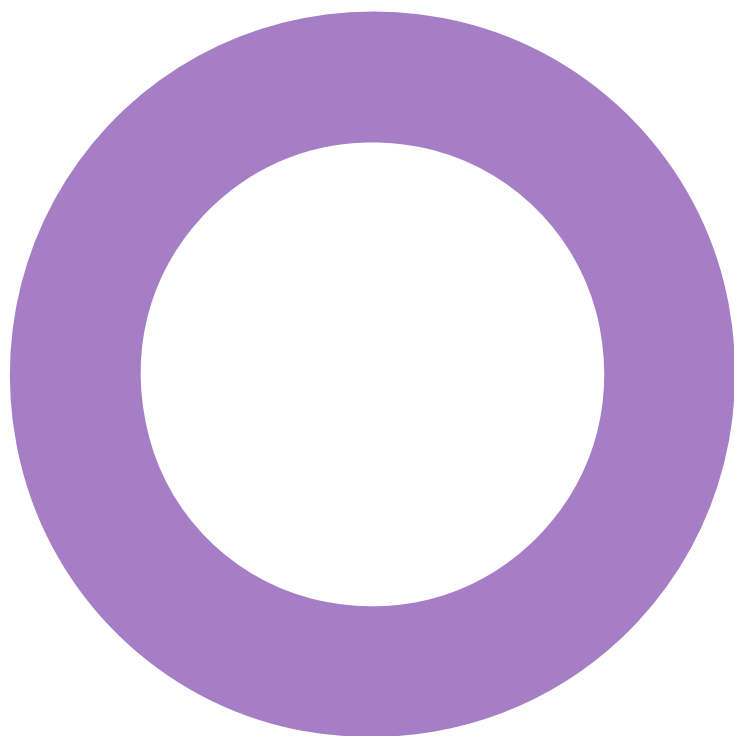


**Northgate House.
Reading.**
AEW UK Core Plus Property Fund.

FIRE ENGINEERING
GATEWAY ONE REPORT

REVISION 01 – 17 JUNE 2024



Audit sheet.

Rev.	Date	Description of change / purpose of issue	Prepared	Reviewed	Authorised
00	14/06/24	First issue	HW/ JW	LG	WMH
01	17/06/2024	Client name correction	LG	-	WMH

This document has been prepared for AEW UK Core Plus Property Fund only and solely for the purposes expressly defined herein. We owe no duty of care to any third parties in respect of its content. Therefore, unless expressly agreed by us in signed writing, we hereby exclude all liability to third parties, including liability for negligence, save only for liabilities that cannot be so excluded by operation of applicable law. The consequences of climate change and the effects of future changes in climatic conditions cannot be accurately predicted. This report has been based solely on the specific design assumptions and criteria stated herein.

Project number: 19/23653
Document reference: 1923653-HLE-RP-FE-Northgate Gateway One-Rev01

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Introduction.

This Gateway One document has been prepared for AEW UK Core Plus Property Fund who are submitting a full planning application for the redevelopment of the site.

