

# Fire statement form

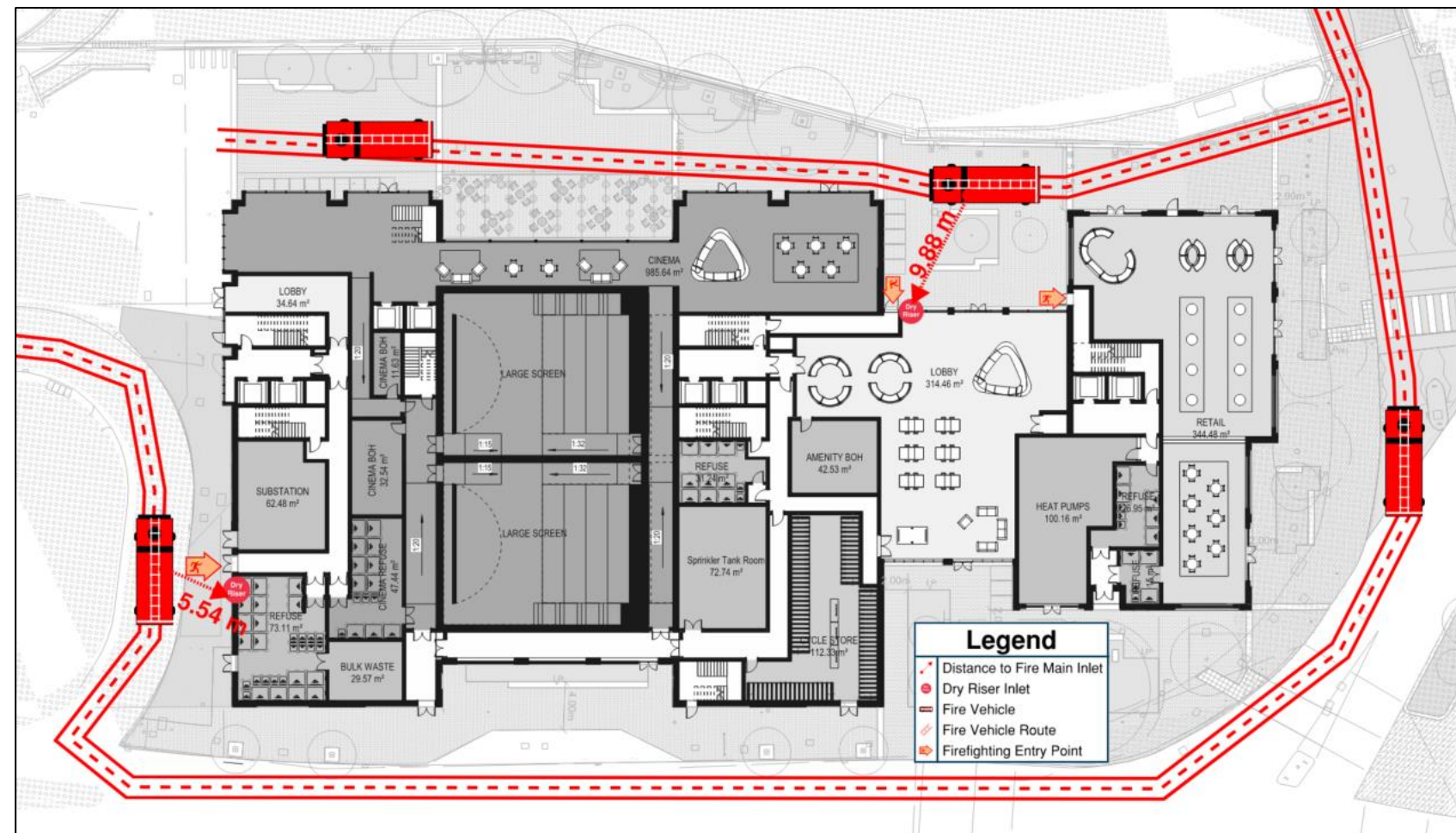
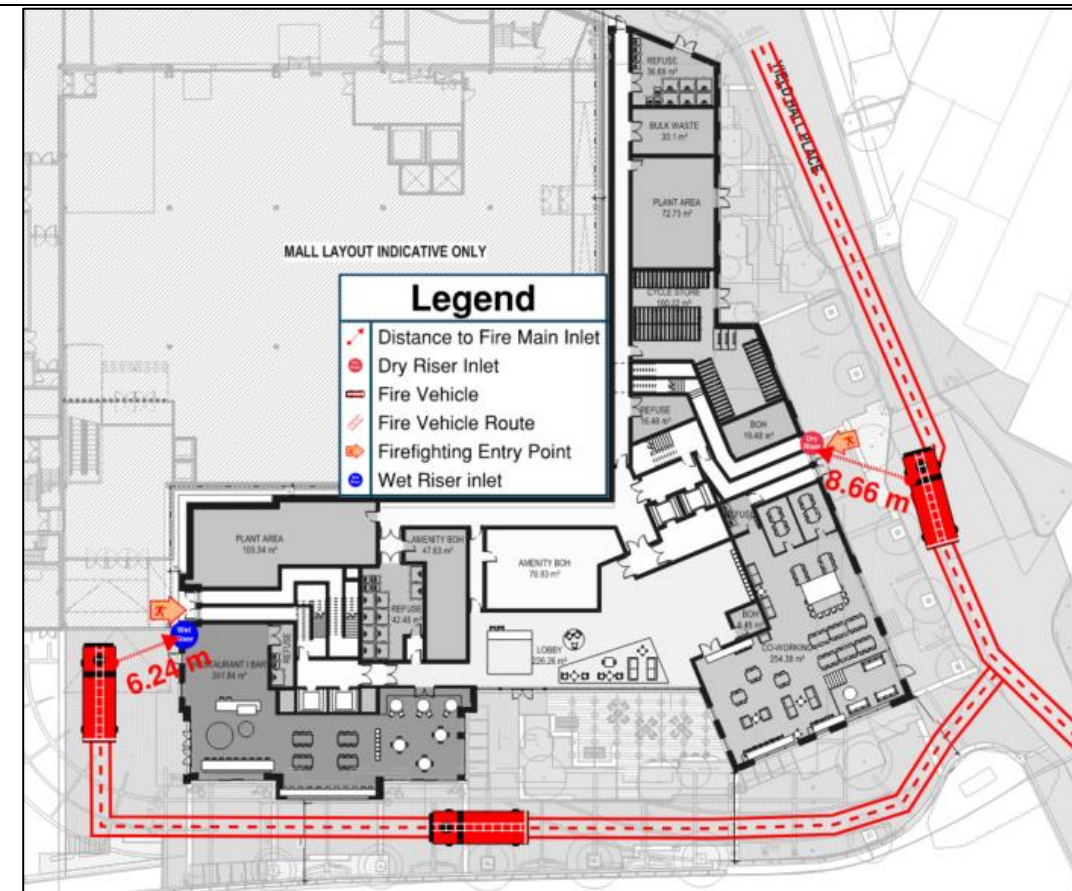
| Application information                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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| 1. Site address line 1                                                                                                                                                                                    | Yield Hall Place 1 and Yield Hall Place 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Site address line 2                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Site address line 3                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Town                                                                                                                                                                                                      | Reading                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| County                                                                                                                                                                                                    | Berkshire                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Site postcode (optional)                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| 2. Description of proposed development including any change of use (as stated on the application form):                                                                                                   | <p>The proposed development consists of two new residential buildings, Yield Hall Place 1 and Yield Hall Place 2. Yield Hall Place 1 has two towers with the following heights:</p> <ul style="list-style-type: none"> <li>Block A – 19 storeys / 61.5m</li> <li>Block B – 7 storeys / 26m</li> </ul> <p>Yield Hall Place 2 has three towers with the following heights:</p> <ul style="list-style-type: none"> <li>Block C – 4 storeys / 16.5m</li> <li>Block D – 11 storeys / 42m</li> <li>Block E – 14 storeys / 51m</li> </ul> <p>The towers in both buildings will comprise of residential accommodations, with retail, coworking and plant areas at Ground and Mezzanine Floors. It is proposed that the Ground and Mezzanine public spaces be completed to a ‘shell’ standard of accommodation and the apartments to a level commensurate with the local market.</p> <p><b>Draft Note: Please provide a preferred description as per the application form.</b></p>   |
| 3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience.                                                                                                 | <p><u>Nick Harvey, BEng (Hons), CEng, MIFireE</u></p> <p>The report has been approved by Nick Harvey, BEng (Hons) CEng MIFireE. Nick Harvey is a Chartered Engineer through the Institution of Fire Engineers. Nick is the Managing Director of Jensen Hughes (England) and has over 19 years of experience in developing building Fire Strategies. He has extensive experience in fire strategies for residential buildings ranging from Private residential, Private Rented Sector, co-living, and Student Residential buildings. He has extensive experience in developing fire engineering solutions including fire and smoke and evacuation modelling for all range of building types, including extensively in residential buildings.</p> <p>As part of Jensen Hughes, Nick can draw from the experience of other fire engineers in the UK and around the world, which will ensure the quality and the robustness of the fire strategy developed for the project.</p> |
| 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.                                                | <p>An ongoing fire engineering review of the scheme has taken place between September and December 2022 with the plans being updated to address any key fire strategy issues identified.</p> <p>The plans will continue to be developed as the scheme progresses and discussion with approving authorities and the local fire and rescue services is undertaken, including consultation with Building Control.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <p><b>5. Site layout plan with block numbering as per building schedule referred to in 6.</b><br/>(consistent with other plans drawings and information submitted in connection with the application)</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p>Site layout plan is: inserted in the form</p>                                                                                                                                                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |



