZ-DR-A-95314	Level 14 - 19	P07
	1181-TGA-XX-RF-DR-A-95320	Roof Level	P03
	1181-TGA-XX-ZZ-DR-A-95400	General Arrangement - Section AA	P05

1.4 Site and Building Description

1.4.1 The proposed development comprises of a single block of residential accommodation. The building is 20 storeys in height (Ground to Level 19) and has a height of c.58.9m when measured from the lowest adjacent ground floor level.

1.4.2 The building contains 3 storey townhouses on the ground floor along with open plan apartments on the above ground levels. Residential ancillary accommodation (amenity, plant rooms, stores etc) are located on the ground floor. There are also accessible external terraces on the tenth and eleventh floors.

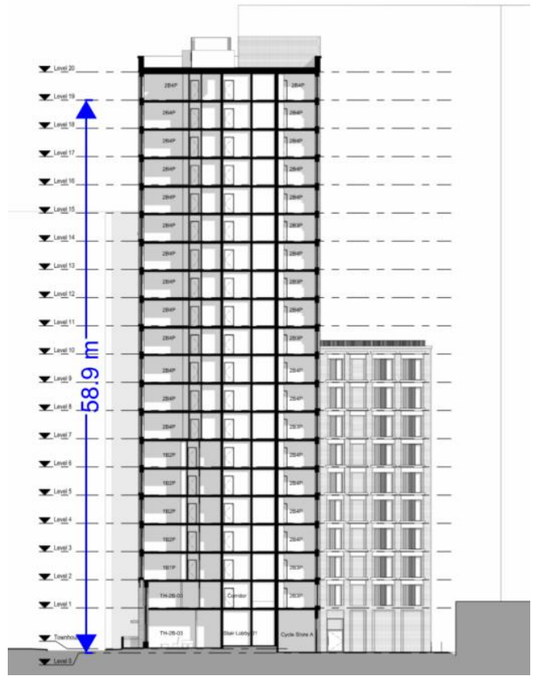


Figure 1: Building Height

1.4.3 The proposed structure of the development is concrete frame with concrete floors and concrete roof.

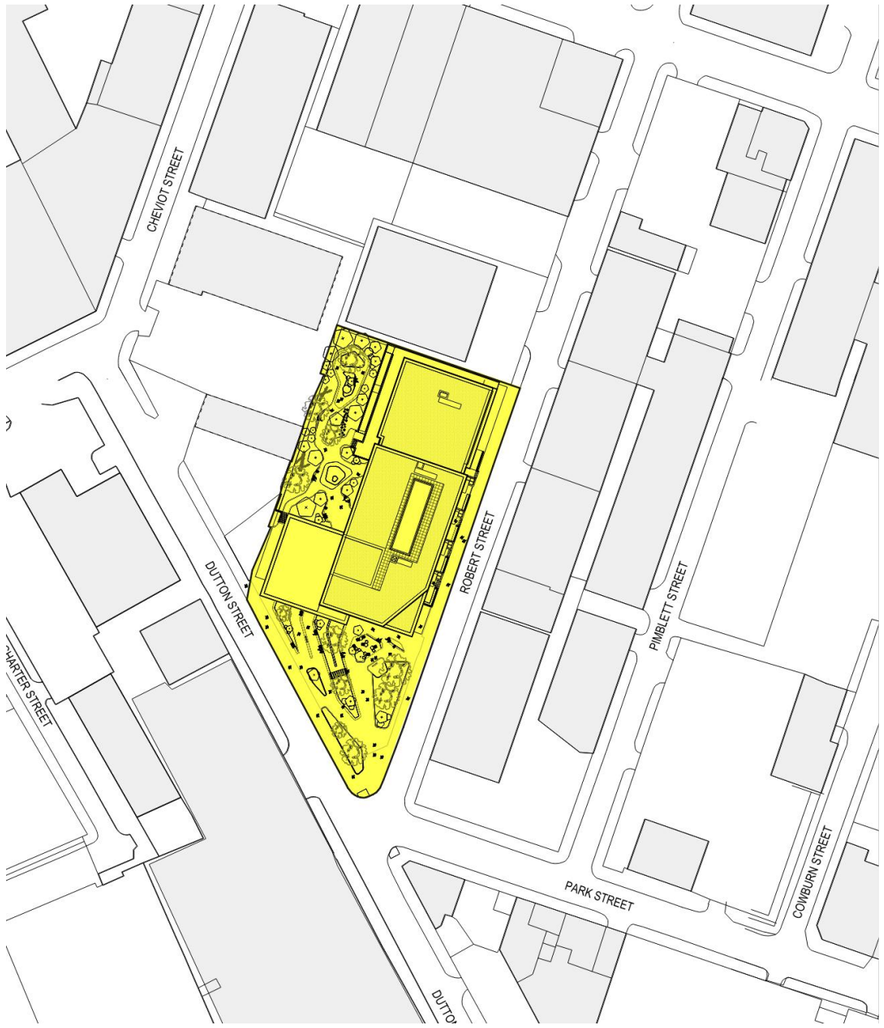


Figure 2: Building Location

1.5 Further Works

1.5.1 This fire strategy has been produced to provide a performance specification suitable for RIBA Stage 2. There are multiple areas of the current design that will require further development as they currently provide a risk, the Architect's GA Floor Plans will need to be developed alongside this pre-planning fire strategy. These areas have been summarised in Table 2 below.

Table 2: Further Works to be developed at RIBA Stage 3

Further works	Report Section
This Stage 2 report contains numerous best practice recommendations that are not required under Building Regulations. The client team should review these recommendations and determine whether they should be implemented in the design of the building. These items have been highlighted in blue so that they are easily distinguishable from the remainder of the report which contains mandatory guidance.	All
Unless it is confirmed on-site building management is present 24 hours a day, it is recommended allowance is made for the fire alarm to be linked to an off-site remote monitoring/alarm receiving centre to monitor the state of the fire alarm system and summon the fire and rescue service if required.	N/A
Update the plans as per the drawing comments in Appendix A of this report	Appendix A –
It should be confirmed whether the apartments will be rented or sold and privately owned on occupation. This will determine whether Grade D1 (tamper proof battery back up) or Grade D2 (removeable battery back up) detection will be required in the apartments	2.1.2
Client to confirm number of lifts per core.	2.8
Provide a utilities survey	N/A

2 Fire Safety Systems

2.1 Fire Detection and Alarm System

2.1.1 All apartments will be provided with a Grade D, Category LD1 fire detection and alarm system designed in accordance with BS 5839-6.

2.1.2 It should be confirmed whether the apartments will be rented or sold and privately owned on occupation. This will determine whether Grade D1 (tamper proof battery back up) or Grade D2 (removeable battery back up) detection will be required in the apartments

2.1.3 Residential corridors, residential lobbies and residential stairs will be provided with a Category L5 detection system comprising smoke detectors only (no sounders, manual call points or other typical BS 5839-1 alarm devices to be provided in these areas).

2.1.4 The Category L5 alarm system shall cover the ancillary accommodation (see Section 1.4 for the definition of ancillary accommodation). Although this will be part of the Category L5 system, the coverage in the ancillary accommodation should be equivalent to a Category L2 system. This should cover the following locations:

- Escape routes; and
- Rooms accessed off of escape routes; and
- Plant rooms (including those accessed externally, with the exception of plant rooms that cannot be accessed for maintenance such as substations); and
- Audible warning devices in inner-rooms

2.2 Evacuation Alert System

2.2.1 As the building is greater than 18m to the topmost occupied storey the provision of Evacuation Alert Control and Indicating Equipment (EACIE) system should be provided as a fire safety requirement for the residential aspect of the building.

2.2.2 An EACIE system is provided for use by the Fire and Rescue Service for manually alerting individual or multiple floors to evacuate should the need arise during firefighting operations.

2.2.3 EACIE systems should be designed and installed in accordance with BS 8629.

2.3 Emergency Lighting

2.3.1 Emergency lighting should be provided in all common escape routes and ancillary accommodation in accordance with the recommendations of BS 5266.

2.4 Automatic Suppression Systems

2.4.1 The residential areas of the building should be provided with a Category 4 residential sprinkler system, designed in accordance with BS 9251. This should cover apartments and ancillary accommodation with a floor area of up to 100m^2 per compartment.

For buildings with a floor height between 50 m and 100 m, it might be advisable to increase the sprinkler system design duration of operation, beyond the minimum durations stipulated in BS 9251:2021

2.5 Corridor/Lobby Smoke Ventilation Systems

2.5.1 The primary objective of a smoke control system in a residential building is to prevent smoke ingress into the stair/lift lobby to allow the vertical circulation routes to remain available at all times.