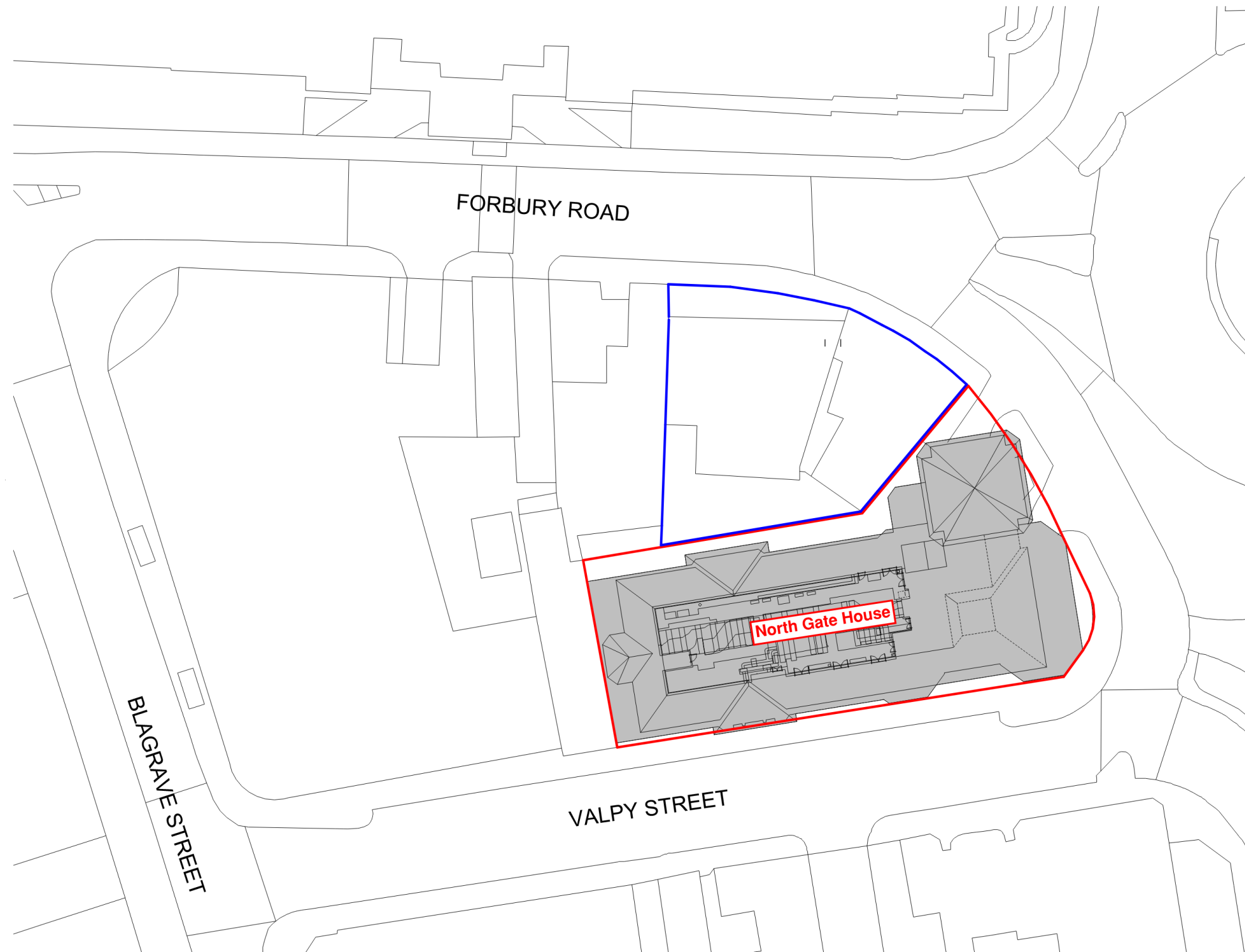
The intention of this report is to address the main fire safety principles and provide an overview of the requirements and recommendations that the scheme will meet.

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Fire Statement form.

Application information	
1. Site address line 1	Northgate House
Site address line 2	21-23 Valpy Street
Site address line 3	
Town	Reading
County	Berkshire
Site postcode (optional)	RG1 1AF
2. Description of proposed development including any changes of use (as stated on the application form).	Application for prior approval for change of use from office (use class e) to provide 78 self-contained residential units (use class c3) at Northgate House, 21-23 Valpy street, Reading, RG1 1AF.
3. Name of persons completing the fire statement (as section 15), relevant qualifications and experience. Guide: no more than 200 words	Leo Girling BSc (Hons), CEng, MIFireE – a chartered fire engineer with 15 years of experience.
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 prior consultation has been undertaken.
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 form	

