

Fire Statement Form

Application information	
1. Site address line 1	Forbury Retail Park
Site address line 2	Kenavon Drive
Site address line 3	
Town	Reading
County	Berkshire
Site postcode (optional)	RG1 3HS
2. Description of proposed development including any change of use (as stated on the application form):	Outline application for comprehensive redevelopment, including demolition of existing structures, comprising a residential-led mixed use scheme of up to 820 units (Class C3) and up to 5,500 sqm (GEA) of commercial uses (Class E) together with ancillary and associated development including new and enhanced pedestrian routes and vehicle access routes, open spaces, hard and soft landscaping, basement, and basement car parking providing up to 200 car parking spaces, and up to 53 car parking spaces serving the commercial uses, up to 860 cycle parking spaces and servicing facilities, sewer diversion and associated works, with details of layout, scale, external appearance and landscaping reserved.
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience. Guide: no more than 200 words	Paul Macken, MSci CEng MIFireE Paul Macken is a Chartered Engineer through the Institution of Fire Engineers. Paul is the Senior Director of Fire Engineering for UK & Ireland at Jensen Hughes and has nearly 25 years of experience in developing building Fire Strategies in the UK for Jensen Hughes (previously Jeremy Gardner Associates).
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	Formal consultation with the approving authorities has not been undertaken to date.

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

Site layout plan is: inserted in the form



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
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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
West Block 01	27.5m 8 9	Car park	Ground	Approved document B vol 2	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Residential flats	Levels 01 to 08	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	M4(2) & M4(3)
West Block 02	27.5m 8 9	Retail	Ground	Approved document B vol 2	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Residential flats	Levels 01 to 08	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	M4(2) & M4(3)
West Block 03	27.5m 8 9	Retail	Ground	Approved document B vol 2	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Residential flats	Levels 01 to 08	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	M4(2) & M4(3)
West Block 04	27.5m 8 9	Car park	Ground	Approved document B vol 2	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Residential flats	Levels 01 to 08	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	M4(2) & M4(3)
Centre Block 01	33m 12 13	Residential flats	Levels 00 to 12	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	M4(2) & M4(3)
Centre Block 02	33m 12 13	Residential flats	Levels 00 to 12	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	M4(2) & M4(3)
Centre Block 03	30m 11 12	Retail	Ground	Approved document B vol 2	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Residential cycle storage	Ground	Approved document B vol 2	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Residential flats	Levels 00 to 11	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	M4(2) & M4(3)
Centre Block 04	27m 10 11	Retail	Ground	Approved document B vol 2	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Residential cycle storage	Ground	Approved document B vol 2	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Residential flats	Levels 00 to 10	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	M4(2) & M4(3)

East Block 01	33m 12 13	Residential cycle storage	Ground	Approved document B vol 2	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Residential flats	Levels 00 to 12	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	M4(2) & M4(3)
East Block 02	30m 11 12	Residential cycle storage	Ground	Approved document B vol 2	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Residential flats	Levels 00 to 11	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	M4(2) & M4(3)
East Block 03	27m 10 11	Retail	Ground	Approved document B vol 2	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Residential cycle storage	Ground	Approved document B vol 2	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Residential flats	Levels 00 to 10	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	M4(2) & M4(3)
East Block 04	33m 12 13	Retail	Ground	Approved document B vol 2	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Residential cycle storage	Ground	Approved document B vol 2	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Residential flats	Levels 00 to 12	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	M4(2) & M4(3)
All	Basement only	Residential car park	Basement	Approved document B vol 2	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Ancillary residential areas – cycle storage, bin stores etc.	Basement	Approved document B vol 1	no balconies	class A2-s1, d0 or better	simultaneous	yes- residential sprinklers, full	N/A non resi

7. Specific technical complexities

A basement car park connects directly to all 12 blocks. This will be separated from the residential stairs by multiple and smoke vented lobbies and will be subject to a more detailed fire engineering analysis after planning to support the Building Regulations application. Each apartment building has two escape stairs to reflect emerging best practice. One of those stairs can be designed to exit to ground level with no connection to the car park.

Each building is sprinklered and will be provided with fire fighting stair and lift cores. Evacuation lifts are proposed to ensure appropriate escape provisions for all building users.

There are courtyards set at different levels which will also be the main pedestrian access routes to / from the respective buildings. The landscaping will be designed to accommodate appropriate fire vehicle access and escape from each of the buildings. Communal areas will be managed by the estate management company.

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

The fire strategy will be developed to ensure that the requirements of the Building Regulations will be met. The fire strategy will draw on guidance from the Approved Document B Volume 1, supplemented where appropriate with guidance in BS 9991.

9. Local development document policies relating to fire safety

The relevant policies in respect of fire safety are as follow:

n/a

Emergency road vehicle access and water supplies for firefighting purposes
10. Fire service site plan A route suitable for fire vehicles will be provided around the north, south, and west sides of the site as well as through the lower courtyard in between the buildings. This will provide access to all the residential buildings with fire vehicles able to park within 18m of the entrance to each residential stair/lift core. Given the current scheme is based on an illustrative design, these requirements will be reviewed as the design develops to ensure it does not compromise the firefighting strategy. Each building exceeds 18m in height and will be provided with a firefighting shaft comprising a firefighting stair, firefighting lift and a fire main within the stair. The communal corridors/lobbies will be smoke vented. The fire main inlets for each block will be located on the external face of the building within 18m of the fire vehicle parking position. The fire main outlets will be located within the stair of each block at all levels.
11. Emergency road vehicle access The local fire and rescue services will be able to access the site from Forbury Road and Kenavon Drive.
12. Siting of fire appliances See item 14 and 11. Fire vehicles will be able to park close to the entrance to each block.
13. Suitability of water supply for the scale of development proposed There are existing fire hydrants on Forbury Road and Kenavon Drive which will be retained. The requirement for additional hydrants will be assessed as the scheme develops but will comply with the performance standards given in the Approved Document B volume 1.
14. Fire service site plan Fire service site plan is: inserted in the form