2.5.2 A summary of the smoke ventilation within the common corridors has been noted below.

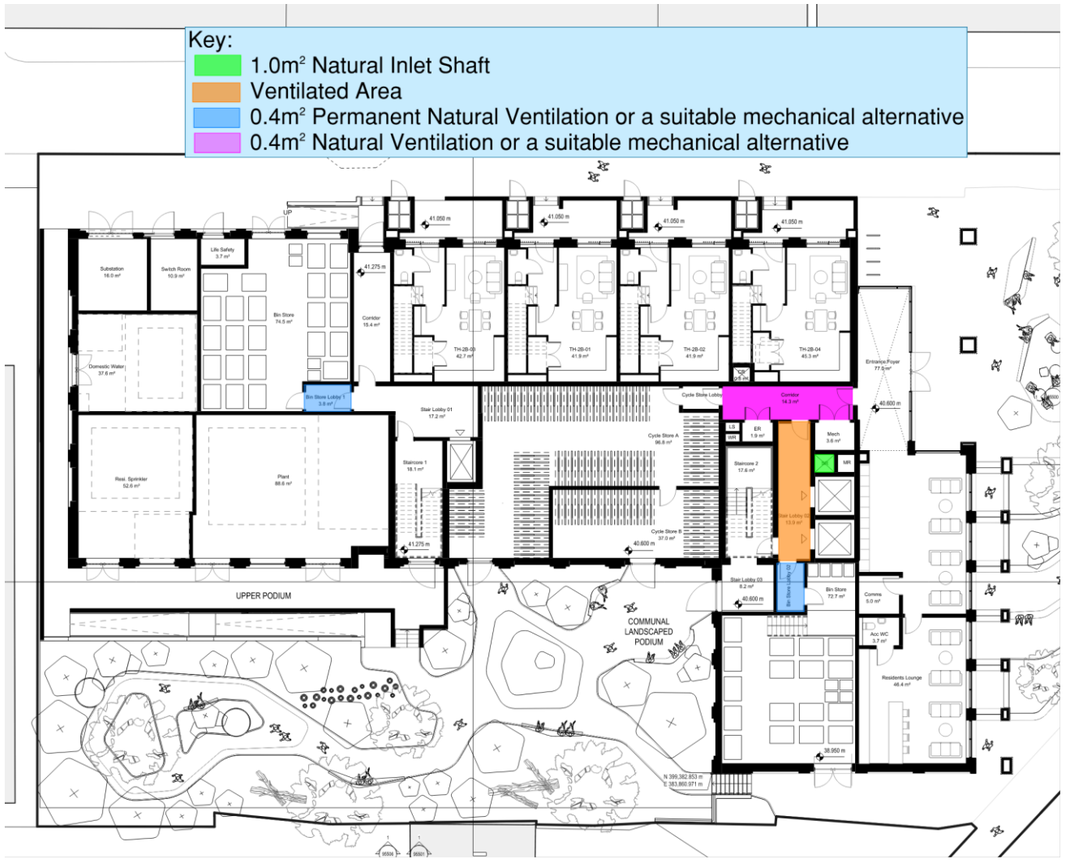


Figure 3: Ground Floor Smoke Ventilation

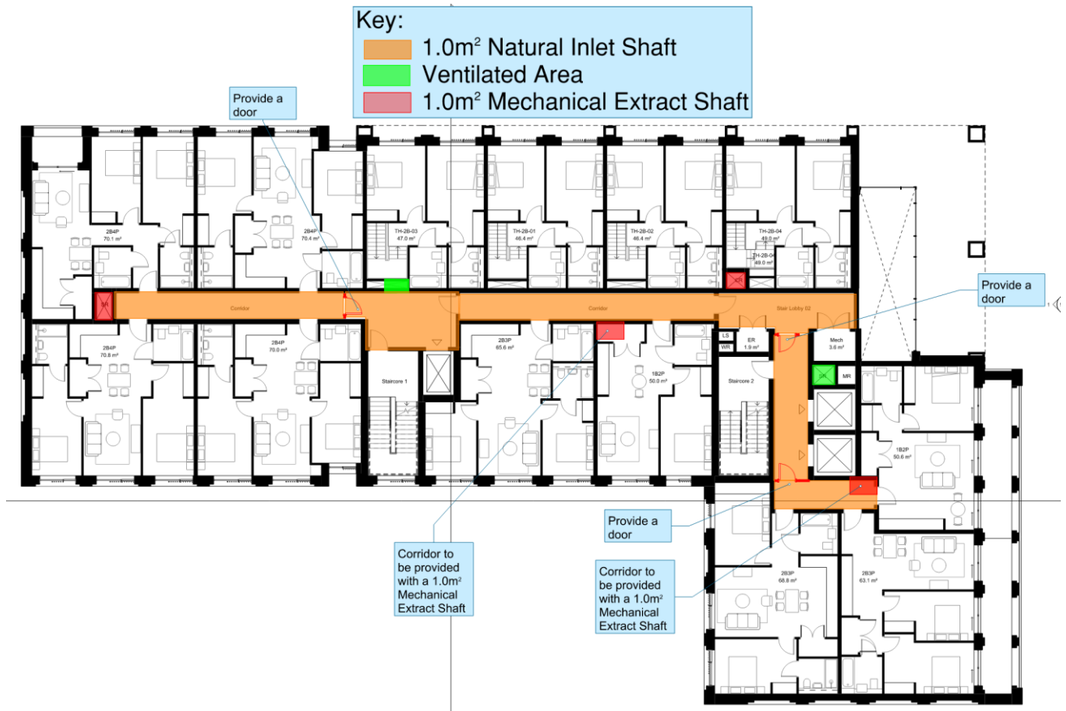


Figure 4: Level 1 Smoke Ventilation

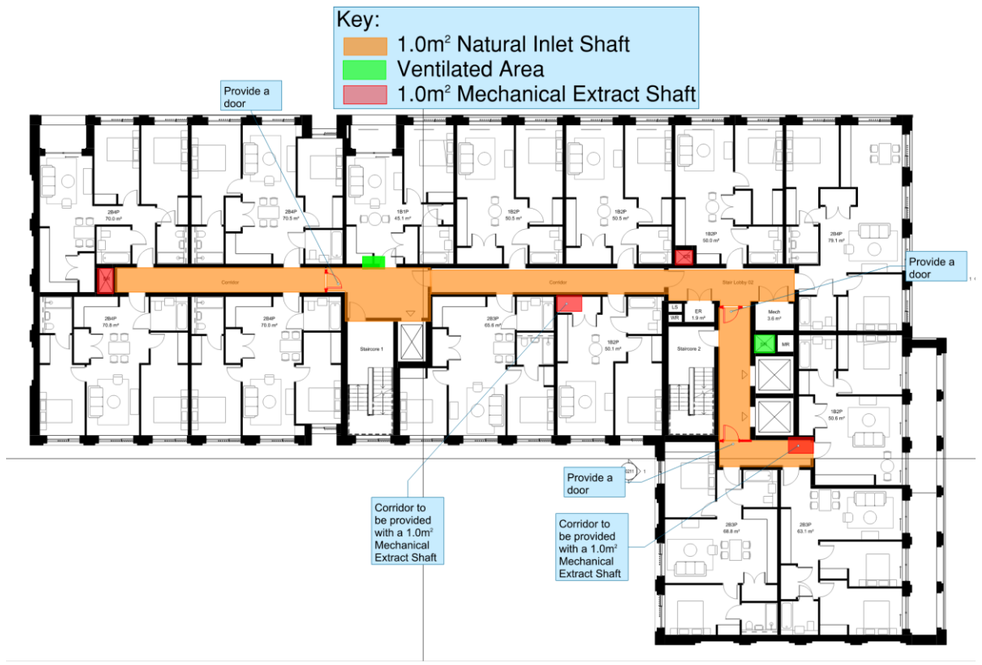


Figure 5: Typical Upper Smoke Ventilation

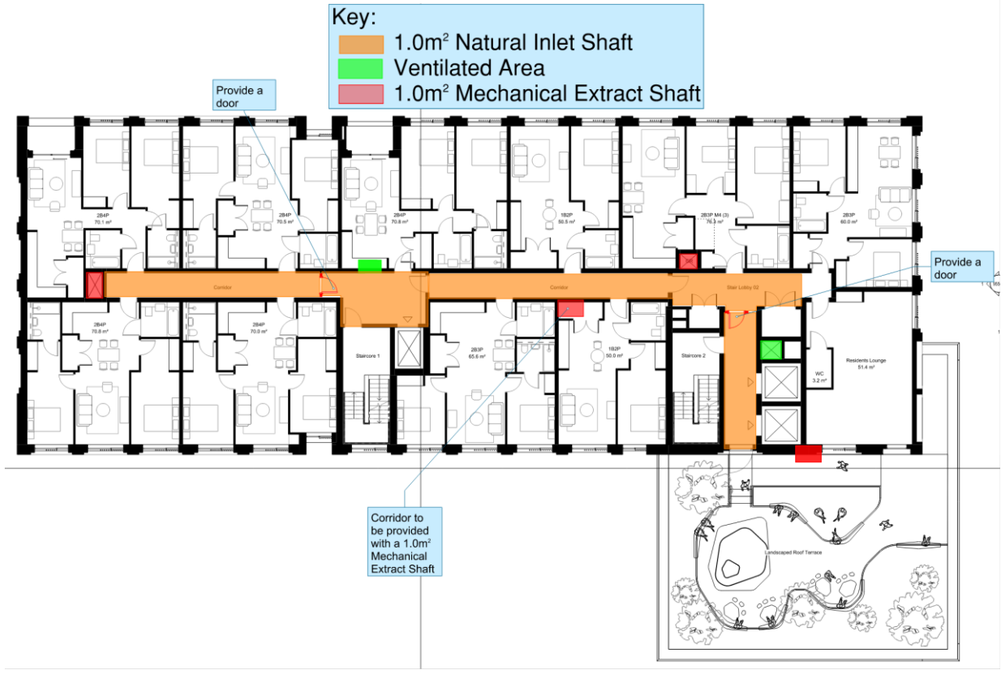


Figure 6: Level 10 Smoke Ventilation

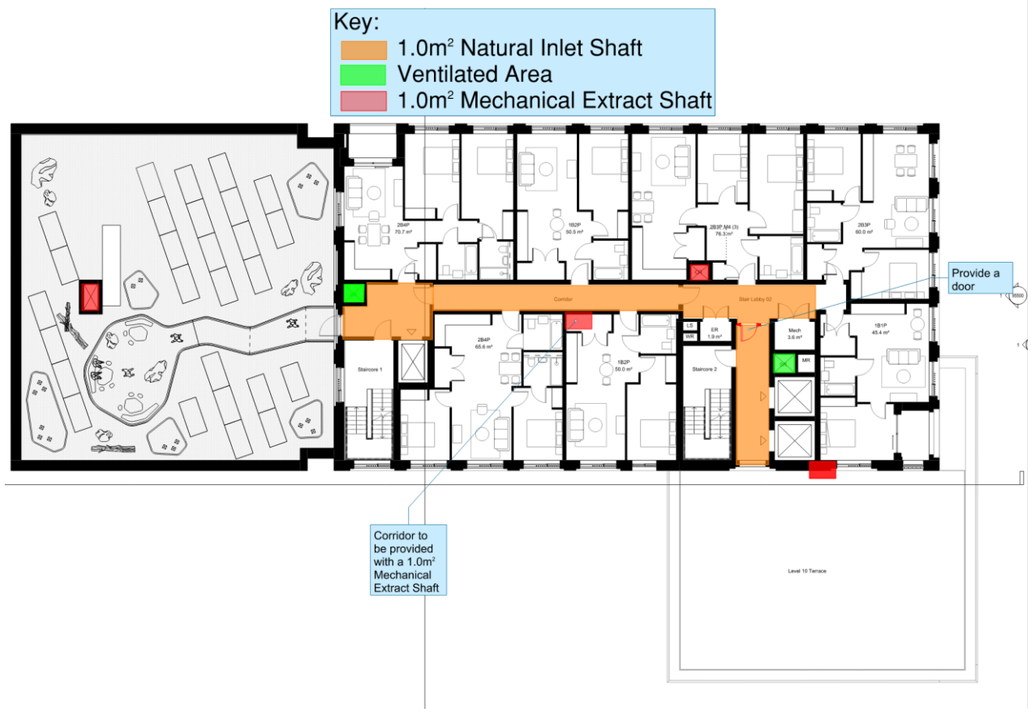


Figure 7: Level 10 Smoke Ventilation

2.5.3 Each residential stair should be provided with a 0.7m^2 Aerodynamic free area AOV either at roof level or on the external wall. If an external wall AOV is provided to the stair, the top of the AOV should be higher than the top of the door into the stair.

Mechanical Smoke Shafts

2.5.4 The mechanical smoke shafts shall achieve a cross-sectional area of 1.0m^2 with damper into the smoke shaft achieving 1.0m^2 free area.

2.5.5 The mechanical ventilation system is to use duplicate fans – duty and standby. The system needs to be provided with primary and secondary power supplies, including fans, AOV's and control equipment. The fire rating of smoke extract fans should be in accordance with BS EN 12101-3 and be capable of handling temperatures of 300°C for a continuous period of not less than 60 minutes.

2.5.6 As the smoke shaft passes via compartment floors, it will need to be enclosed in fire resisting construction, equal to the rating of the compartmentation it breaches. Note in order to maintain the fire resistance between the accommodation and the smoke shaft, AOV's into the smoke shaft should achieve the same fire resistance as the compartmentation it breaches (tested from inside to outside and outside to inside)

2.5.7 Mechanical smoke shafts should also meet the following description criteria:

- The smoke shaft should be fully open to the external air at the top and closed at the base
- The top of the lobby vent should be located as close to the ceiling of the lobby as is practicable and should be at least as high as the top of the door into the evacuation lift lobby. The lobby vents in the closed position should either;
    i. Have minimum fire and smoke resistance performance, equal to the rating of the compartmentation it breaches and a leakage classification of S1000 to EN 1366-10.
    ii. Be in accordance with BS EN 12101-8
- No services other than those relating to the smoke shaft should be contained within the smoke shaft
- The smoke shaft should be constructed of materials achieving Class A1 to BS EN 13501-1. No paper-faced plasterboard is permitted to be present and no GRP/combustible materials used as grilles to prevent falling are permitted.

2.5.8 The mechanical extract exhaust point should be located more than 5m horizontally & 1m vertically from any AOV to the stair, natural inlet shafts and the fan/s should direct smoke directly away from the AOV at the head of the stair.

2.5.9 It is recommended all smoke shafts are constructed out of concrete/blockwork or other material/system that has been tested for smoke leakage. All smoke shafts should achieve no more than 3.8m^3/m^2/hour at 50Pa leakage. That is the current recommendation in BS 9991 Annex F for a builders work smoke shaft.

Natural Inlet Shaft

2.5.10 BS 9991:2024 recommends that the lift lobby is provided with equivalent protection to the stair in terms of smoke control. To ensure that air flow is from the lift lobby into the residential corridor when a door between those two spaces is open, a source of inlet air should be provided within the lift lobby. This is to prevent smoke from being able to flow from the corridor into the lobby. There is no minimum requirement given for inlet smoke shafts in BS 9991:2024; however, as stairs require the equivalent geometric free area of 1.0m^2 for inlet AOVs, it is proposed that the smoke shaft be designed to provide the same inlet air. A summary of the design requirements for the natural inlet shafts is given below:

- The smoke shaft should be provided with an AOV to the external air at the top and closed at the base.
- The cross-sectional area (free area) of the smoke shaft should be at least 1.0m^2
- The lobby or corridor vent, the opening at the head of the shaft and all internal locations (such as safety grilles) within the shaft should have a free area of at least 1.0m^2.
- The top of the lobby vent should be located as close to the ceiling of the lobby as is practicable, and should be at least as high as the top of the door connecting the lobby to the evacuation lift lobby/stairwell) The lobby vents, in the closed position, should either have a minimum fire and smoke resistance performance equal to the smoke shaft (see Section 3.2) and a leakage classification of S1000 to EN 1366-10; or be in accordance with BS EN 12101-8.

2.5.11 The smoke shaft should be constructed of materials achieving Class A1 to BS EN 13501-1. No paper-faced plasterboard is permitted to be present and no GRP/combustible materials used as grilles to prevent falling are permitted.

2.5.12 The smoke shaft should run vertically from top to bottom with no more than 4 m of the shaft at an inclined angle (max 30°).

2.5.13 No services other than those relating to the smoke shaft should be contained within the smoke shaft.

Other Ventilation

2.5.14 Where a place of special fire hazard is present (e.g. boiler, fuel storage, Transformer) and accessed internally, it should be separated by a protected lobby achieving 0.4m^2 natural ventilation, or a suitable mechanical alternative.

2.5.15 Where a refuse store is accessed internally, it should be separated by a protected lobby achieving 0.4m^2 permanent natural ventilation, or a suitable mechanical alternative.

2.5.16 Where ancillary accommodation is accessed off a corridor that also serves as the only means of escape from any residential unit the ancillary accommodation is to be separated by a protected lobby achieving 0.4m^2 natural ventilation.

2.6 Fire Mains

2.6.1 Both residential stairs shall be provided with wet rising main with outlets located on the full landing of every floor including the ground floor.

2.6.2 The hose laying distances between the outlet in the firefighting stair and furthest point on the floorplate, should not exceed 60m from the firefighting stairs.

2.6.3 To remove dependence on any minimum infill rate from the mains supply, the wet riser mains system is to be served by an onsite from two interconnected tanks of nominal equal capacity and having a total minimum capacity of 45 000 L.

2.7 Fire Hydrants

2.7.1 A utilities survey has not been received for review at this time. Two existing hydrants have been identified on Dutton Street

2.8 Lifts

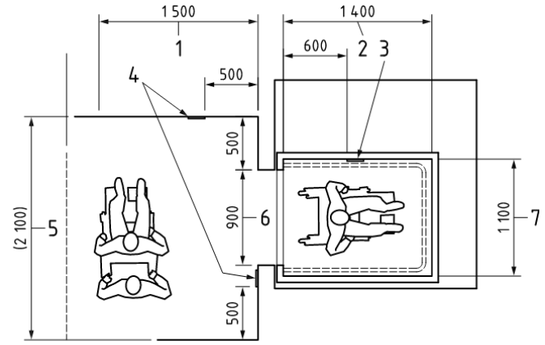
2.8.1 Due to the development being greater than 50m in height every lift is to be designed as a combined firefighting and evacuation lift.

