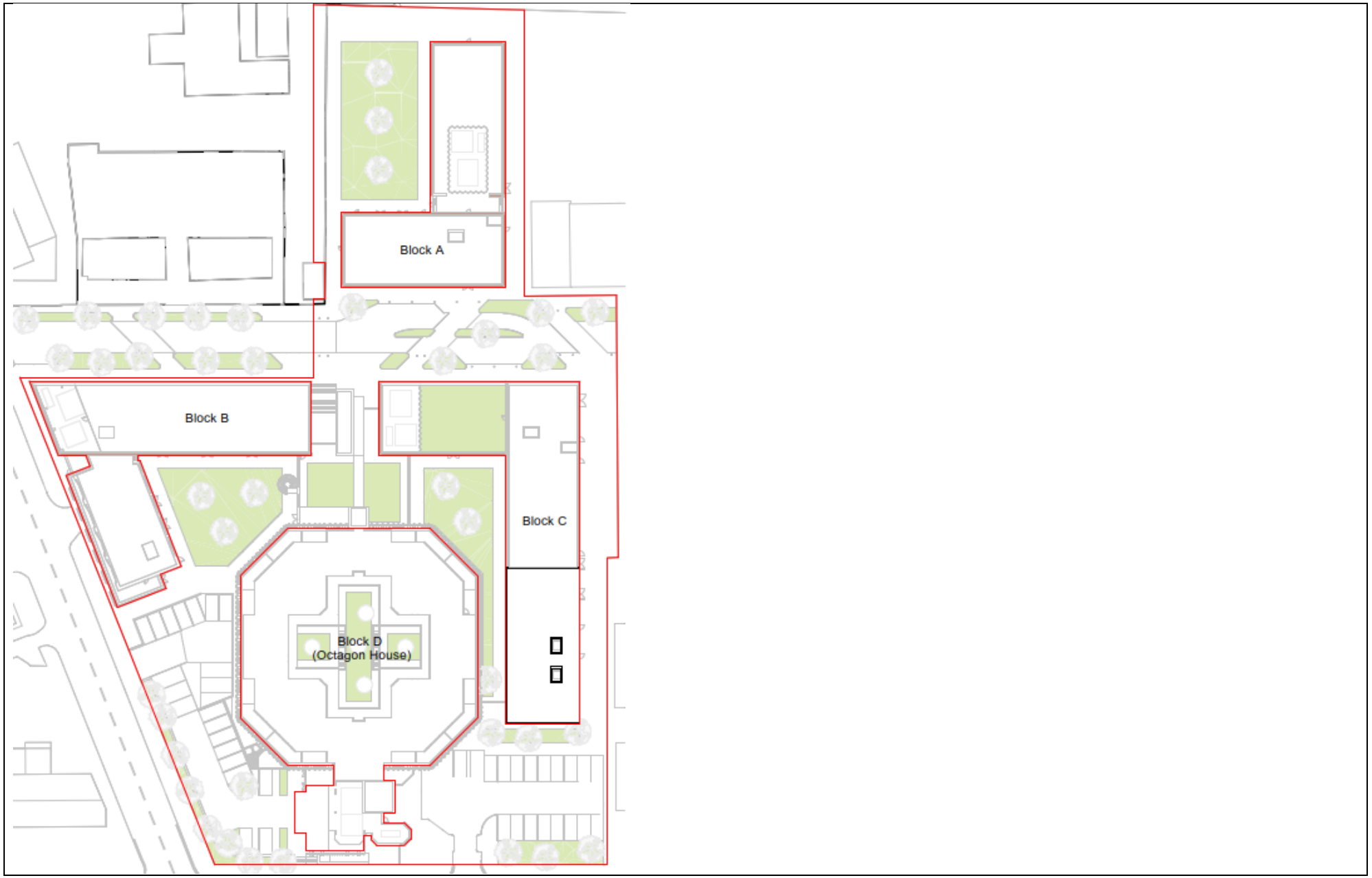
Fire statement form

Application information	
1. Site address line 1	Octagon House
Site address line 2	62 Hathersage Road
Site address line 3	
Town	Manchester
County	
Site postcode (optional)	M13 0FN
2. Description of proposed development including any change of use (as stated on the application form):	Proposed development comprises the renovation, extension and change of use of the existing Octagon House, together with the construction of three new buildings ranging from 4 to 11 storeys on the existing surface car park. The existing NHS dialysis unit at ground floor level of Octagon House will be expanded into the first floor, providing 2,568m² of office/healthcare floorspace. The remaining floors within Octagon House, along with one new block, will provide 211 key worker residential units (Sui Generis) and 16 residential units (Use Class C3). The other two new blocks will provide 455 purpose-built student accommodation (PBSA) units (Sui Generis). The proposals also include an additional storey to Octagon House and 394m² of ancillary commercial or community floorspace.
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience. Guide: no more than 200 words	This fire statement has been prepared by Henry Wilkinson of Sedrow Fire Engineering. Henry is a chartered fire engineer with more than 20 years experience of developing fire strategies for buildings of all types and sizes. These have included a large number of high-rise residential buildings, including the following: • The Mercian, Birmingham (42 storeys) • Merrion Street, Leeds (32 storeys) • Water Street, Manchester (28 storeys) • Makers Place, Birmingham (39 storeys) For the last 11 years Henry has acted as a Director overseeing all aspects of fire strategy design. He is very familiar with the requirements for Higher Risk Buildings (HRBs) and the Gateway approval process.