| 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)<br><i>block no. as per site layout plan above</i>                                                    | b)<br><i>block height (m)</i><br><i>number of storeys excluding those below ground level</i><br><br><i>number of storeys including those below ground level</i> | c)<br><i>proposed use (one per line)</i> | d)<br><i>location of use within block by storey</i> | e)<br><i>standards relating to fire safety/ approach applied</i> | f)<br><i>balconies</i> | g)<br><i>external wall systems</i> | h)<br><i>approach to evacuation</i> | i)<br><i>automatic suppression</i>   | j)<br><i>accessible housing provided</i> |
| Yield Hall Place 1<br>Block A                                                                           | Building height 61.5m,<br>measured from adjacent<br>ground level at circulation<br>path<br><br>19 storeys above ground,<br>Ground Floor                         | Restaurant/bar                           | Ground Floor                                        | BS 9999:2017                                                     | No Balconies           | Class A2-s1,d0 or better           | Simultaneous                        | Yes, commercial<br>sprinklers, full  | N/A, non-<br>residential                 |
|                                                                                                         |                                                                                                                                                                 | Residential<br>amenity                   | Ground Floor,<br>Mezzanine, Level<br>19             | BS 9991:2015                                                     | No Balconies           | Class A2-s1,d0 or better           | Simultaneous                        | Yes, commercial<br>sprinklers, full  | N/A, non-<br>residential                 |
|                                                                                                         |                                                                                                                                                                 | Plant room,<br>refuse store              | Ground Floor<br>through Level 5                     | BS 9999:2017                                                     | No Balconies           | Class A2-s1,d0 or better           | Simultaneous                        | Yes, commercial<br>sprinklers, full  | N/A, non-<br>residential                 |
|                                                                                                         |                                                                                                                                                                 | Residential units                        | Mezzanine<br>through Level 18                       | BS 9991:2015                                                     | Yes                    | Class A2-s1,d0 or better           | Stay Put                            | Yes, residential<br>sprinklers, full | Yes, M4                                  |
| Yield Hall Place 1<br>Block B                                                                           | Building height 26m,<br>measured from adjacent<br>ground level at Yield Hall<br>Place<br><br>7 storeys above ground,<br>Ground Floor                            | Coworking                                | Ground Floor,<br>Mezzanine                          | BS 9999:2017                                                     | No Balconies           | Class A2-s1,d0 or better           | Simultaneous                        | Yes, commercial<br>sprinklers, full  | N/A, non-<br>residential                 |
|                                                                                                         |                                                                                                                                                                 | Cycle Store                              | Ground Floor                                        | BS 9999:2017                                                     | No Balconies           | Class A2-s1,d0 or better           | Simultaneous                        | Yes, commercial<br>sprinklers, full  | N/A, non-<br>residential                 |
