Fire statement form

Application information	
1. Site address line 1	River Street Tower
Site address line 2	2 River Street
Site address line 3	
Town	Manchester
County	
Site postcode (optional)	M15 5GQ
2. Description of proposed development including any change of use (as stated on the application form):	Certificate of Lawfulness – Proposed - Recladding and façade remediation works.
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience. Guide: no more than 200 words	Yiannis Kyridis BEng & MSc in Chemical Engineering Yiannis holds a Chemical engineering degree from University College London (MSc) and University of Surrey (BEng). He began his career in fire engineering in London immediately after graduation in 2019. He has extensive experience across all RIBA Stages on mixed use, high-rise residential developments within London, across the UK and internationally (Europe). Notable projects include the Riviera residential tower in Greece (200m) and 45 Clapham Common Southside in Lambeth, London. Christopher Leung BEng in Mechanical Engineering Christopher holds a mechanical engineering degree from The University of Hong Kong and began his career in fire engineering in Hong Kong immediately after graduation in 2019. He has gained extensive experience in fire safety design and fire strategy under the UK regulatory framework across various sectors, including residential, commercial, mixed-use buildings, schools, transportation, and hospitals, at stages from RIBA Stage 2 through to Stage 5. Christopher is also experienced in evacuation modelling and external wall assessments, enabling him to contribute effectively to diverse projects and ensure comprehensive fire safety solutions.

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. Guide: no more than 200 words	No consultation with approvals authorities have taken place at this stage in relation to the proposed external wall panels replacement programme. Building Control will be appointed for the proposed works.

5. Site layout plan with block numbering as per building schedule referred to in 6.
(consistent with other plans drawings and information submitted in connection with the application)

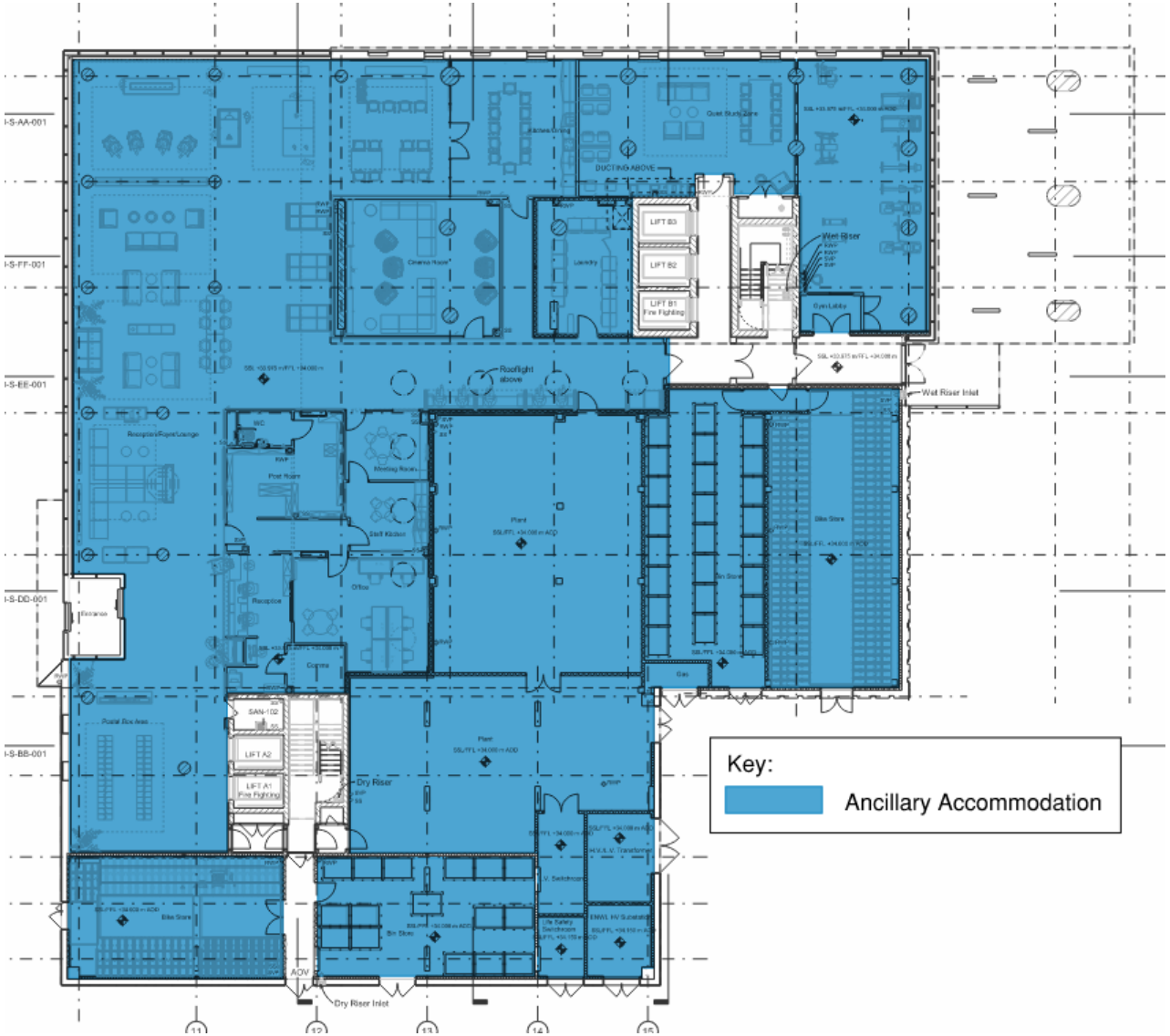
Site plan and the floor layouts of the building are shown below.