The provision of at least two lifts per core would benefit the scheme, provide extra resilience, and reduce approvals risk in the absence of formal lift capacity assessment guidance. The fire brigade may question a single lift per core. In absence of formal capacity assessment guidance. NFCC guidance 6.4 and 6.5 imply at least two lifts per core so if one is down for maintenance, the other is available for use without changing cores.

2.8.2 The evacuation lifts should be designed and installed in accordance with BS EN 81-76, meeting the requirements of an automatic evacuation as there is no 24/7 on site management to manually operate the lift at all times.

2.8.3 The evacuation lift should be provided with a temporary waiting space meeting the following recommendations, also, see Figure 8;

- Each temporary waiting space should be provided with an emergency voice communication system in accordance with BS 5839-9.
- The Emergency Voice Communication (EVC) system should be positioned at least 500mm from any wall at an internal angle.
- The evacuation lift controls provided within the lift should be at least 600mm from the nearest wall at an internal angle.
- The temporary waiting space in front of the lift should achieve a clear minimum width of 1500mm to the opposing wall and a clear minimum horizontal length of 2100mm.
- The walls of the lift landing and the temporary waiting space and the lift door, and the landing floor and lift door should contrast visually. A visually contrasting floor surface measuring 1500mm by 1500mm should be provided outside the lift door area to identify/demonstrate the location of the temporary waiting area.
- The evacuation lifts should be clearly signed at the evacuation exit floor.



Key

1 Width of lobby
2 Depth of car
3 Location of controls
4 Alternative positions for emergency voice communication system
5 Length of lobby
6 Nominal door width
7 Width of car

Figure 8: Evacuation Lift and Lobby Arrangement (Dimensions in Millimetres)

2.8.4 Note: the lift size may need to be increased over the 1100mm by 1400mm as per the design requirements of BS EN 81-76 and BS EN 81-70.

2.8.5 The evacuation lift and associated temporary waiting space should be afforded the same minimum level of protection as the stairs, i.e., within the stair enclosure or within a lobby which is separated from any accommodation by a lobby with a smoke ventilation system.

2.8.6 The route from any dwelling to all evacuation lifts should be step-free. There should be no changes in level along the escape route unless a suitable map is provided in accordance with BS 8300-2.

2.8.7 Where a lift well is located within a common escape route, any lift machine room should be either above or outside of the common escape route. Where the lift drive relies upon ropes running between the lift machinery spaces and the lift well, sealing the resultant apertures in the boundaries of the machinery space cannot usually be achieved; in this case, the lift machinery space (typically the lift machine room) and the lift well should be treated as a single space.

2.8.8 Lift machine rooms and machinery spaces should conform to BS EN 81-20. Access routes to lift machine rooms and machinery spaces should conform to BS EN 81-20 and should lead to a protected escape route, or place of ultimate safety, to allow safe egress.

Operation of Evacuation Lift in A Fire Scenario

2.8.9 Evacuation lifts should meet the following in a fire scenario:

- Upon fire alarm and detection the cause-and-effect matrix for the building should allow the lifts to remain in operation, unless detection occurs in the stair or lift machinery space.
- Where the detection occurs in the stair or lift machinery space, the affected lift only, should return to ground floor level, the doors should open & remain open and the lift should be taken out of service.

- The lifts should also be provided with manual override facilities in line with the recommendations of BS 9999.

2.8.10 Automatic evacuation will be the default PRM evacuation strategy. Operation is as follows:

- Upon activation of the automatic evacuation signal, lifts will register landing calls according to the defined evacuation zone.
  - Priority will be given to:
  - The fire floor;
  - Floors immediately above the fire floor;
  - Floors up to two above and two below the fire floor;
- Remaining floors, unless an “evacuate all floors” signal is active.
- On arrival at a landing within the evacuation zone, the lift will open its doors, make a voice announcement (“Evacuation – enter the car”), and automatically register a call to the EEL (Emergency Egress Level).
- The lift will then travel to the EEL and announce “Exit now” with supporting visual indication.
- Where load factors permit, intermediate floors may be served on route to the EEL.
- Automatic evacuation ceases once superseded by a higher priority mode (remote assisted or driver assisted), with the lift returning to the EEL before transitioning.

2.8.11 Building management responsibilities will be limited to maintaining systems, ensuring resident awareness, and supporting resident education (e.g. briefings or drills). Direct intervention by staff to facilitate evacuation is not required, as the evacuation lifts will provide automatic and independent operation for PRMs.

2.8.12 The evacuation lift should be provided with the following features, not listed above (the list is not exhaustive and intended as guidelines only, listing out primary components):

- Ground floor manual override (BS EN 81-20);
- Manual car controls for assisted modes;
- Interface with the building AFDA;
- Voice announcements and visual displays compliant with BS EN 81-76

2.9 Secondary Power Supplies

2.9.1 The majority of the fire safety systems within the building will be provided with secondary power supplies via integral back-up batteries. However, the following life safety systems will require a dedicated secondary power supply:

- Firefighting/Evacuation Lifts
- Sprinkler Systems
- Mechanical Smoke Ventilation

2.9.2 Based on the height of the building and the high demand life safety systems present, a generator should be provided on site as the secondary power supply. It is understood that a generator has been allowed for on the roof of the development.

Generators on roof will require a suitable refuelling strategy. A fuel line running through the building is often preferred by operators and the fire service rather than manual refuelling via firefighting lifts, and should be considered at this stage

3 Building Fabric and Components

3.1 Structural Fire Protection

3.1.1 All elements of structure should achieve 120 minutes fire resistance.

3.1.2 All elements of structure supporting the firefighting shafts to achieve 120 minutes fire resistance.

3.1.3 Elements of structure supporting the substation are to achieve 240 minutes fire resistance.

3.2 Compartmentation

3.2.1 The compartmentation requirements for the building have been tabulated below in Table 3. Note that where one wall falls into more than one of the below categories, the higher rating should be applied.

Table 3: Compartment Wall and Floor Requirements

Location	European Classification [1]
Firefighting Stair	EI 120
Firefighting Lifts	EI 120
Evacuation lifts	EI 120
Compartment Floors	EI 120
Common Corridors	EI 60
Apartments	EI 60
Non-life safety Plant/Services	EI 60
Ancillary Rooms	EI 60
Smoke Shafts	EI 120
Risers (not fire stopped at floor level)	EI 120
Rooms containing life safety plant	EI 120
Substations	EI 240

[1] Add R to the fire-resisting rating for any loadbearing walls

Table 4: Fire Door Requirements

Location	European Classification
Firefighting Stair	$E60S_a$
Firefighting Lifts	E60
Common Corridors	$E30S_a$
Apartments (internally accessed)	$E30S_a$
Plant/Services	E60
Ancillary Rooms	E60
Smoke Shafts	$E120S_a$
Risers (not fire stopped at floor level)	E60
Rooms containing life safety plant	$E120S_a$
Substations	E240

3.3 External Walls

3.3.1 All materials used within the external walls of the buildings over 18m should achieve an A2-s1,d0 rating as classified to BS EN 13501 with the exception of minor sundries as listed in Regulation 7(3) of the Building Regulations 2010.

3.3.2 At this stage it is understood that the external wall systems will comprise of Class A1 - A2-s1,d0 internal plasterboard finish, SFS inner with A1 insulation between studs, A1 cement-fibre weather board, A1 mineral fibre insulation, A1 rated brickwork with A1 rated ties and masonry related ancillaries.

3.4 Roofs

3.4.1 As the building contains residential accommodation with multiple compartment walls extended up to the underside of the roof deck, it is recommended that all roofs achieve a $B_{ROOF}(t4)$ rating.

3.4.2 The upper surface of the roof should have a $B_{ROOF}(t4)$ classification, or areas such as green roofs, planters, and soft surfaces for playgrounds which do not achieve $B_{ROOF}(t4)$ should be isolated be 3m away from any vertical building façade above the terraced surface, and 0.5m away from other perimeters of the terrace such as lift overruns, roof lights, ventilation openings, or other roof penetrations.

Additionally, it is recommended that if a combustible roof insulation is proposed, that the roof deck should be a concrete slab. If a metal deck or timber deck is proposed, it is recommended that a non-combustible roof insulation be provided. Flat roofs are to be formed of a concrete deck due to the PV panels located above.

3.5 Photovoltaic Panels

3.5.1 Photovoltaic panels should only be provided on a roof that achieves the recommendations of Section 3.4.

3.5.2 Where PV panel installations are present, additional guidance from RISC Authority RC62: “Recommendations for fire safety within PV panel installations” is recommended to be considered.

3.6 Material Specifications

3.6.1 The flights and landings of stairs within the building should be constructed of A2-s1,d0 rated materials, such as concrete or steel.

3.6.2 A1 rated materials should be used in the construction of smoke shafts and flues. Smoke shafts are to be of robust construction or products/systems tested for smoke ventilation.

3.6.3 The following rooms should be enclosed in robust, solid, non-combustible construction, such as blockwork:

- Refuse stores
- Boiler rooms
- Fuel storage spaces
- Transformer and switchgear rooms, except for rooms that contain only low voltage equipment.

3.7 Distribution of Services

3.7.1 No services should be run through or within the common escape stairs unless they are required to serve the stair (e.g. lighting). For the purposes of this Stage 2 fire strategy, the “Protected Escape Routes” as referred to in BS 7671 are considered to be the vertical escape routes only.

3.8 HVAC Systems

3.8.1 Ventilation ducts should not pass-through party walls between apartments or through the stair enclosure. Common ventilation systems are not recommended in private residential accommodation.

3.8.2 The temperature control systems provided within common residential corridors should not rely on any inlet air from the stair. It should be noted that dampers above the stair door are strictly prohibited.

3.9 Re-entrant Corners

3.9.1 Where there is an internal angle between two facades, additional fire protection measures are required at that internal junction. The level of protection varies depending on the type of accommodation on each side of the internal angle. Figure 9 illustrates the general parameters for re-entrant corners. The various conditions that should be read alongside Figure 9 have been tabulated below.

Table 5: Re-entrant Corner Conditions

Compartment A	Compartment B	Angle (x)	Minimum Separation Distance (y)	Minimum Separation Distance (z)	Fire Resistance of boundary
Dwelling	Any other accommodation	<135°	1.0 m	N/A	EI 60
Protected Stair	Any other accommodation	<110°	1.8 m	N/A	As per the stair
Firefighting Stair	Any other accommodation	Any	N/A	500 mm	EI 60

3.9.2 In a building that has a floor over 50m where the escape stairway or the protected route leading to the stair projects beyond or is recessed from the external enclosures to a building and forms an angle less than 135° the distance between any opening in the external enclosure to the building and any opening in the enclosure to the stair should be not less than 1.8m. The enclosures within that distance should be of fire resisting construction.

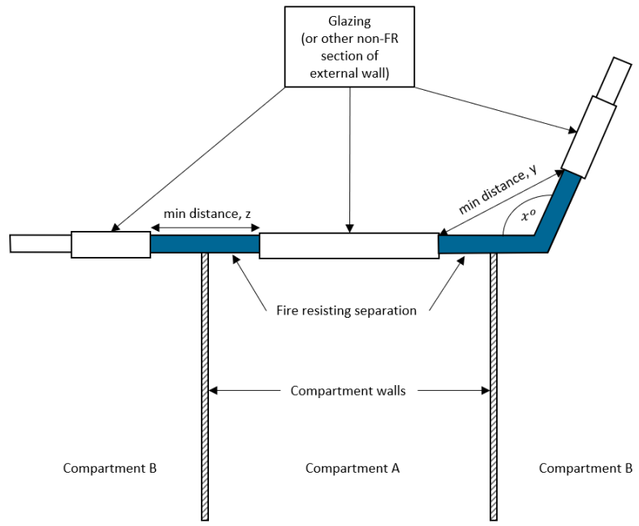


Figure 9: Re-entrant Corner Illustration

4 Means of Escape

4.1 Evacuation Strategy

4.1.1 A stay-put evacuation strategy will be adopted in the residential areas.

4.1.2 The ancillary accommodation will operate on a simultaneous evacuation strategy.

4.2 Horizontal Means of Escape

4.2.1 Where a dwellinghouse is only served by one stair, all habitable rooms (excluding kitchens) will have either one of the following:

- Direct access to a protected stair; or
- An emergency egress window/ door.

4.2.2 Travel distances throughout the building should be in line with Table 6 below. Where the internal layout is not known the travel distances are taken as 2/3rd of the distances stated below.

Table 6: Travel Distance Limitations

Area	Single Direction (m)	More than one Direction (m)
Apartments	20	N/A
Ventilated Residential Corridors	15	45
Non-ventilated Residential Corridors	7.5	30
Ancillary Accommodation (unless otherwise listed)	18	45
Refuse Store (within room)	9	18
Plant Rooms (within room)	9	18
Roof Terrace	18	45

4.2.3 Refer to Appendix A – for comments on the travel distances.

4.2.4 All doors within the buildings should be not less than 750mm or the relevant requirement of Approved Document M, whichever is greater.

4.2.5 Doors serving ancillary accommodation should be sized depending on the maximum occupancy of the space. The minimum door widths for a specified number of occupants have been included below in Table 7.