|                                                                                                         |                                                                                                                                                                 | Plant rooms,<br>refuse store             | Ground Floor                                        | BS 9999:2017                                                     | No Balconies           | Class A2-s1,d0 or better           | Simultaneous                        | Yes, commercial<br>sprinklers, full  | N/A, non-<br>residential                 |
|                                                                                                         |                                                                                                                                                                 | Residential<br>amenity                   | Ground Floor,<br>Mezzanine                          | BS 9991:2015                                                     | No Balconies           | Class A2-s1,d0 or better           | Simultaneous                        | Yes, commercial<br>sprinklers, full  | N/A, non-<br>residential                 |
|                                                                                                         |                                                                                                                                                                 | Residential units                        | Mezzanine<br>through Level 7                        | BS 9991:2015                                                     | Yes                    | Class A2-s1,d0 or better           | Stay Put                            | Yes, residential<br>sprinklers, full | Yes, M4                                  |
| Yield Hall Place 2<br>Block C                                                                           | Building height 16.5m,<br>measured from adjacent<br>ground level at Yield Hall<br>Place<br><br>4 storeys above ground,<br>Ground Floor                          | Retail                                   | Ground Floor                                        | BS 9999:2017                                                     | No Balconies           | Class A2-s1,d0 or better           | Simultaneous                        | Yes, commercial<br>sprinklers, full  | N/A, non-<br>residential                 |
|                                                                                                         |                                                                                                                                                                 | Plant rooms,<br>refuse store             | Ground Floor                                        | BS 9999:2017                                                     | No Balconies           | Class A2-s1,d0 or better           | Simultaneous                        | Yes, commercial<br>sprinklers, full  | N/A, non-<br>residential                 |
|                                                                                                         |                                                                                                                                                                 | Residential units                        | Mezzanine<br>through Level 4                        | BS 9991:2015                                                     | Yes                    | Class A2-s1,d0 or better           | Stay Put                            | Yes, residential<br>sprinklers, full | Yes, M4                                  |
| Yield Hall Place 2<br>Block D                                                                           | Building height 42m,<br>measured from adjacent                                                                                                                  | Cinema                                   | Ground Floor,<br>Mezzanine                          | BS 9999:2017                                                     | No Balconies           | Class A2-s1,d0 or better           | Simultaneous                        | Yes, commercial<br>sprinklers, full  | N/A, non-<br>residential                 |