Site layout plan is:
inserted in the form

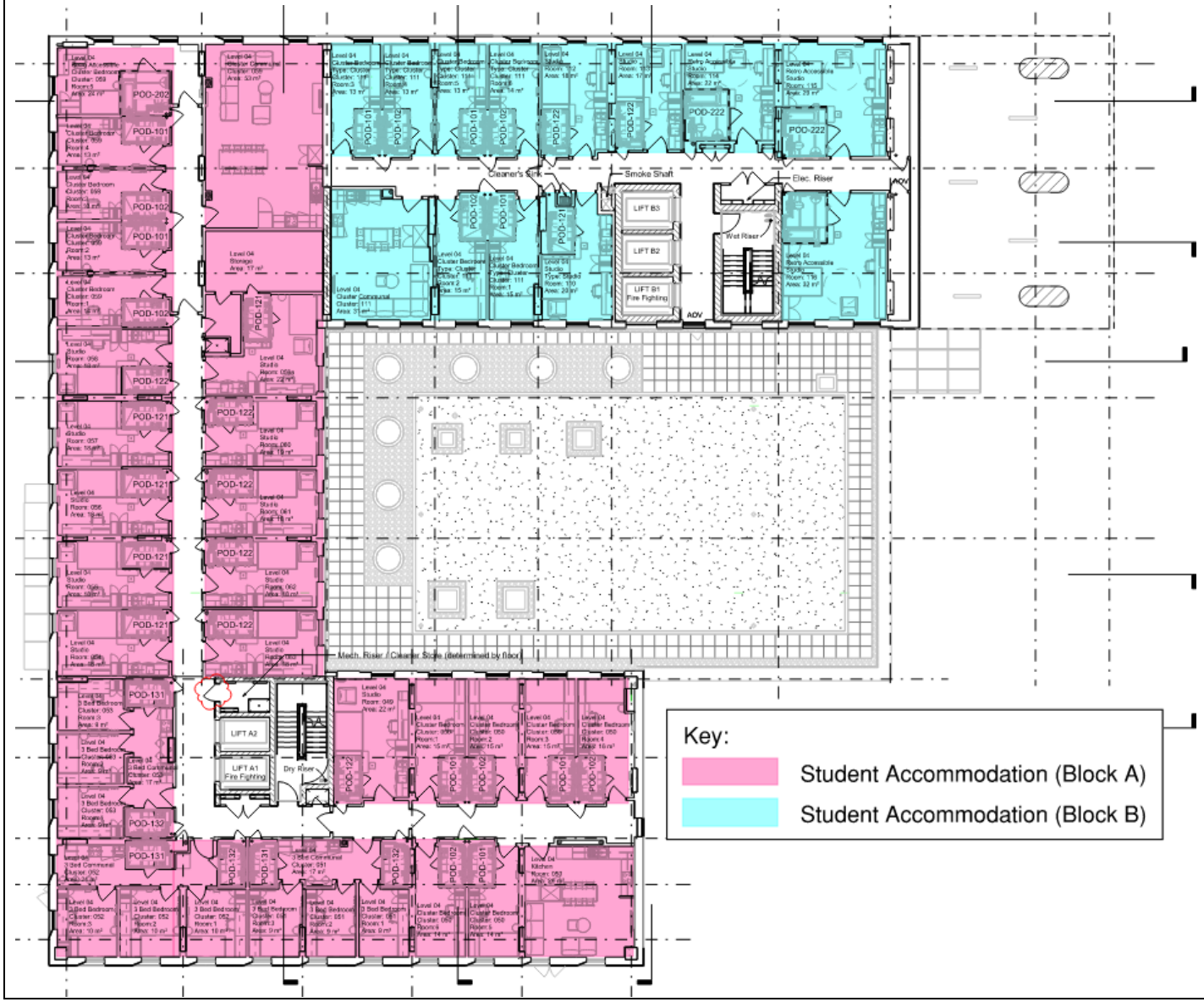
Site Plan


Elevations
Proposed
Existing
Key:
Block A
Block B
Elevations
Proposed
Existing
Elevations
Existing
Proposed
Existing
Proposed

