Ashton Architecture
Unit 404 Cocoa Studios
The Biscuit Factory
100 Drummond Road
London SE16 4DG

**Revision A – Submitted 08/11/2022**

**Fire Statement for works at Queen's Wharf, 47 Queen's Road, Reading:**

This fire statement is to accompany the Prior Approval application for Proposed conversion of office floorspace (Class E) to 9 residential units (Class C3). The proposal seeks to covert the ground floor level commercial unit, of an otherwise residential occupied building, into residential units.

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| Site Address: | - | Queen's Wharf, 47 Queen's Road, Reading RG1 4QE |
| Description of proposed development: | - | Prior Approval application for Proposed conversion of office floorspace (Class E) to 9 residential units (Class C3) |
| Name of person completing fire statement: | - | John Ashton BA Dip RIBA ARB |
| | - | Chartered RIBA Architect with experience in designed mixed use residential buildings. |
| Consultation: | - | N/A |
| Site layout and accompanying drawings: | - | See application drawings. |
| Building Schedule: Site Information | - | The proposed development site is at ground floor level within a residential block of 7 storeys in height. The existing block height marginally exceeds 18m. The finished floor level of the proposed units is less than 4.5m above adjacent ground level. |
| Building Schedule: Building Information | - | The relevant Approved Documents and British Standards are to be followed |
| | - | No balconies are present |
| | - | The existing external wall system comprises masonry blockwork, with an external render finish, and internally, 2no. layers of plasterboard are finished with a plaster skim and decoration. The existing condition is to be upgraded internally if required, in accordance with Building Regulations. |
| Building Schedule: | - | Simultaneous evacuation is proposed |

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| Resident safety information | - | Residential sprinklers are to be positioned to each residential unit on the proposed ground floor level.<br>- Accessible housing provided: N/A |
| Specific technical complexities | - | N/A |
| Issues which might affect the fire safety of the development: | - | The proposed residential development sits at the ground floor level of an existing residential building. The 3no. existing means of escape will be maintained for the new dwellings. |
| Local Development issues: | - | The proposed development site is bounded by residential accommodation. There is road access to the front and rear of the site, which provides access to the dry risers at the front and rear of the building. |
| Fire service site plan: | - | The general approach to fire servicing access strategy is as existing. |
| Emergency road vehicle access: | - | This is as existing. Please see site plan. |
| Siting of fire appliances: | - | Dry riser positioned externally by front entrance door.<br>- Residential sprinklers are to be positioned to each residential unit on the proposed ground floor level. |
| Suitability of water supply for the scale of development proposed: | - | Unknown if existing development relies on water hydrants |

Fire services site plan: See accompanying plan.

Fire statement completed by: John Ashton

15.09.22

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RIBA
Chartered Practice