Application information



The principles, concepts and approach relating to fire safety that have been applied to the development									
6. Building schedule									
a. Block no. as per site layout plan above	b. Block height (m) Number of storeys excluding those below ground levels Number of storeys including 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
North Gate House	- 39.9m - Seven storeys - Eight storeys	Car parking	Basement	BS 9999	No balconies	Class A2-s1, d0 or better	Simultaneous	Yes – Commercial sprinklers, full	N/A non resi
North Gate House	- 39.9m - Seven storeys - Eight storeys	Service Area	Basement	BS 9999	No balconies	Class A2-s1, d0 or better	Simultaneous	Yes – Commercial sprinklers, full	N/A non resi
North Gate House	- 39.9m - Seven storeys - Eight storeys	Residential flats, maisonettes, studios	Ground – Seventh floor	BS 9991	Class A2-s1, d0 or better	Class A2-s1, d0 or better	Stay put	Yes – residential sprinklers, full	None
North Gate House	- 39.9m - Seven storeys - Eight storeys	Service Area	Seventh floor	BS 9991	No balconies	Class A2-s1, d0 or better	Simultaneous	None (External Plant)	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 building schedule above. Guide: no more than 500 words The building has a sloping site, such that Ground level is at grade on Valpy Street, and Basement level is at grade on The Forbury. There are several apartments in the building that are provided with open-plan kitchen and living areas with inner room bedrooms. These apartments have dimensions greater than the limit for open-plan apartments which have unenclosed kitchens (8m x 4m) but less than 16m x 12m. There are two duplex apartments with lower levels on the sixth floor. The internal staircases are enclosed at both upper and lower levels. The firefighting staircase (East stair) and means of escape staircase (West stair) serve all upper floors. The means of escape staircase is accessed externally at roof level on the seventh floor. The upper floors are served by both staircases. The firefighting stair (East stair) also serves the basement, whilst the West stair terminates at ground level. The principle resident's access and egress route from both stairs occurs at Ground Floor level to Valpy Street. This will be the day-to-day access route for residents which they will be most familiar with. A secondary access and egress route is available to the East stair at Basement level (grade at The Forbury), adjacent to the car park entrance location. This will be the main point of Fire Service access. The building has an existing dry riser inlet position at Basement Level served from The Forbury roadway, where level access is possible due to the sloping site. This will be retained as the fire main inlet position.									
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 principles, concepts and approach relating to fire safety that have been applied to the development

For the open plan apartments, the cooking equipment is sited at least 1800mm away from the escape route and therefore the kitchen position is considered to be such to allow safe escape from the apartments. For apartments larger than the size limitations of the scope of BS9991, subject to the requirements of the Statutory Authorities, a CFD analysis will be undertaken to determine that acceptable escape is possible.

The duplex apartments have internal staircases which whilst enclosed, do not lead directly to the protected corridor. This is however considered acceptable on the basis that an alternative exit is available from the upper level of the apartment into the protected corridor, and the kitchen is separated by fire resisting partitions from the bedrooms. Occupants of the bedrooms are therefore not required to escape past the kitchen.

The means of escape (West) staircase is accessed externally at roof level on the seventh floor, this is considered acceptable on the basis that occupants of the duplexes have access to both staircases (internally) on the sixth floor, and on the seventh floor. The escape is achieved internally via the firefighting staircase and external access to the means of escape stair is considered as an alternative only. The rooftop escape will be maintained as a clear and safe route, and provided with emergency signage and lighting, and fire protection where necessary.

The exit door from the staircase at basement level is 3m within an undercroft adjacent to the car park vehicle entrance, this is considered acceptable on the basis that the primary means of escape from the staircase is at ground level (i.e. via the main entrance protected corridor) which leads outside. It is considered a compliant arrangement for a building with two staircases for one to serve the basement level, therefore the arrangement is considered reasonable.

The dry riser inlet for the firefighting staircase is located adjacent to the basement staircase door (The Forbury). This is the existing position for the existing building, and on a familiarity perspective with the local Fire Service is considered beneficial to maintain.