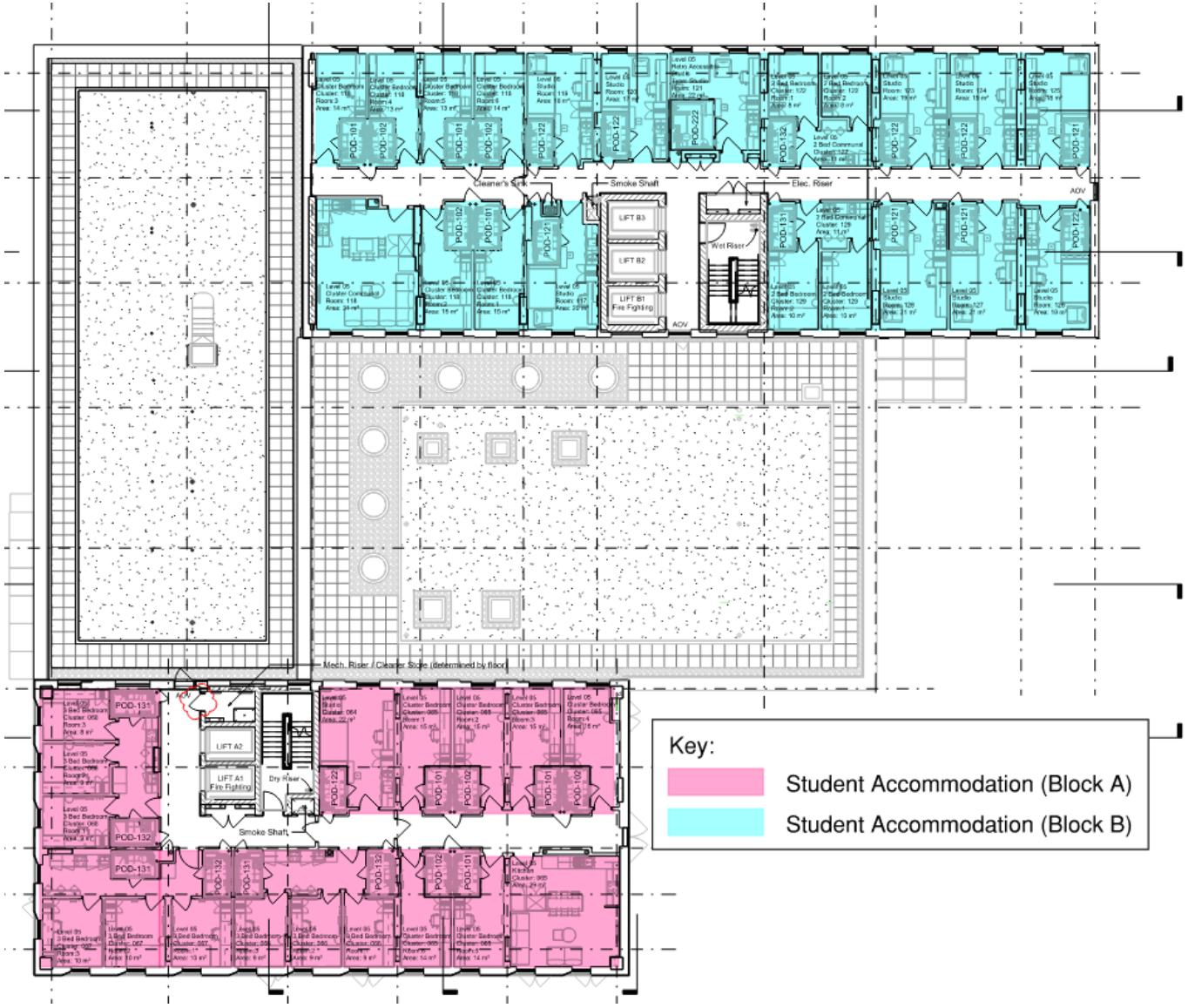
Ground Floor



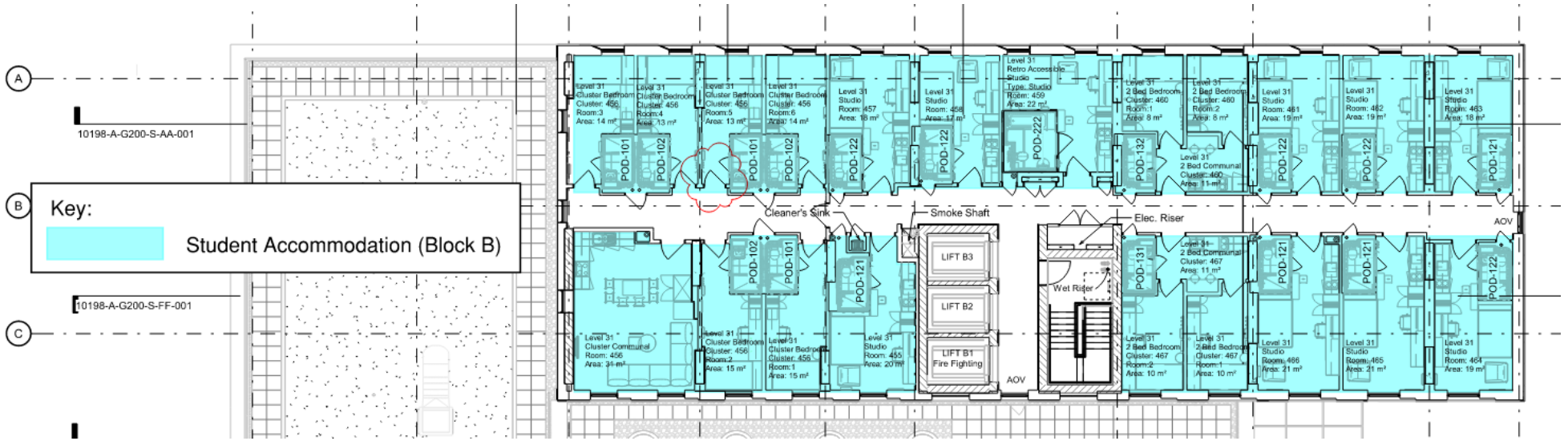
First to 4th Floor



5th to 9th Floor



10th to 31st floor



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	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

	those below ground level								
A	- 26.8m - 10 storeys above ground - No basement levels	Student Accommodation	Throughout	Approved document B vol 1	no balconies	class A2-s1, d0 or better	stay put	yes-residential sprinklers, partial	none
B	- 89.5m - 32 storeys above ground - No basement levels	Student Accommodation	Throughout	Approved document B vol 1	no balconies	class A2-s1, d0 or better	stay put	yes-residential sprinklers, full	none
A and B (Reception, Management Suite, Student Amenity Space, Sub-station, Library, Bike Store, Bin Store, Low	- 26.8m - 10 storeys above ground - No basement levels	Ancillary accommodation	Ground	Approved document B vol 1	no balconies	class A2-s1, d0 or better	simultaneous	none	N/A non resi

Voltage Room)									

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

In order to resolve the critical performance related problems with Proteus GL panels in the external wall of River Street Tower, the current owner of the building has proposed to undertake remediation work to replace the Proteus GL panels with aluminium panels achieving Class A1 of similar appearance.

There are existing technical complexities as identified in the base build fire strategy as follows:

- Extended travel distances within the protected entrance hallways in the residential clusters; clusters are provided with enhanced detection and enhanced level of compartmentation to the protected entrance hall doors as a compensation measure.
- Travel distances with the common corridors serving the upper floors of the student accommodation are extended to a maximum of 29m in Block A and 20.6m within Block B. A mechanical smoke extraction system is provided to the common corridor to account for the extended travel distance, which the system has been fully evaluated with CFD.
- The lift serving Block A opens into an area which contains fire load, a fire and smoke curtain is provided to the lift as an alternative solution to providing a dedicated lift lobby.