Table 7: Minimum Door Widths

Number of people	Door width (mm)
60	750
110	850
220	1 050
More than 220	5 per person

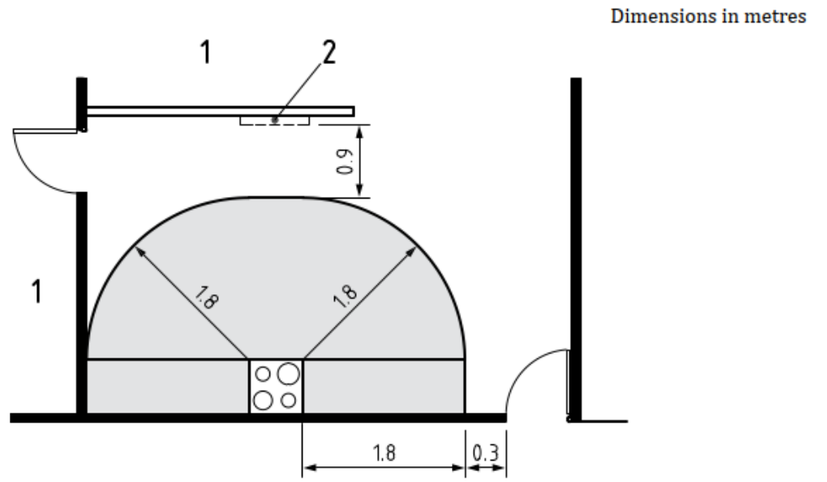
4.2.6 A Category L5 (with L2 spacing) automatic fire detection and alarm system is to be provided within the ancillary accommodation therefore; the inner room scenarios are compliant with the above recommendations.

4.3 Open Plan Kitchens

4.3.1 Cooking facilities should be sited away from the apartment entrance door and the internal escape route; however often it is impractical to enclose the small kitchen areas in apartments and therefore, hobs will be located on the escape route.

4.3.2 As highlighted in Figure 10, all egress routes adjacent to hob facilities in unenclosed kitchens should be at least 1.8m plus;

- 0.9m (the 0.9m excludes fixed obstructions such as radiators, fixed furnishings);
- 0.3 m should be provided between the leading edge of the door and the 1.8 m.



Key

1 Habitable room

2 Fixed obstruction along escape route (e.g. radiator, fixed or fitted furniture, cupboard)

Area excluded from escape route

Figure 10: Hob Separation Distance

4.4 Vertical Means of Escape

4.4.1 The main escape stairs have been summarised in Table 8.

4.4.2 Escape stairs should discharge either:

- Directly to a final exit; or
- Into a protected corridor leading to a final exit which is itself lobbied from any accommodation.

4.4.3 Final exit doors from stairs serving residential accommodation should be suitably sized of general circulation. Due to amenity spaces being present on the upper levels the final exits should be sized the same width as the stair they serve.

4.4.4 The width of the stair flights and landings has been linked to BS 5395-1:2010 which stipulates the following minimum dimensions:

- 1000mm between handrails.
- Have handrails on both sides of the flights which are at least 100mm, but no more than 160mm.

4.4.5 In buildings with a storey 50m or above ground level:

- A low mounted way guidance system should be provided within the stairway (this does not need to be electrically powered)
- The protected stair enclosure should be constructed of materials achieving Class A1 or Class A2-s1,d0

Table 8: Stair Provisions

Stair	Floors served	Stair Type	Area Served	Wet Rising Main	Width
1	G-L19	Firefighting	Residential	Yes	1200mm
2	G-L19	Firefighting	Residential	Yes	1200mm

4.5 Evacuation of Non-Ambulant Occupants

Residential

4.5.1 The safety features required within residential buildings accommodate this approach via a high degree of compartmentation and the provision of smoke ventilation which should work in tandem to prevent fire spreading from the room of origin, with the smoke ventilation systems clearing any smoke that leaks from the fire room. This is to allow the building to remain in normal operation provided that the fire safety systems within the building operate as designed.

4.5.2 On occupation, residents may be present with any combination of disabilities throughout the premises. Visitors to the flats will be the responsibility of the tenants. It is recommended the client informs the future responsible person for the premises, under the RR(FS)O to undertake an assessment towards a tenant's ability to react to a fire within the premises on taking up residence.

4.5.3 The responsible person under the RR(FS)O should provide information and regularly remind tenants on the fire procedures by providing leaflets and where necessary encouraging new tenants to have a home fire safety check by the local fire service. Specific measures regarding tenants with any disabilities identified can be discussed and implemented following the home fire safety check in conjunction with relevant local community services.

5 Space Separation

5.1.1 The relevant external fire spread boundary for the building has been included in Figure 11 below highlighted in red. This has generally been taken as the site ownership boundary. Where the site borders land that is unlikely to be developed upon, the relevant external fire spread boundary has been extended half-way across that space.

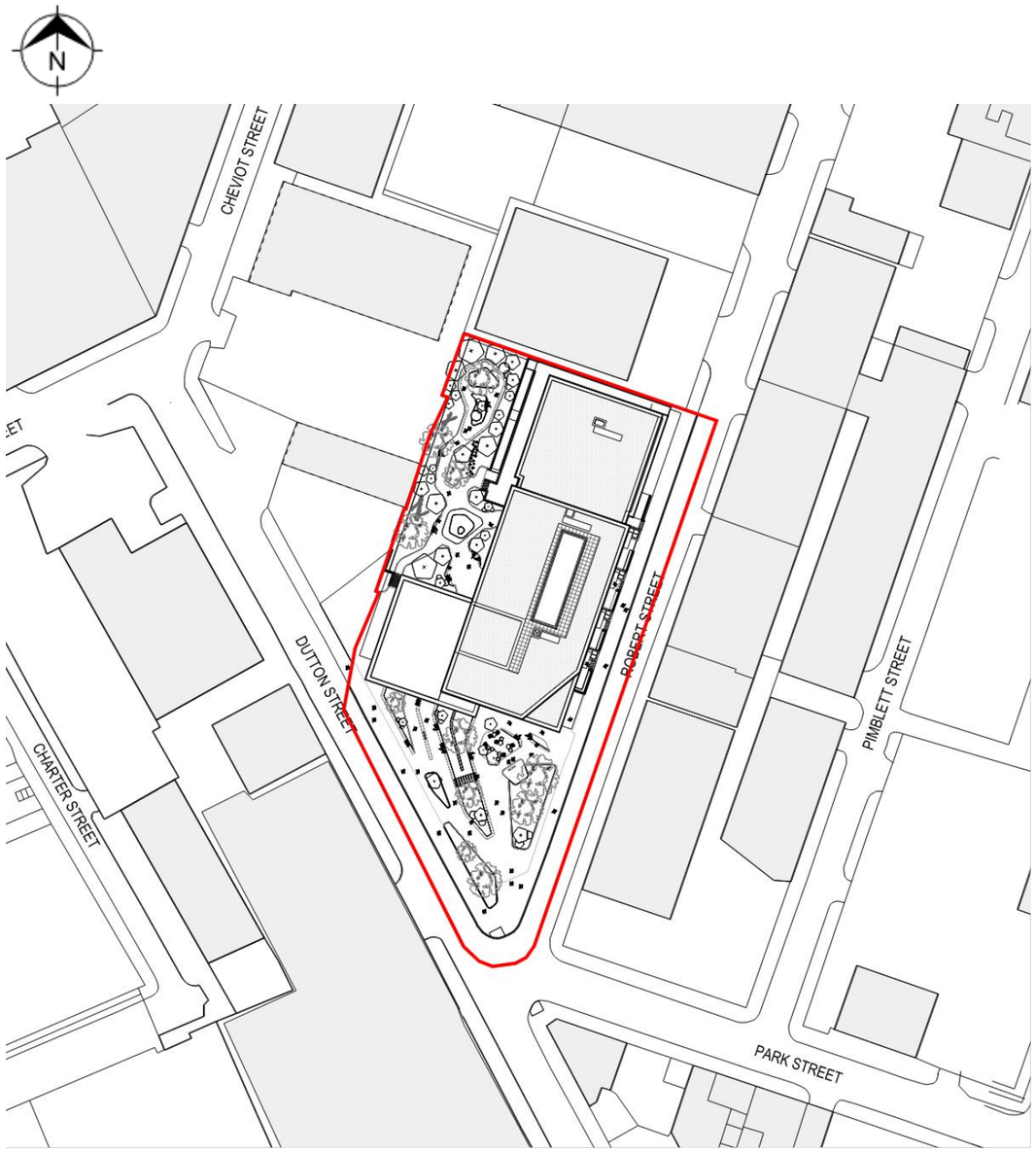


Figure 11: Relevant Boundary

5.1.2 The results of the space separation assessment have been tabulated below in Table 9. The compartment numbers that are referred to in the table have been highlighted in the figures contained within this section.

5.1.3 The portions of the elevations requiring protected area, as denoted in Table 9, should provide E 120, EI 15 fire resistance from the inside.

Table 9: Space Separation Results

Compartment	Floor	Use	Width of panel (m)	Height of panel (m)	Distance to boundary (m)	Unprotected Area (m^2)	Unprotected Area (%)
1	Ground	Ancillary	6.3	4.8	3.1	100%	30.24
2	Ground	Refuse	7.6	4.8	2.5	43%	15.78
3	Ground	Plant	8.5	4.8	1.6	22%	9.14
4	Ground	Plant	5.5	4.8	1.6	26%	6.89
5	Ground	Plant	4.1	4.8	1.6	32%	6.38
6	First	Apartment	7.5	3	3.1	100%	22.50
7	First	Apartment	7.1	3	2.5	100%	21.30
8	First	Apartment	8.7	3	1.6	72%	18.86
9	First	Apartment	10.7	3	1.6	69%	22.04

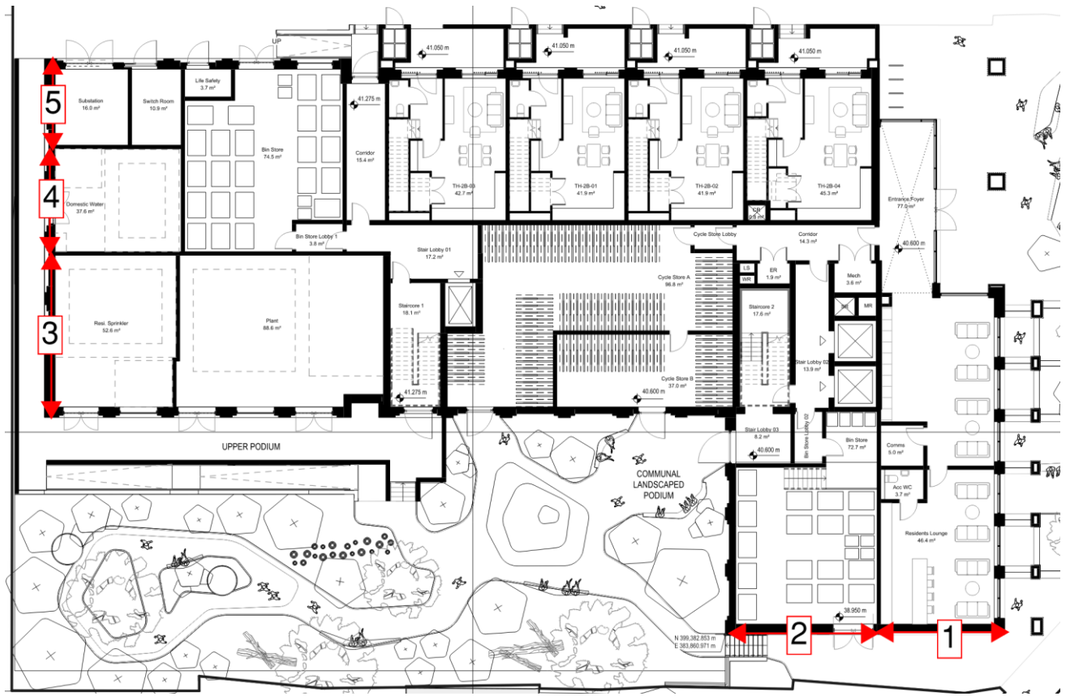


Figure 12: Compartment Designation Ground Floor



Figure 13: Compartment Designation Typical Upper

6 Fire Service Access

6.1 Site Access

6.1.1 Access to the site should be designed in such a way that the Fire Service can easily access the site during a fire situation. Provisions should be made at the design stage to ensure that the development is provided with adequate and sufficient means for the Fire Service to enter and manoeuvre around the site.