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| <b>8. Issues which might affect the fire safety of the development</b>                                                                                                                                                                                                                            | <p>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 BS 9991 for the residential areas and the Draft BS 9991 guidance to reflect potential upcoming changes to guidance in relation to tower height, stair provision and sprinklers to residential areas.</p> <p>The key aspects of the fire strategy requiring fire engineering solutions will include:</p> <ul style="list-style-type: none"><li>Extended corridor travel distances in Blocks B, D and E will be supported by mechanical push-pull systems and CFD modelling.</li></ul>                                                                                                   |
| <b>9. Local development document policies relating to fire safety</b>                                                                                                                                                                                                                             | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Emergency road vehicle access and water supplies for firefighting purposes</b>                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>10. Fire service site plan</b>                                                                                                                                                                                                                                                                 | <p>Fire vehicle access across the development is shown indicatively in Section 14. This will be achieved via public roads: Yield Hall Place</p> <p>The top floor of each tower apart from Block C will be more than 18m above fire fighter access level, therefore the primary cores of each tower will be designed as firefighting shafts with a dry riser serving every level for towers under 50m and wet risers serving every level for towers above 50m. Fire vehicle access will be provided within 18m of the building entrances.</p> <p>Sufficient fire vehicle perimeter access will be provided to the ground floor amenity and commercial spaces, or sufficient hose coverage will be achieved from a fire vehicle parking position.</p> |
| <b>11. Emergency road vehicle access</b>                                                                                                                                                                                                                                                          | <p>The local fire and rescue service will be able to access the site as follows:</p> <ul style="list-style-type: none"><li>Block A will be accessible from the riverside pathway</li><li>Block B will be accessible from Yield Hall Place</li><li>Block C will be accessible from Yield Hall Place</li><li>Block D will be accessible from A329 and the riverside pathway</li><li>Block E will be accessible from A329 and the riverside pathway</li></ul>                                                                                                                                                                                                                                                                                          |
| <b>12. Siting of fire appliances</b>                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p>See item 14 and 11. The fire vehicles will be able to park on Yield Hall Place and A329. The distance from the parking position to the building entrance point will not exceed 18m. Indicative fire vehicle parking positions have been shown on the fire service site plan in Section 14.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>13. Suitability of water supply for the scale of development proposed</b>                                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p>The existing provisions of hydrants around the site is to be confirmed. Where existing hydrants are not provided within 100m of the building fire main inlets, then new hydrants will be provided within 90m of the fire main inlets for each building.</p> <p>hydrant- public</p>             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>14. Fire service site plan</b>                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p>Fire service site plan is: inserted in the form</p>                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |



| Fire statement completed by |                                                                                    |
|-----------------------------|------------------------------------------------------------------------------------|
| 15. Signature               |  |
| 16. Date                    | 01/03/2024                                                                         |