The existing fire safety provision will not be altered by the external wall panel replacement work.

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

Explain how any issues which might affect the fire safety of the development have been addressed. Guide: no more than 500 words

The proposed external wall panel replacement work will not alter the internal layout or the existing fire safety provisions within the building.

The remediation work will involve the replacement of existing Proteus glass/ceramic panels which achieves a fire performance of minimum Class A2-s1,d0 with a new aluminium panel with Class A1, this complies with the external wall classification requirement and performance criteria as set out in the base build fire strategy. The remediation work will replace the existing external wall material with a new product achieving a similar or better reaction to fire performance, therefore the external wall system will achieve at least the same level of fire protection to the building after the remediation work, and will not be made any worse.

The remediation work will be completed in a manner as such the means of escape and the fire services access provision to the building will remain available at all times throughout the construction work.

9. Local development document policies relating to fire safety

Explain how any policies relating to fire safety in relevant local development documents have been taken into account.
Guide: no more than 500 words

No local development document policies relating to fire safety for this scheme.

The proposed works only involves the removal of existing Proteus GL glass panels with materials of Class A2-s1, d0 or better from the external wall of the building and replacement with Aluminium panels which achieve Class A1. This will not affect the existing fire safety provision of the building nor make the existing condition any worse.

Emergency road vehicle access and water supplies for firefighting purposes

10. Fire service site plan

Explanation of fire service site plan(s) provided in 14. including what guidance documents have informed the proposed arrangements for fire service access and facilities?
Guide: no more than 200 words

The proposed external wall panel replacement work will not alter the existing fire service access arrangement of the building.

Fire service access arrangements are in accordance with ADB Volume 1. The building is provided with fire service access road via Mancunian Way to the Southern side and River Street to the Northern side.

Both Block A and B are provided with a firefighting shaft comprising a firefighting stair, at least one firefighting lift and a fire main. Block A will be provided with a dry rising main while Block B is provided with a wet rising main as the building is over 50m in height.

All fire main inlets will be accessible within 18m of the appliance parking location (as illustrated in section 14) and will be positioned adjacent to the Fire Service access point to each core.

11. Emergency road vehicle access
Specify emergency road vehicle access to the site entrances indicated on the site plan
Guide: no more than 200 words

The proposed external wall panel replacement work will not alter the existing fire service access arrangement of the building.

The fire and rescue service will have direct vehicular access to the development via the existing adjacent public road via Mancunian Way to the Southern side and River Street to the Northern side.

The roads are generous in width and should present no obstruction to fire tender access and firefighting operations. The fire service access route is shown in the fire service site plan inserted in section 14 of this form.

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

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

As described in Sections 10 and 11 and presented in Section 14

13. Suitability of water supply for the scale of development proposed
Guide: no more than 200 words

The proposed external wall panel replacement work will not alter the existing water supply arrangement of the building.

The following hose distance limits apply to the development (measured on a route suitable for laying hose):

- 18m between the pumping appliance parking location and the fire main inlet in each core
- All areas of the floorplate will be accessible within 60m of a fire main outlet positioned in the firefighting stair, except there is a slightly increased hose laying distance on the upper floors to approximately 48.5m, this is an existing condition and the proposed remediation works will not make the current situation any worse. This was documented in the basebuild fire strategy and approved by Building Control.
- Any externally accessed ancillary areas facing a fire appliance access road will be accessible within 45m of the parked fire appliance.
- 90m between a fire hydrant and any fire main inlet.