6.1.2 The access to the site for the fire service has been illustrated below in Figure 14.

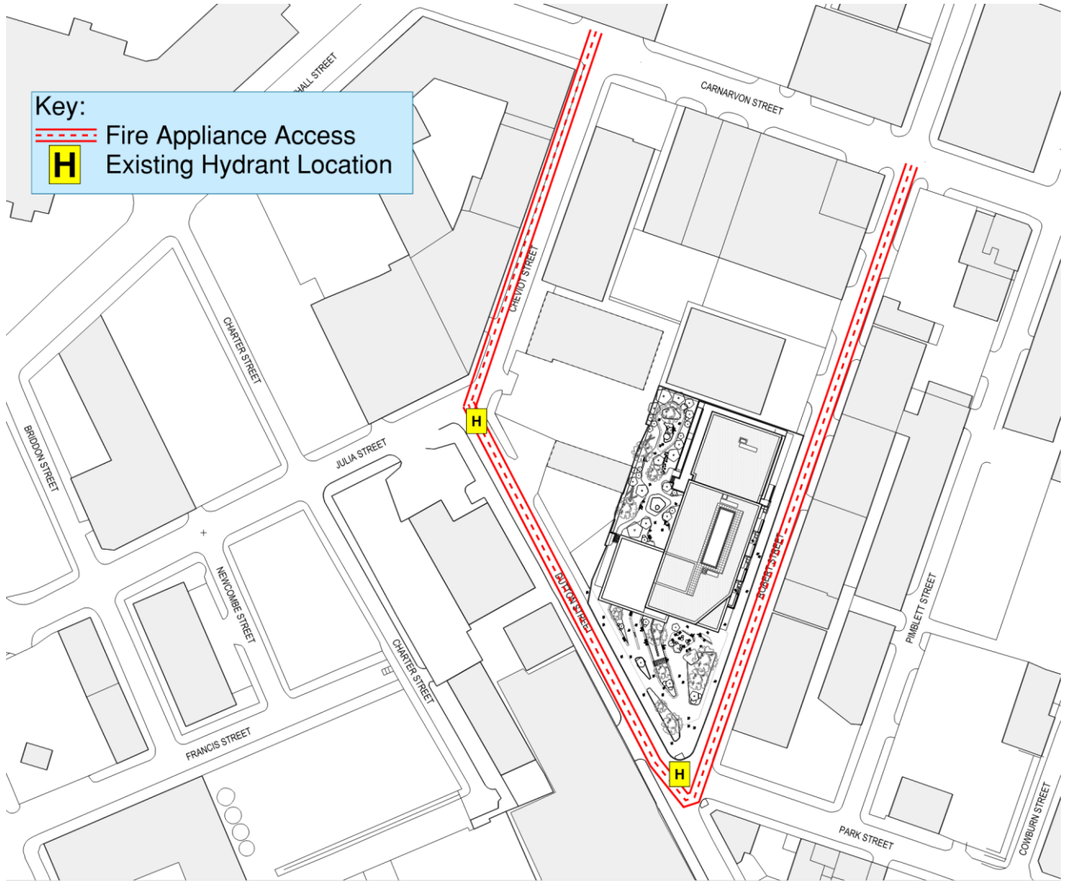


Figure 14: Fire Appliance Access

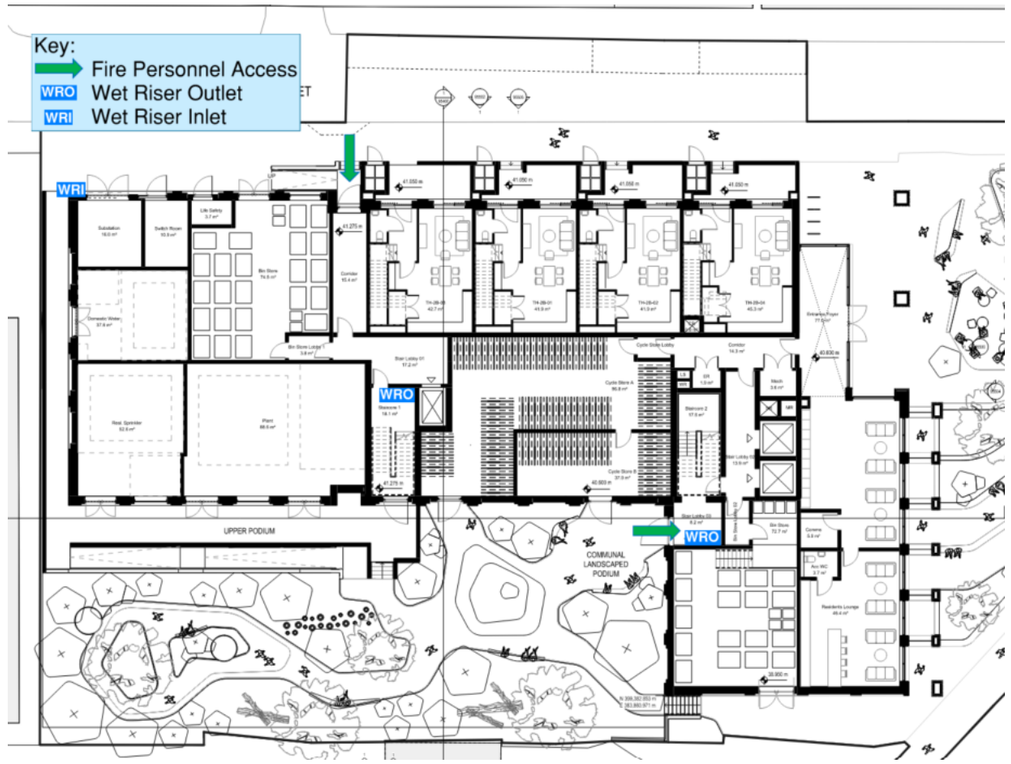


Figure 15: Fire Service Access Ground

6.1.3 Where any road to the development is to be newly constructed or amended as part of the works, it should be designed and constructed to meet the requirements stated in Table 10.

6.1.4 There appear to be no obstructions on the facades providing access to the building (parking, lay by, loading bay) however this will be subject to continuous review as the project design progresses.

Table 10: Fire Appliance Access Route Specification

Appliance Type	Minimum Width of Road Between Kerbs (m)	Minimum Width of Gateways (m)	Minimum Turning Circle Between Kerbs (m)	Minimum Turning Circle Between Walls (m)	Minimum Clearance Height (m)	Minimum Carrying capacity (tonnes)
Pump	3.7	3.1	16.8	19.2	3.7	12.5
High Reach	3.7	3.1	26.0	29.0	4.0	17.0

6.2 Wayfinding Signage

6.2.1 To assist the fire service to identify each floor identification signs and flat indicator signs should be provided.

6.3 Wet Risers

6.4 As the building exceeds 50m in maximum storey height both stairs have been provided with a wet riser in accordance with BS 9990, with landing valves provided at all floors of the building (including ground level).

6.4.1 Wet fire mains are installed due to the pressures required to provide adequate water supplies at the landing valves at upper floors (above 50m) and ensure that water is immediately available at all floor levels. Where a multi-storey building is fitted with a wet fire main, the pumping appliance access should generally be within 18 m of and within sight of a suitable entrance giving access to the main and within 18m of the replenishment valve inlet. This has been achieved at the development.

6.5 Onsite Information Box

6.5.1 In order to assist the attending fire crews in obtaining the correct information efficiently upon arrival on site, it is required that the end-user/responsible person provides a Fire Service Information Box on site.

6.6 Fire and Rescue Service Communications

6.6.1 In accordance with BS 9991 and given that the building is greater than 50 m in height, it is necessary to provide a Fire and Rescue Service (FRS) radio communication enhancement system to ensure reliable operational communication throughout the building.

Appendix A – Drawing Review

Key:

Fire Appliance Access

H Existing Hydrant Location

CARNARVON STREET
CHEVIOT STREET
ROBERT STREET
DUTTON STREET
PIMBLETT STREET
COWBURN STREET
PARK STREET
SKIP PLACE
CHARTER STREET
BRIDDON STREET
JULIA STREET
NEWCOMBE STREET
FRANCIS STREET

N

0m 25m 50 m

General Notes

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Orion Fire
Robert Street

ORIONFIRE ENGINEERING

These drawings form an appendix to report OF-001223-OFS-02 and should be read in conjunction with the report.

Rev	Description	Date	By
P01	Design Team Prior to Pre App Issue	23.06.23	TGA
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Title
Site Plan

Drawing No.
1181-TGA-XX-XX-DR-A-95200

Revision
P05

Status
For Information

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Project
Robert Street

Client
RAA Capital

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Key:

Fire Personnel Access

WRI Wet Riser Inlet

WRO Wet Riser Outlet

TREET

WRI

UP

Substation
16.0 m²

Switch Room
10.9 m²

Life Safety
3.7 m²

Bin Store
74.5 m²

Domestic Water
37.6 m²

Resi. Sprinkler
52.6 m²

Plant
88.6 m²

Corridor
15.4 m²

Bin Store Lobby 1
3.8 m²

Stair Lobby 01
17.2 m²

WRO

Staircore 1
18.1 m²

41.275 m

41.050 m

41.050 m

41.050 m

41.050 m

TH-2B-03
42.7 m²

TH-2B-01
41.9 m²

TH-2B-02
41.9 m²

TH-2B-04
45.3 m²

CR
0.6 m²

Cycle Store Lobby

Cycle Store A
96.8 m²

Cycle Store B
37.0 m²

40.600 m

LS

WR

ER
1.9 m²

Staircore 2
17.6 m²

Corridor
14.3 m²

Mech
3.6 m²

SR

MR

Stair Lobby 02
13.9 m²

Stair Lobby 03
8.2 m²

WRO

Bin Store Lobby 02

Bin Store
72.7 m²

Comms
5.0 m²

Acc WC
3.7 m²

Residents Lounge
46.4 m²

38.950 m

Entrance Foyer
77.0 m²

40.600 m

KIOSK

95500

95504

95503

95507

95401

95400

95502

95505

95506

95501

UPPER PODIUM

COMMUNAL
LANDSCAPED
PODIUM

N 399,382.853 m
E 383,860.971 m

DUTTON STREET

N

0m 5m 10 m

GA Plan - Level 00 - Planning
1 : 100

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Title
Level 00

Drawing No.
1181-TGA-XX-00-DR-A-95300

Revision
P09

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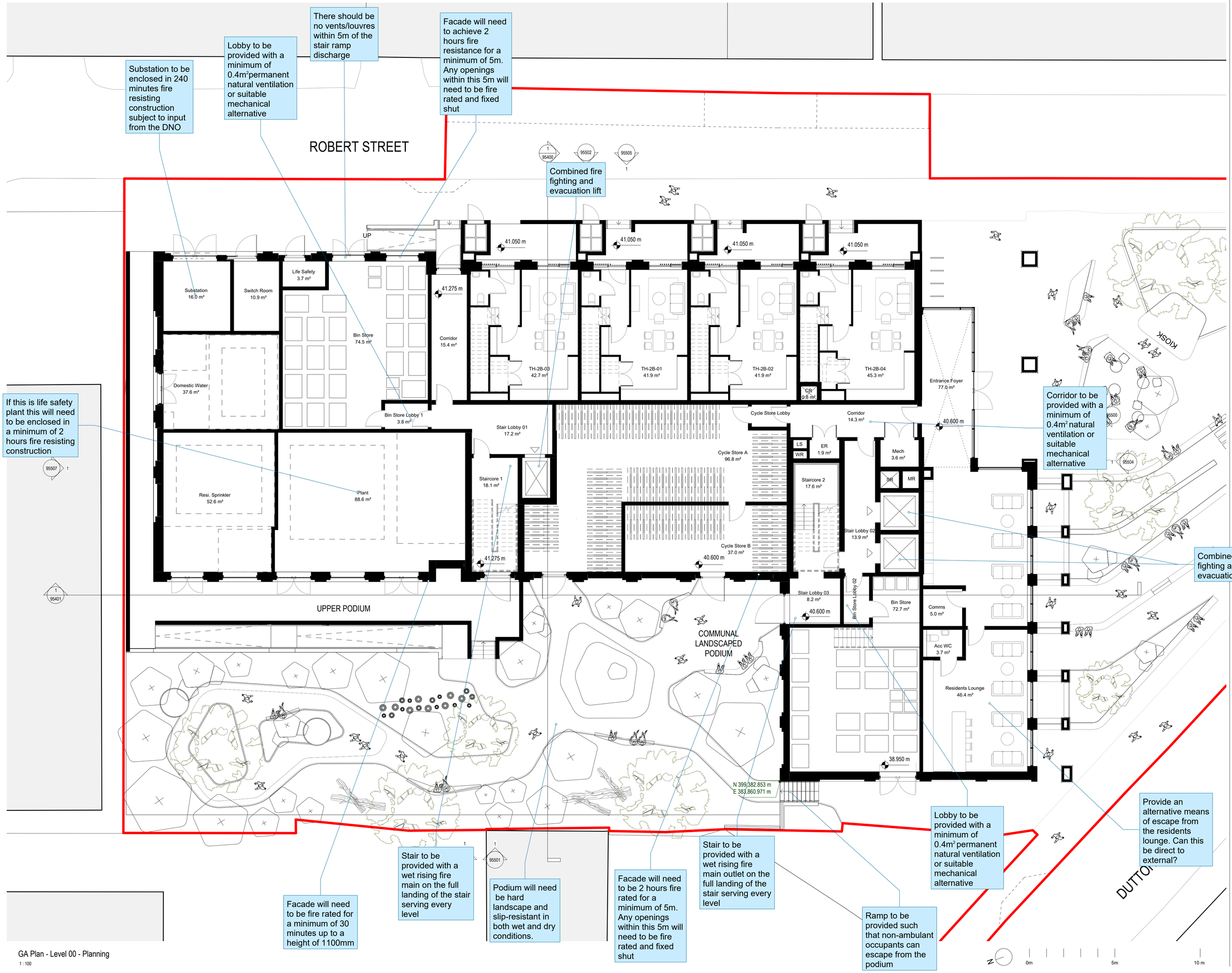
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Robert Street