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	The project is at an early stage of design and there has been no consultation with regard to fire safety beyond the input from the project fire engineers, Sedrow Fire Engineering. As the scheme progresses all relevant parties will be consulted, including Greater Manchester Fire and Rescue Service.
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 layout plan is: inserted in the form	


Block A
Block B
Block C
Block D
(Octagon House)

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
A	23.9m 9 storeys 9 storeys	student accommodation	All storeys	BS9991	no balconies	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	M4(2) & M4(3)
B	15.4m 6 storeys 6 storeys	residential flats, maisonettes, studios	All storeys	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	M4(2) & M4(3)
C	29.8m 10 storeys 10 storeys	student accommodation	All storeys	BS9991	no balconies	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	M4(2) & M4(3)

D	20.5m 6 storeys 7 storeys	residential flats, maisonettes, studios	Second to fifth floor	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes-residential sprinklers, full	M4(2) & M4(3)
D		health care	Ground and first floor	Approved document B vol 2	no balconies	class A2-s1, d0 or better	simultaneous	yes-commercial sprinklers, full	N/A non resi
D		Plant	Basement	BS9991	no balconies	N/A	simultaneous	yes-commercial sprinklers, full	N/A non resi
D		Café / gym / daycare facility	Ground and first floor	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes-commercial sprinklers, full	N/A non resi

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

The fire strategy design for Blocks A, B, C and the residential areas in Block D will follow the guidance in BS9991. The intention is to comply fully with this guidance.

The fit-out fire strategy for the extended health centre in Block D, which is and will remain an NHS dialysis facility, will be developed by the tenant. The new first floor will be provided with at least two stairs as part of the shell and core works. There will be no access between the NHS facility and the residential areas and no escape routes will be shared between them. It has been assumed in the table above that the tenant will use the Approved Document B Volume 2 but they may deem BS9999 or HTM guidance more appropriate. They may also have an alternative evacuation strategy to simultaneous. For both the choice of Building Regulations guidance and the evacuation strategy, their decision will not affect the rest of the development.

The fire strategy is summarised as follows:

- The residential apartments will operate a defend-in-place evacuation strategy. Communal areas will evacuate simultaneously for a fire detected anywhere within them. The commercial unit and the NHS dialysis unit, both of which have escape routes that are fully independent of the residential areas, and will be completely fire separated from them, will evacuate independently.
- Travel distances in residential common corridors will be less than 15m in a single direction and 45m where alternative directions are provided. Corridors will be provided with mechanical smoke extract systems as necessary to satisfy BS9991.
- The travel distance within protected entrance hallways of cluster apartments will be less than 15m and kitchens will be located away from the flat entrances. In studios and open-plan flats, the cooking hobs will be located away from the flat entrance, and so that occupants can escape around them at a distance of at least 1.8m. The escape width provided will be at least 0.9m.
- All upper level residential occupants will have access to at least two stairs. Each stair will have an evacuation lift, designed in accordance with BS9991 and accessed either from a lobby that is fire separated from the residential corridor or, where the lift is not a fire fighting lift, from within the stair enclosure. Where the lift is located within a lobby, the lobby will have a natural air inlet shaft to work in conjunction with the corridor smoke extract systems to keep the lobby free of smoke. Computational fluid dynamics (CFD) analysis will be carried to demonstrate the effectiveness of the smoke control design.
- At the upper storeys in Block D, escape from the flats will be via unenclosed walkways, part of which will form balconies. The balconies will provide two directions of escape and will be designed in accordance with BS9991. The top two storeys will comprise duplex flats, the design of which is under development, that will be accessed from the lower storey only.
- All residential stairs will have an automatic vent at their head with 0.7m² aerodynamic area.
- The residential areas will have a residential sprinkler system. This will extend to non-residential areas that have a fire compartment size of less than 100m². Where 100m² is exceeded, such as in the NHS unit and potentially in the commercial unit in Block D, a commercial sprinkler system will be provided.
- The external walls will comply with Regulation 7 and will be designed to prevent fire spread to adjacent sites.
- The buildings' structures will achieve 60 minutes fire resistance. Floors will be compartment floors and each flat will form a 60 minutes fire resisting enclosure. Cluster hallways will achieve 30 minutes fire resistance. Fire fighting stairs and fire fighting lift enclosures will achieve 120 minutes fire resistance. Other stairs will achieve 60 minutes. The commercial and NHS units will be separated from each other and from the residential areas by 60 minutes fire resisting construction.
- Blocks A, C and D will be provided with fire fighting stairs and fire fighting lifts. Fire fighting lifts will serve as evacuation lifts until the Fire Service arrive. Block B will not have designated fire fighting stair or fire fighting lifts as the top storey will be less than 18m above ground, however access to Block B will be available via the shared fire fighting stair and lift serving Block D.
- All blocks will have dry risers within stairs, providing hose cover to all areas. Dry riser inlets will be within 18m and in sight of a fire vehicle parking position. The distance from the inlet to the vertical element of the dry riser will be less than 18m.
- There is an adjacent basement car park being developed as part of the works. The car park is not located under any buildings and will entirely separate structurally. It will be provided with suitable means of escape and smoke venting facilities, either natural or mechanical.
- There will be fire hydrants within 90m of all dry riser inlets.