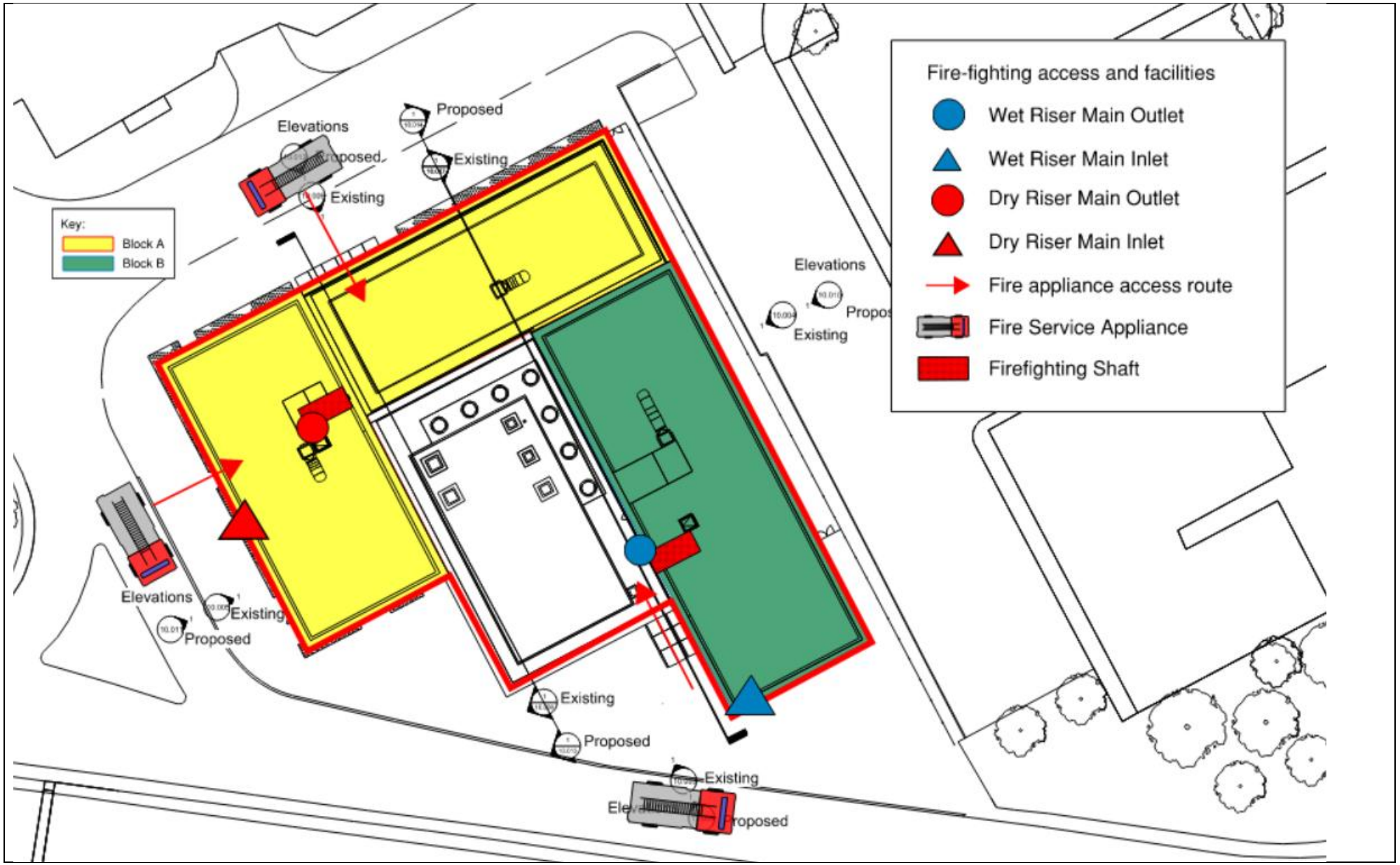
Block A and B are provided with a firefighting shaft comprising a firefighting stair, at least one firefighting lift and a fire main. Block A will be provided with a dry rising main while Block B is provided with a wet rising main as the building is over 50m in height.

The distance between the fire main inlet in each apartment block and a fire hydrant must not exceed 90m, on a route suitable for laying hose.

Nature of water supply:
hydrant- public

Does the proposed development rely on existing hydrants and if so are they currently usable / operable?
yes

13. Fire service site plan
Fire service site plan is:
inserted in the form


Fire-fighting access and facilities
Wet Riser Main Outlet
Wet Riser Main Inlet
Dry Riser Main Outlet
Dry Riser Main Inlet
Fire appliance access route
Fire Service Appliance
Firefighting Shaft
Key:
Block A
Block B
Elevations
Proposed
Existing
Elevations
Existing
Proposed
Elevations
Existing
Proposed
Existing
Proposed
Existing
Proposed

Fire statement completed by	
14. Signature	
15. Date	02/04/2026