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Level 00

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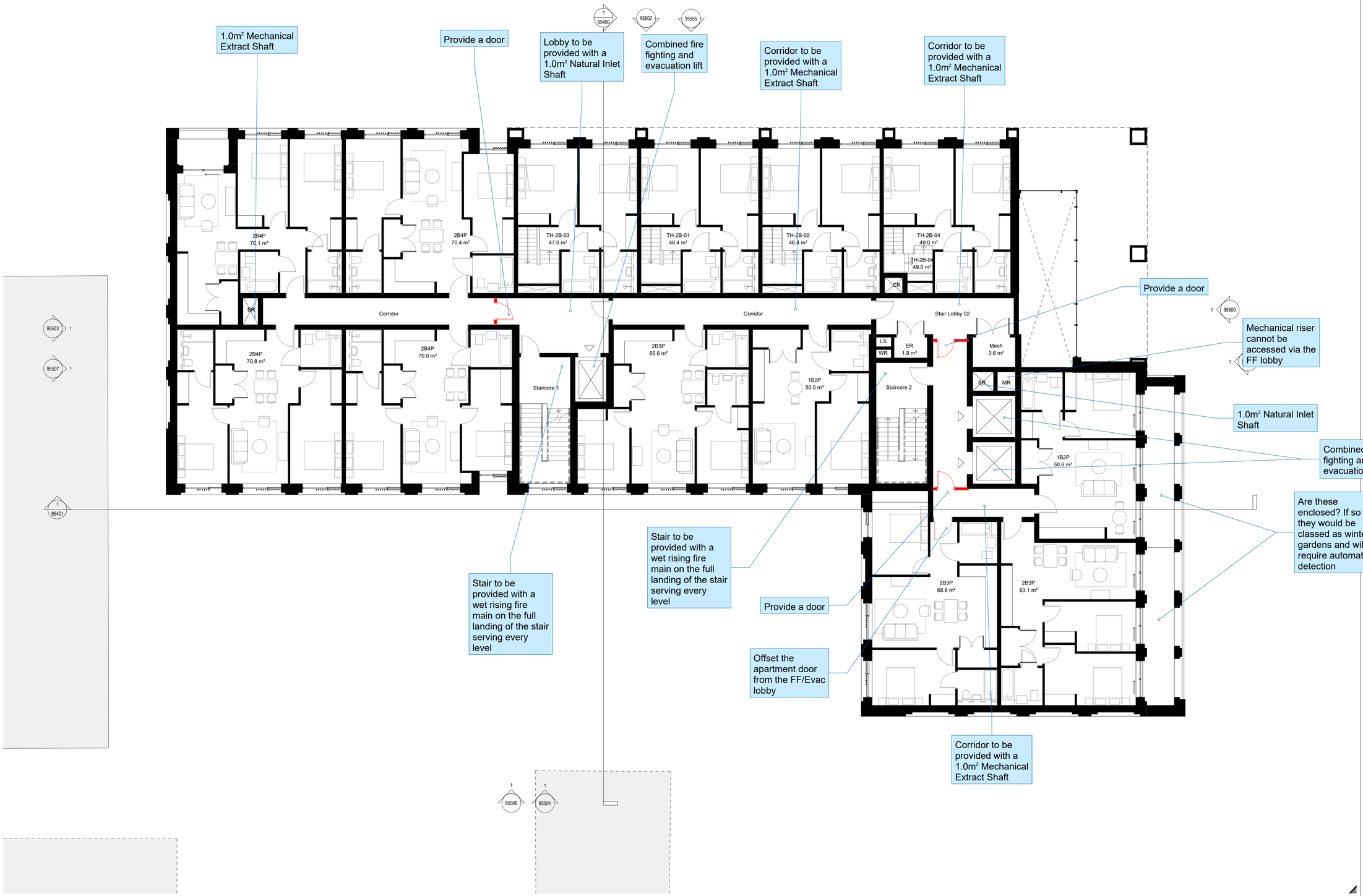
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GA Plan - Level 01 - Planning

1 : 100

0m 5m 10 m

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Level 01

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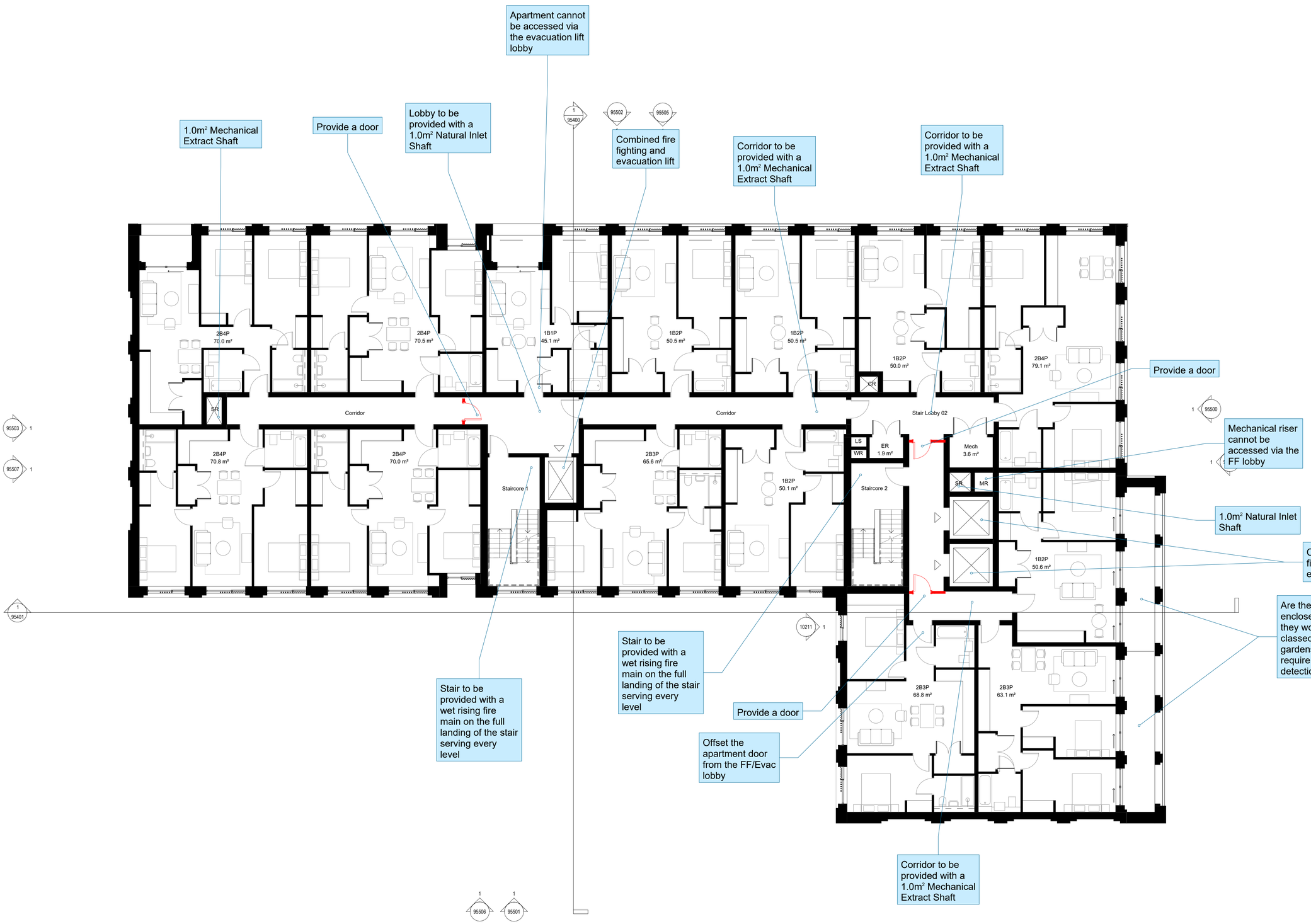
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GA Plan - Level 02-06 - Planning

1 : 100

0m 5m 10 m

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Title
Level 02 - 06

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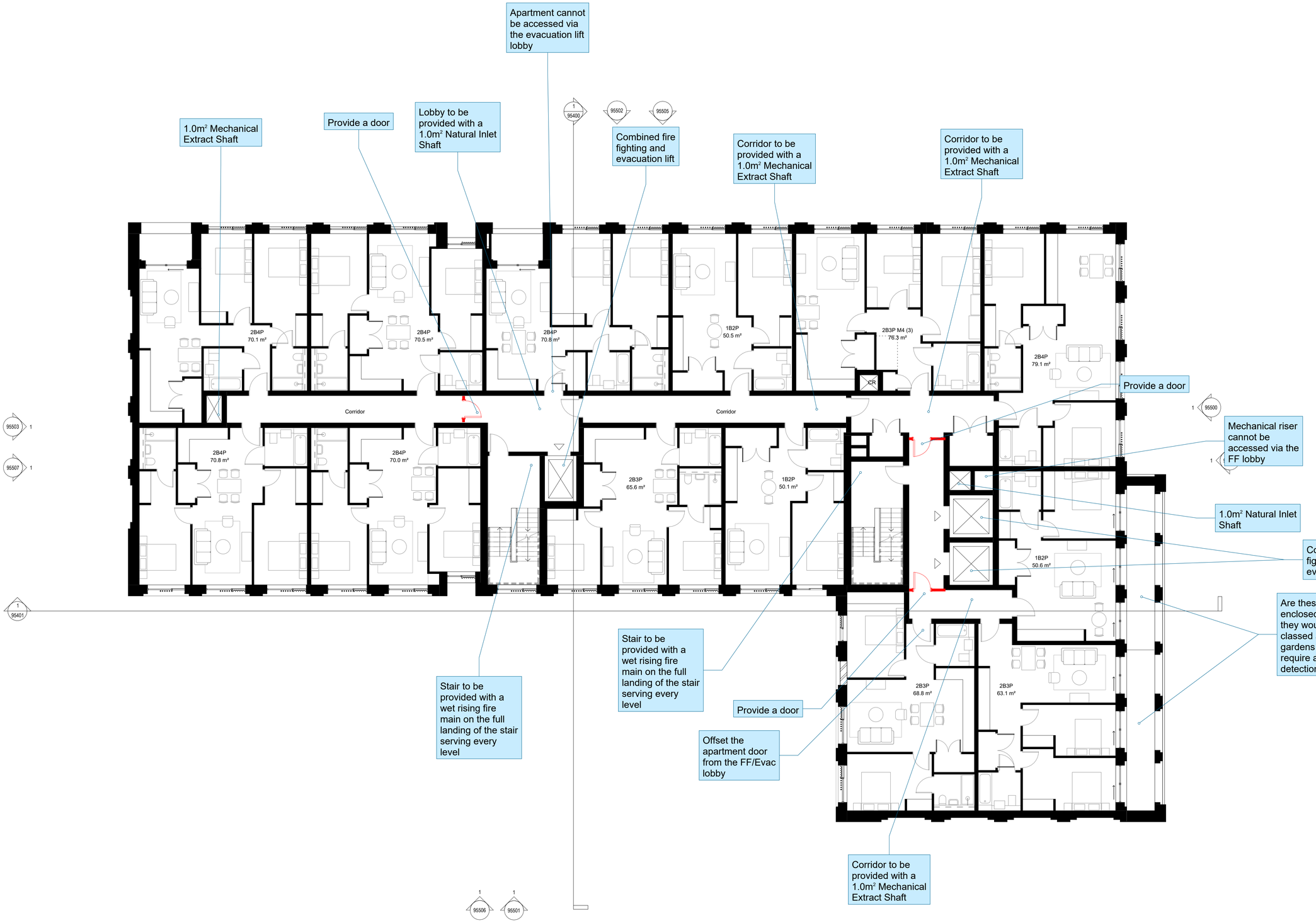
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GA Plan - Level 07-09 - Planning

1 : 100

0m 5m 10 m

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Level 07 - 09

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1181-TGA-XX-ZZ-DR-A-95307

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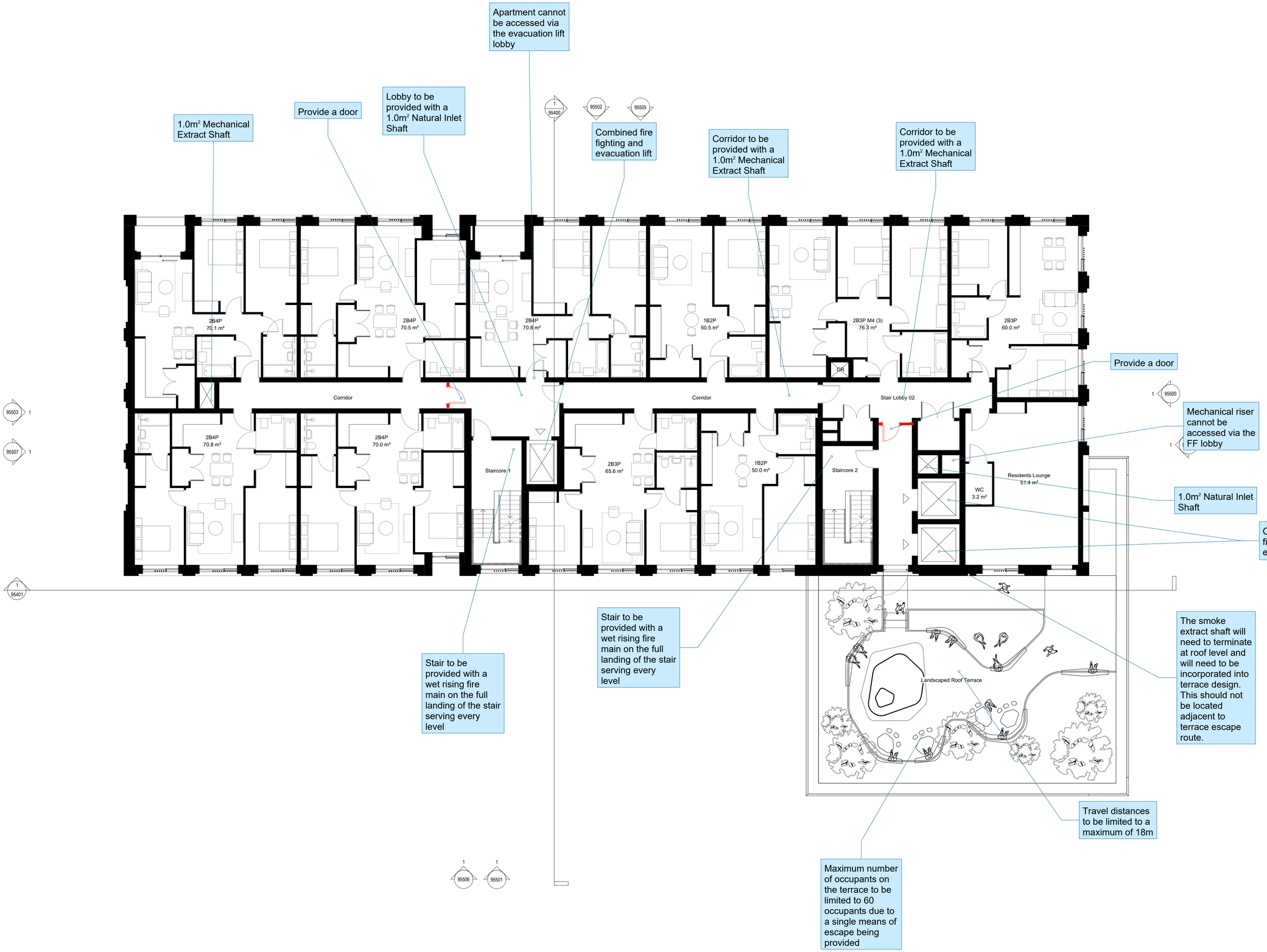
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P05	MCC Pre-App Meeting	24.07.23	TGA
P06	Issue for Viability Review	29.09.23	TGA
P07	Issued for design team coordination. Sheet number updated. Building massing amended following MCC pre app, building height raised to 19 storeys facing Dutton Street and reduced to 10 storeys facing Robert Street. Brickwork setting out rationalised. M4 (2) and M4(3) provision introduced. GAs updated following transport, fire and MEP input	16.01.26	TGA
P08	Issued to design team for coordination. Roof plant included, landscape design indicated, window panels modelled	25.02.26	TGA