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

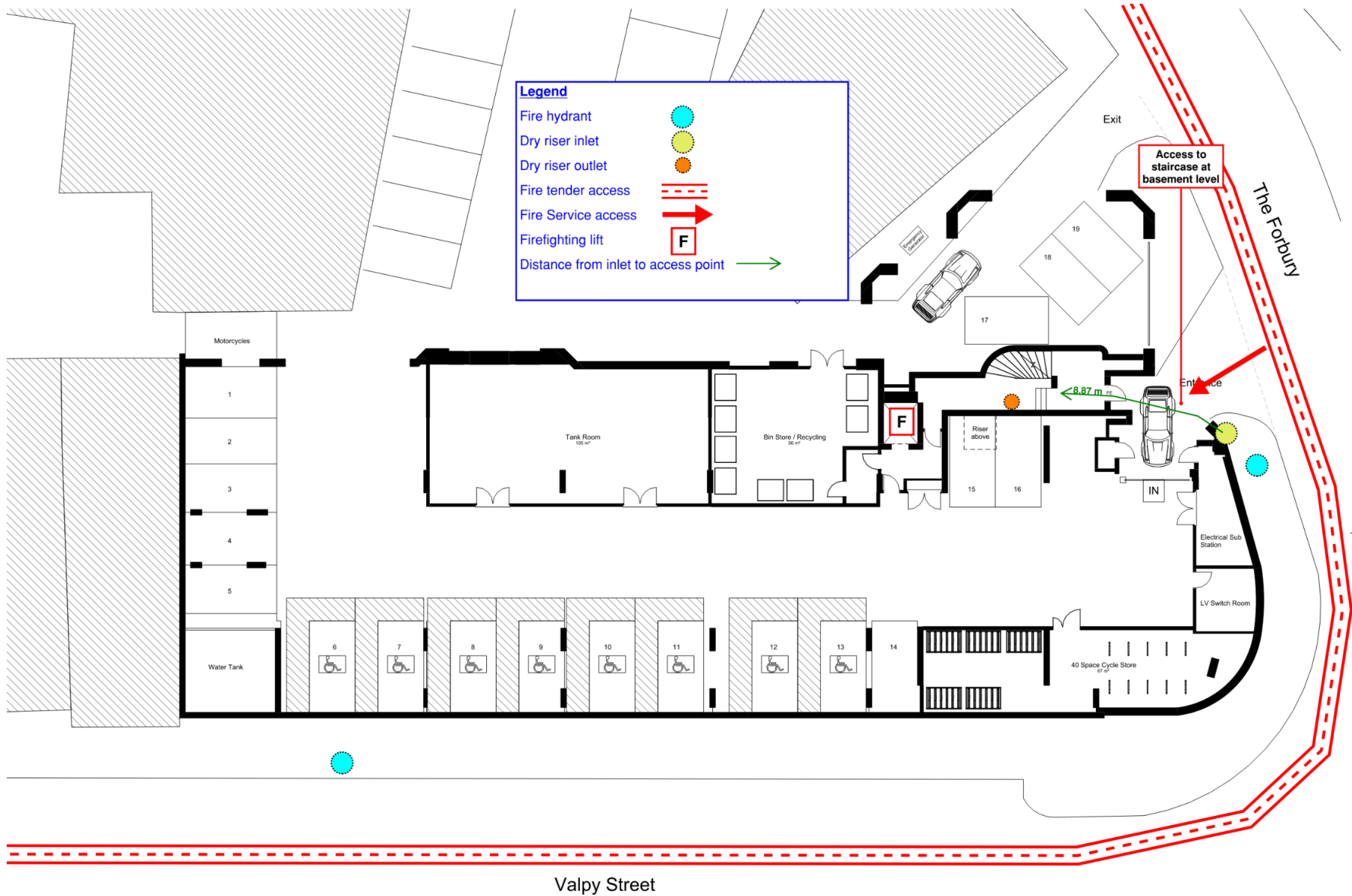
Reading Borough Council Validation Requirements for Planning Applications – November 2021

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
- Fire Service access to the site is in accordance with BS 9991.
The building will be provided with a firefighting shaft, comprising of a firefighting stair, firefighting lift and a dry fire main. The basement level may be accessed directly from outside, or via the firefighting staircase from the ground level.
The inlet to the dry riser is located on the east side of the building adjacent to the basement staircase door.
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
- Fire Service access will be provided to the site via the public roadways to the south and East, Valpy Street and the Forbury, which provides access to the entrance to the firefighting shaft at grade level (basement level).
- 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
- The location of dry rising fire main inlet is on the east of the building (The Forbury). Fire appliance access is available directly adjacent to the inlet, and the internal distance within the building is within 18m distance..

Emergency road vehicle access and water supplies for firefighting purposes	
13. Suitability of water supply for the scale of development proposed Guide: no more than 200 words	
There are two existing fire hydrants that have been visually identified, one is to the east of the building adjacent to the dry riser inlet, the other is to the southwest corner of the building adjacent to the means of escape staircase final exit door.	
Nature of water supply:	
Hydrant – public	
Does the proposed development rely on existing hydrants and if so, are they currently usable / operable?	
Yes, existing fire hydrants are relied upon. Their condition is not known at this stage, however if they are no longer operable, this will be determined during the detailed design stage and a suitable means of rectifying the hydrants / provision of private hydrants / alternative water provision made available.	
14. Fire Service site plan Fire Service site plan is: inserted in the form.	

Emergency road vehicle access and water supplies for firefighting purposes



Fire statement completed by

15. Signature	Leo Girling
16. Date	14/06/2024



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FIRE ENGINEERING

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