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

As described above the intention is that the buildings will comply with the guidance given in BS9991. There are no particular fire safety concerns that need to be addressed, either in or around the building. The tenants of the NHS unit at ground and first floor in Block D will be responsible for their own fire strategy and it will not affect the wider development.

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

N/A

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

Buildings A, C and D will have fire fighting shafts, with fire fighting lifts. Building B will have a dry riser in its central stair. Hose cover will be provided within 60m to all parts of all buildings. Dry riser inlets will be located so that fire vehicles can park within 18m and in sight of them. Existing public hydrants are located nearby and two additional new hydrants will be provided as part of the development.

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

There will be good fire vehicle access provided around the site, along Hathersage Road, Carmoor Road, and a new road that will be formed between Block A and Blocks B, C and D, with a turning facility between Blocks A and C or nearby. The new road will be designed with the necessary dimensions and loading capacity for fire vehicles. Access will also be available into the new street level car park to access Block C. Fire vehicle access will be available to within 18m and in sight of all dry riser inlets.

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
Fire vehicle parking positions will be available within 18m and in sight of all dry riser inlets, see Section 14

13. Suitability of water supply for the scale of development proposed
Guide: no more than 200 words
As shown in the Figure referenced in Section 14, there are existing public hydrants close to the development. To ensure that there is a hydrant within 90m of all dry riser inlets, two additional hydrants will be provided. Their locations are shown indicatively in the attached plan for Section 14.

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

14. Fire service site plan
Fire service site plan is:
provided as a separate plan

Fire statement completed by

15. Signature	
16. Date	12/08/2026

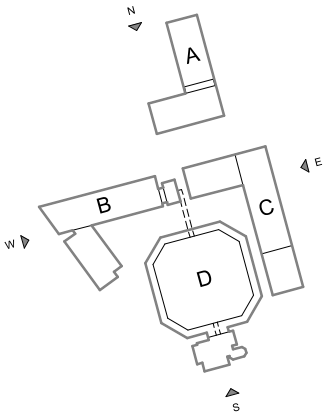
SEDROW
FIRE ENGINEERING

26MA 0117	Fire Service Access
Date: 20.07.2026	Version: 02
By: HW	Approved: SE

NOTES

- All dry riser inlets will be located within 90m of a hydrant (measured along a routes suitable for laying a hose). Any new hydrants will be located to achieve this.
- All dry riser inlets will be located within 18m and in sight of a fire vehicle parking position.

DO NOT SCALE
Work to annotated dimensions only. Read drawings in conjunction with relevant specification, Structural Engineers' and Services Engineers' drawings. Confirm all dimensions before commencement of any work on site or fabrication.



KEY

- H — Fire Hydrant
- Fire Vehicle Access Route
- Dry Riser Inlet
- Firefighter Access Route

Fire fighting shaft serving Block A

Block A

New hydrant, location indicative

NEW ROAD

Existing

A turning facility for fire vehicles will be provided approximately in this location

Block B stair with dry riser

Block B

Fire fighting shaft serving Block D

Fire fighting shaft serving Block C

Block C

CARMOOR ROAD

Block D
(Octagon House)

Fire fighting shaft serving Block C

Fire fighting shaft serving Block D

HATHERSAGE ROAD

New hydrant, location indicative

Rev: Details: Date:

client: Octagon Project

project: Octagon House

job number: 0670

status: Feasibility

title: Proposed Block Plan

scale: 1 : 250 @ A1

drawn by: RM

drawing number: 0670-HOD-XX-R1-SK-A-SK20211

current revision date: revision:

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