Title
Level 10

Drawing No.
1181-TGA-XX-10-DR-A-95310

Revision
P08

Status
Planning

Scale
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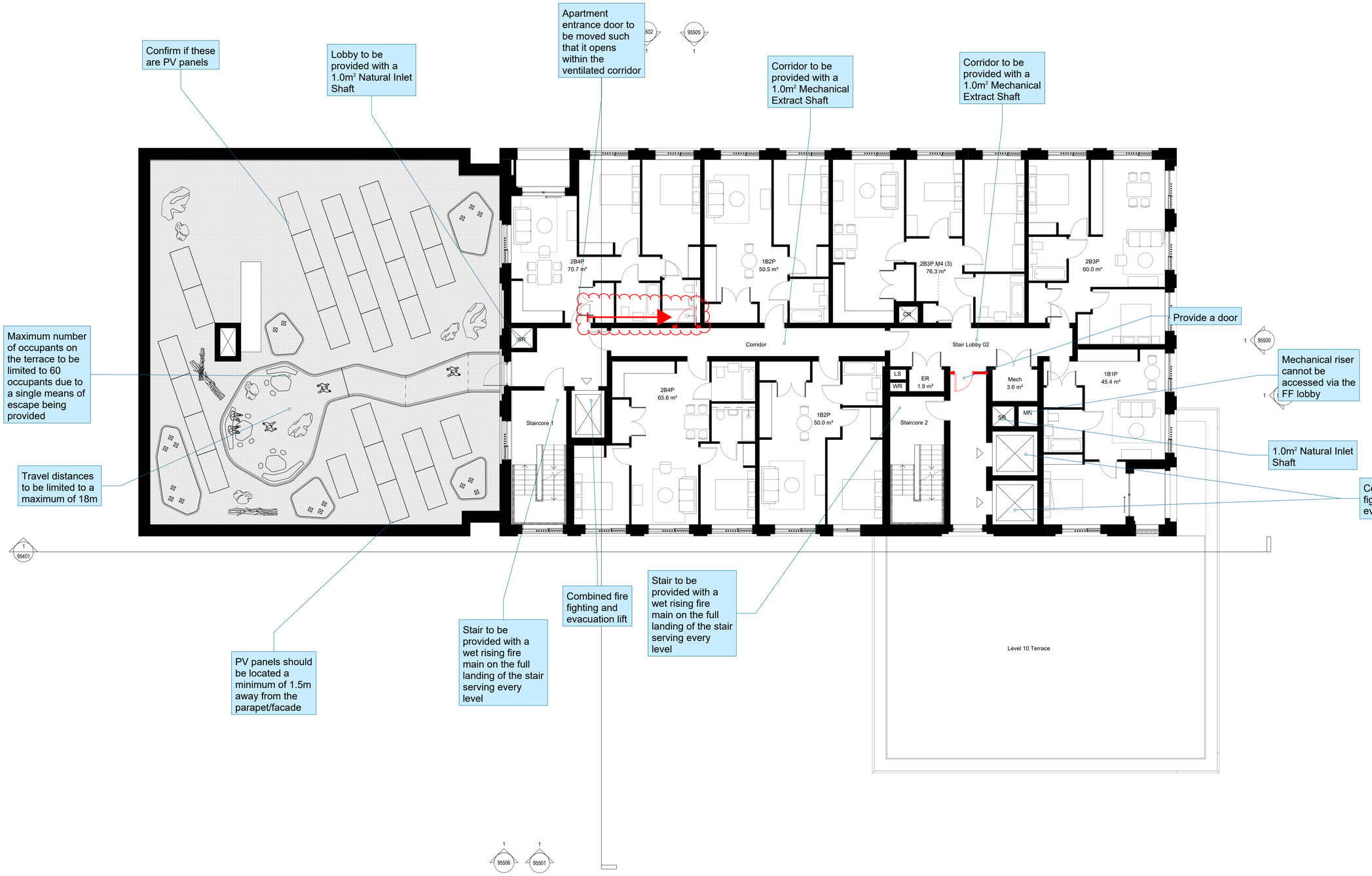
Project
Robert Street

Client
RAA Capital

TIM GROOM ARCHITECTS

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GA Plan - Level 11 - Planning

1 : 100

0m 5m 10 m

General Notes

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No portion of the Works to commence without acceptance of the required submittals by the Employer.

Main Contractor to submit relevant documents to building regulation and legislation approval authorities as required to comply with the Specification.

Rev	Description	Date	By
P01	Initial Issue	26.05.23	TGA
P02	Design Team Prior to Pre App Issue	23.06.23	TGA
P03	Apartment Types and Areas Shown	06.07.23	TGA
P04	Sheet Numbering Update	13.07.23	TGA
P05	MCC Pre-App Meeting	24.07.23	TGA
P06	Issue for Viability Review	29.09.23	TGA
P07	Issued for design team coordination. Sheet number updated. Building massing amended following MCC pre app, building height raised to 19 storeys facing Dutton Street and reduced to 10 storeys facing Robert Street. Brickwork setting out rationalised. M4 (2) and M4(3) provision introduced. GAs updated following transport, fire and MEP input	16.01.26	TGA
P08	Issued to design team for coordination. Roof plant included, landscape design indicated, window panels modelled	25.02.26	TGA

Title
Level 11

Drawing No.
1181-TGA-XX-11-DR-A-95311

Revision
P08

Status
Planning

Scale
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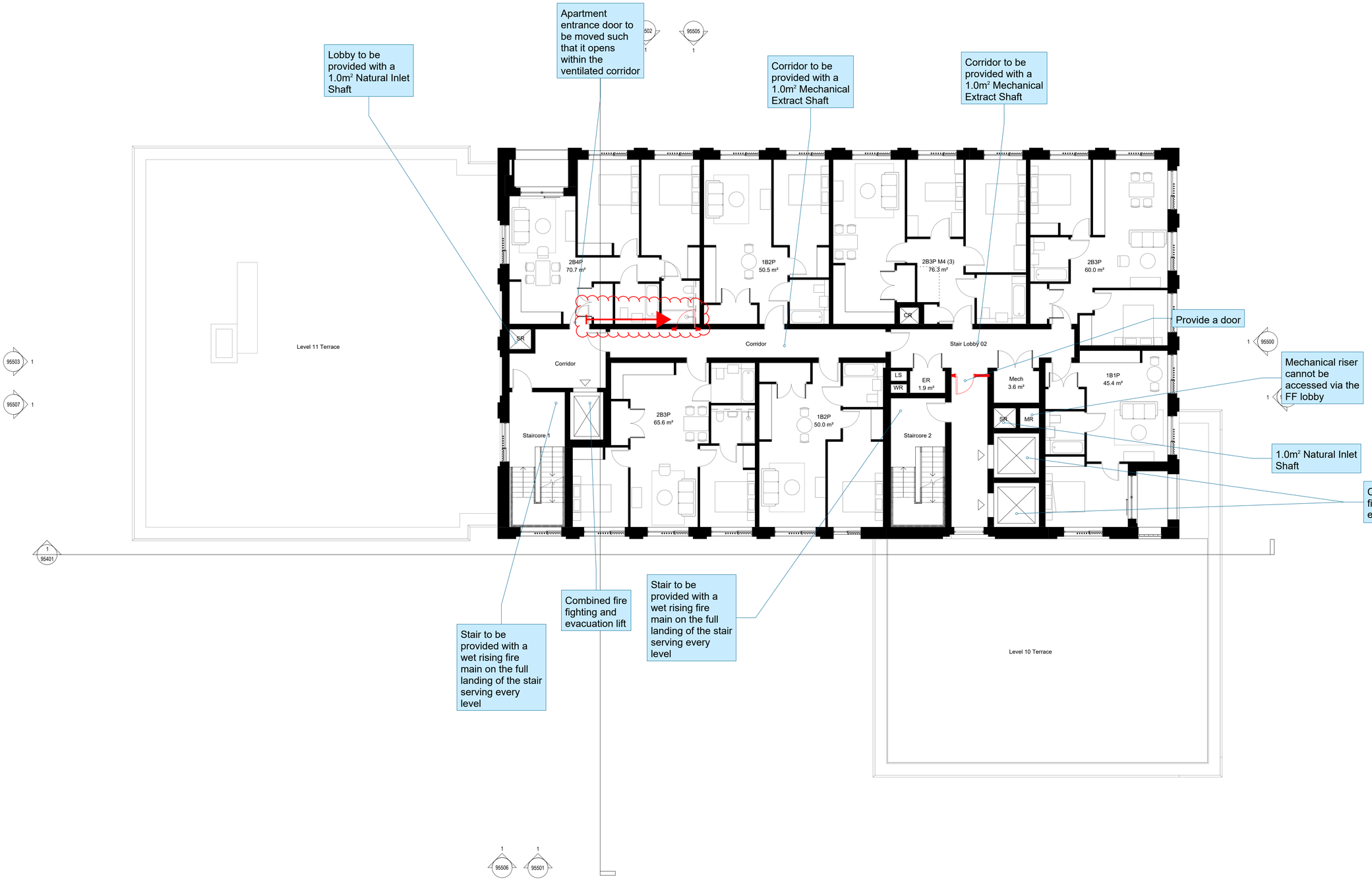
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GA - Level 12 - 13 - Planning

1 : 100

0m 5m 10 m

General Notes

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Main Contractor to submit relevant documents to building regulation and legislation approval authorities as required to comply with the Specification.

Rev	Description	Date	By
P01	Issued for design team coordination. Sheet number updated. Building massing amended following MCC pre app, building height raised to 19 storeys facing Dutton Street and reduced to 10 storeys facing Robert Street. Brickwork setting out rationalised. M4 (2) and M4(3) provision introduced. GAs updated following transport, fire and MEP input	16.01.26	TGA
P02	Issued to design team for coordination. Roof plant included, landscape design indicated, window panels modelled	25.02.26	TGA

Title
Level 12 - 13

Drawing No.
1181-TGA-XX-ZZ-DR-A-95312

Revision
P02

Status
Planning

Scale
1 : 100@A1

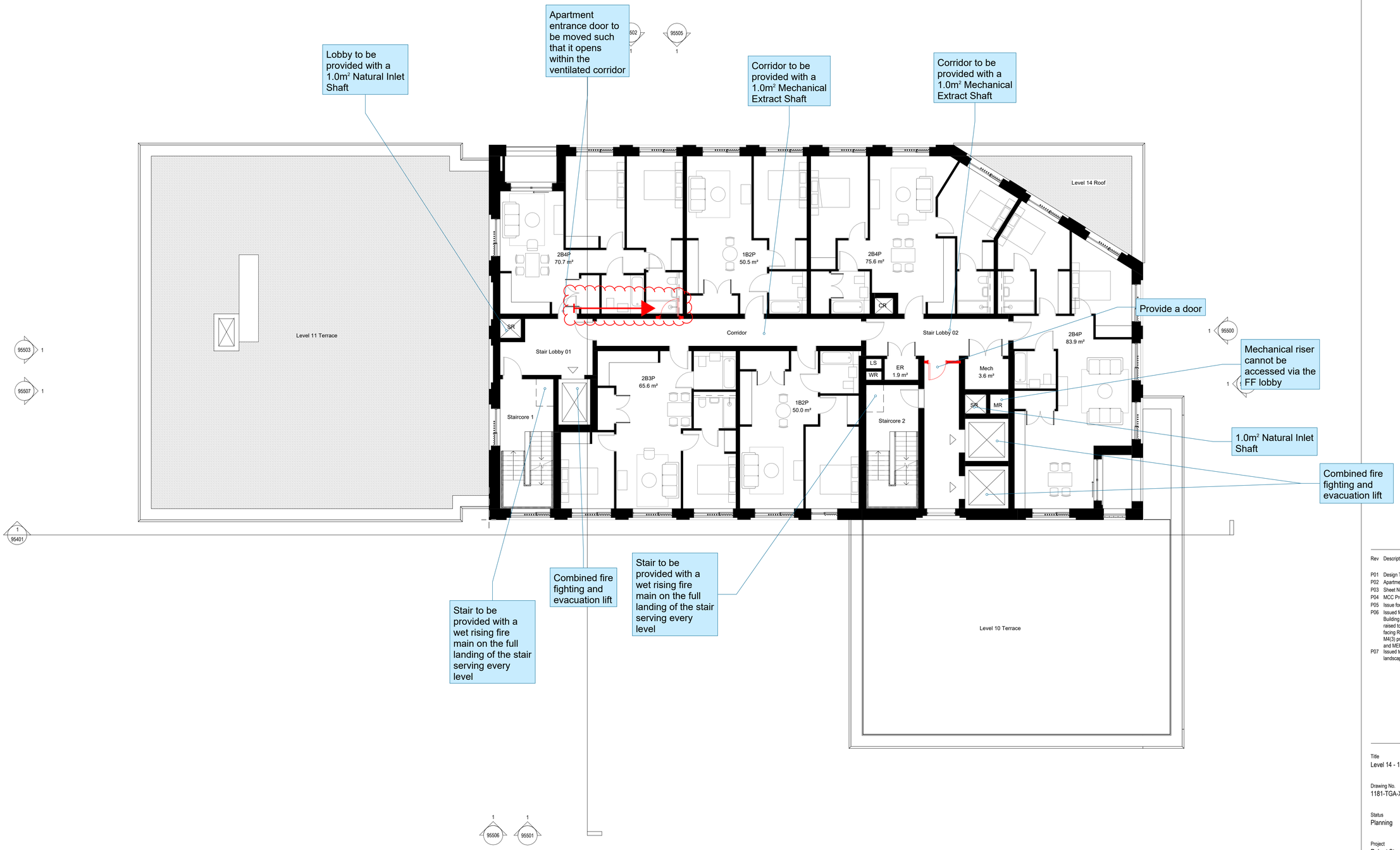
Project
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Client
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GA Plan - Level 14-19 - Planning

1 : 100

0m 5m 10 m

General Notes

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No portion of the Works to commence without acceptance of the required submittals by the Employer.

Main Contractor to submit relevant documents to building regulation and legislation approval authorities as required to comply with the Specification.

Rev	Description	Date	By
P01	Design Team Prior to Pre App Issue	23.06.23	TGA
P02	Apartment Types and Areas Shown	06.07.23	TGA
P03	Sheet Numbering Update	13.07.23	TGA
P04	MCC Pre-App Meeting	24.07.23	TGA
P05	Issue for Viability Review	29.09.23	TGA
P06	Issued for design team coordination. Sheet number updated. Building massing amended following MCC pre app, building height raised to 19 storeys facing Dutton Street and reduced to 10 storeys facing Robert Street. Brickwork setting out rationalised. M4 (2) and M4(3) provision introduced. GAs updated following transport, fire and MEP input	16.01.26	TGA
P07	Issued to design team for coordination. Roof plant included, landscape design indicated, window panels modelled	25.02.26	TGA

Title
Level 14 - 19

Drawing No.
1181-TGA-XX-ZZ-DR-A-95314

Revision
P07

Status
Planning

Scale
1 : 100@A1

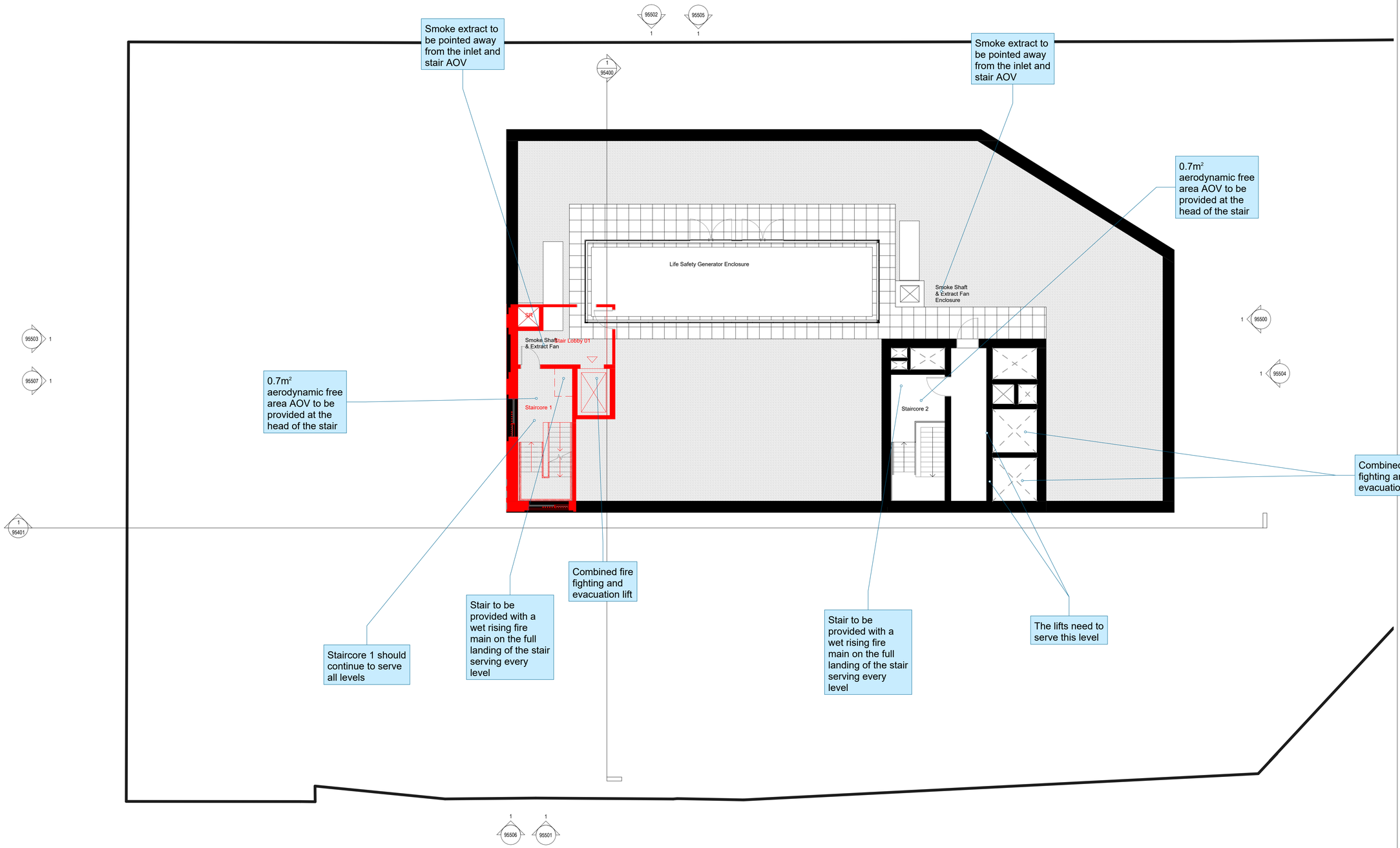
Project
Robert Street

Client
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GA Plan - Roof Level - Planning

1 : 100

N

0m 5m 10 m

General Notes

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No portion of the Works to commence without acceptance of the required submittals by the Employer.

Main Contractor to submit relevant documents to building regulation and legislation approval authorities as required to comply with the Specification.

Rev	Description	Date	By
P01	Issue for Viability Review	29.09.23	TGA
P02	Issued for design team coordination. Sheet number updated. Building massing amended following MCC pre app, building height raised to 19 storeys facing Dutton Street and reduced to 10 storeys facing Robert Street. Brickwork setting out rationalised. M4 (2) and M4(3) provision introduced. GAs updated following transport, fire and MEP input	16.01.26	TGA
P03	Issued to design team for coordination. Roof plant included, landscape design indicated, window panels modelled	25.02.26	TGA

Title
Roof Level

Drawing No.
1181-TGA-XX-RF-DR-A-95320

Revision
P03

Status
Planning

Scale
1 : 100@A1

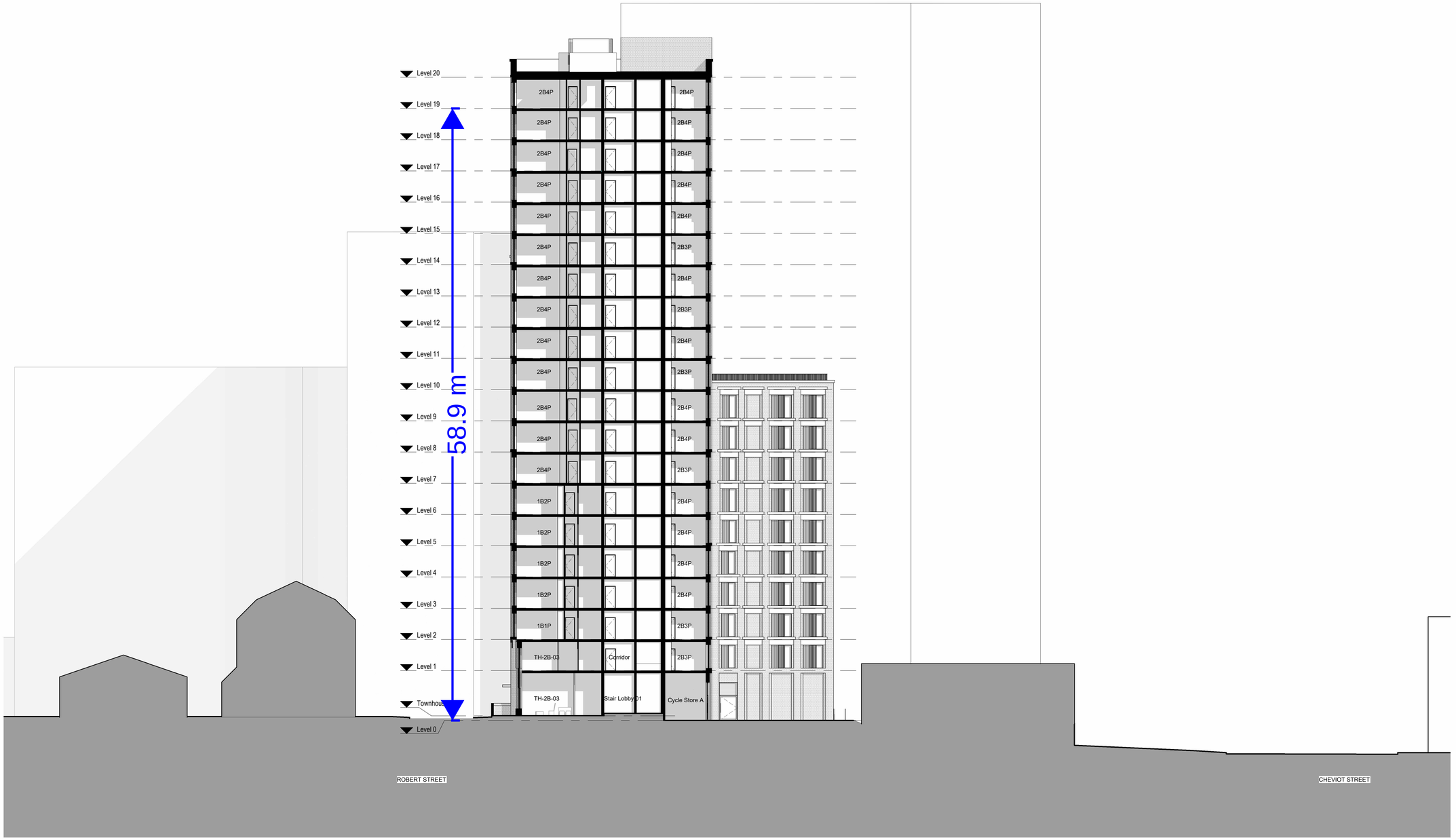
Project
Robert Street

Client
RAA Capital

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GA Section A-A - Planning

1 : 200

0m 10m 20 m

General Notes

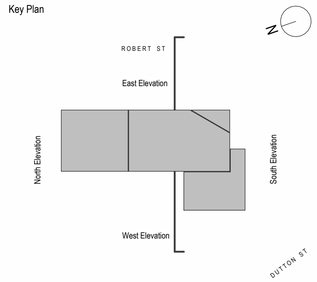
Use figured dimensions only. Do not scale off this drawing. All dimensions must be set out and checked by the contractor on site prior to commencement of construction. Any variations between drawings and site must be reported to TGA before work proceeds.

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Main Contractor to submit relevant documents to building regulation and legislation approval authorities as required to comply with the Specification.

Key Plan



Rev	Description	Date	By
P01	Design Team Prior to Pre App Issue	23.06.23	TGA
P02	Sheet Numbering Update	13.07.23	TGA
P03	MCC Pre-App Meeting	24.07.23	TGA
P04	Issued for design team coordination. Sheet number updated. Building massing amended following MCC pre app, building height raised to 19 storeys facing Dutton Street and reduced to 10 storeys facing Robert Street. Brickwork setting out rationalised. M4 (2) and M4(3) provision introduced. GAs updated following transport, fire and MEP input	16.01.26	TGA
P05	Issued to design team for coordination. Roof plant included, landscape design indicated, window panels modelled	25.02.26	TGA

Title
General Arrangement - Section AA

Drawing No.
1181-TGA-XX-ZZ-DR-A-95400

Revision
P05

Status
For Information

Scale
1 : 200@A1

Project
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Client
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