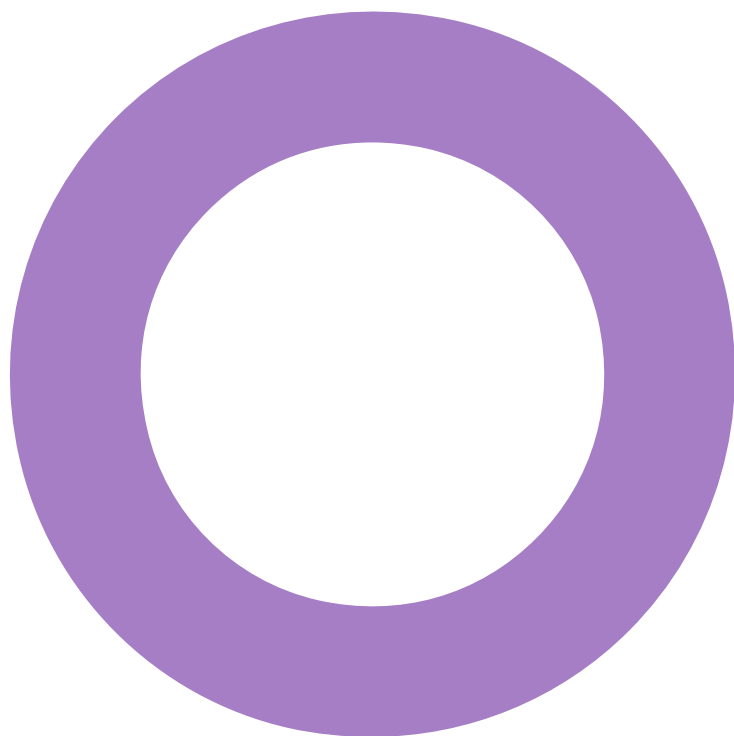


Waterfront Square. Reading. Packaged Living Ltd.

FIRE ENGINEERING
GATEWAY ONE FIRE STATEMENT

REVISION 02 – 22 JULY 2024



Audit sheet.

Rev.	Date	Description of change / purpose of issue	Prepared	Reviewed	Authorised
00	05/07/2024	Gateway one fire statement	CDF	JA	MH
01	11/07/2024	Update to sections Introduction, Sections 1, 2, 6, 11, 14 of the fire statement form and inclusion of Appendix B and C.	CM	BR	MH
02	22/07/2024	Update to drawings included in Appendix A and C only.	CM	No technical changes.	MH

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Project number: 19/23194
Document reference: REP-1923194-05-CDF-20240722-Gateway 1 statement-Rev02.docx

Contents.

Audit sheet.	2
1. Introduction.	4
Fire Statement form.	5
Application information	5
The principles, concepts and approach relating to fire safety that have been applied to the development	6
Emergency road vehicle access and water supplies for firefighting purposes	8
Fire statement completed by	9
Appendix A – Site plan (Ground floor GA).	10
Appendix B – Fire vehicle tracking exercise.	11
Appendix C – Architectural drawings.	12

1. Introduction.

The Proposed Development seeks to deliver 254 studio, one, two and three bedroom residential dwellings (Use Class C3), together with 278m² (GEA) of flexible Class E floorspace at ground floor level. A series of internal and external amenity spaces feature within the layout. New pedestrian accesses are proposed from Vastern Road and Norman Place and a vehicular access to a ground floor undercroft car parking area is proposed from Norman Place. Substantial public realm surrounds the development, providing significant visual improvement to Vastern Road, Norman Place and the River Thames frontage.

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Fire Statement form.

Application information	
1. Site address line 1	Waterfront Square
Site address line 2	Norman place
Site address line 3	Reading
Town	United Kingdom
County	RG1 8DA
Site postcode (optional)	
2. Description of proposed development including any changes of use (as stated on the application form).	The Proposed Development seeks to deliver 254 studio, one, two and three bedroom residential dwellings (Use Class C3), together with 278m² (GEA) of flexible Class E floorspace at ground floor level. A series of internal and external amenity spaces feature within the layout. New pedestrian accesses are proposed from Vastern Road and Norman Place and a vehicular access to a ground floor undercroft car parking area is proposed from Norman Place. Substantial public realm surrounds the development, providing significant visual improvement to Vastern Road, Norman Place and the River Thames frontage. The ground floor of the building houses a number of areas including residential ancillary, residential amenity, cark park, residential apartments (some accessed from the external only and others accessed both internally and externally) and a commercial unit. The development is considered a single building for the purposes of the Building Safety Act. The height of the building is measured as 31.5m from the Ground floor access level to the topmost occupied floor level of the building. In general, the Waterfront Square scheme is designed in accordance with the recommendations of BS 9991 and ADB 2022 and 2024 amendments. Where departures from the guidance are proposed, a suitable fire engineered proposal will be developed and presented at Gateway 2 to demonstrate an acceptable level of fire safety. Overall it is the view of this Gateway statement that the proposed scheme presents well considered, holistic safe design which incorporates a number of enhancements above the minimum recommendations of guidance and incorporates recent changes to guidance (namely ADB 2024).
3. Name of persons completing the fire statement (as section 15), relevant qualifications and experience. Guide: no more than 200 words	All Hoare Lea design projects are headed by chartered engineers with proven experience on a wide range of fire safety consultancy projects. All work produced at Hoare Lea has been reviewed and approved by a chartered engineer. This statement has been produced, reviewed and approved by the following key individuals. The design and development of the fire safety strategy will be undertaken by the same individuals. - Miller Hannah BEng (Hons), CEng, MIFireE – Director - Carlo Marenghi BSc, MSc, AIFireE – Principal Fire Engineer - Carolina del Felice MSci – Fire Engineer
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 consultation with approving authorities or the fire brigade have taken place prior to the planning application for the Waterfront Square development. Consultation has taken place with the wider design team to develop a holistic fire strategy which addresses the functional requirements B1-B5 of the Building Regulations.
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:	

Application information
The site layout plan has been included within Appendix A.

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
n/a	- The height of the building is 31.5m from the lowest adjacent ground floor to the top habitable floor. - Eleven storeys, including Ground floor and 1st – 10th. - The development forms a single higher risk building as all areas of the building are interconnected at Ground floor level. Going up the building, the building steps back and three different sections are formed. - No parts of the building constitute a basement.	Mixed use Ground floor Residential apartments and associated ancillary including: - Plant areas, refuse stores. Car park, amenity areas Commercial unit present at Ground floor Upper storeys Comprised of residential apartments external amenity spaces.	Residential apartments located on all levels i.e. GF- 10 th . Residential apartments, residential ancillary and commercial space at Ground floor.	BS 9991 has been used as the main guidance document to develop the fire strategy. The recommendations of ADB Vol 1 Amendments 2022 and 2024 have been incorporated into the design. BR 187 for external fire spread	Class A2-s1, d0 or better	Class A2-s1, d0 or better	Stay put for residential areas. The residential amenity/ancillary areas will operate on a simultaneous evacuation strategy on a per storey basis. The commercial area will operate under a independent simultaneous evacuation strategy.	Sprinkler protection provided throughout the building. Residential areas to be covered by BS 9251 system. Commercial areas to be covered by a BS EN 18245 system. Further, where compartments for residential use exceed 100m ² these areas will be served by a BS EN 12845 system.	13 M4(3)) units

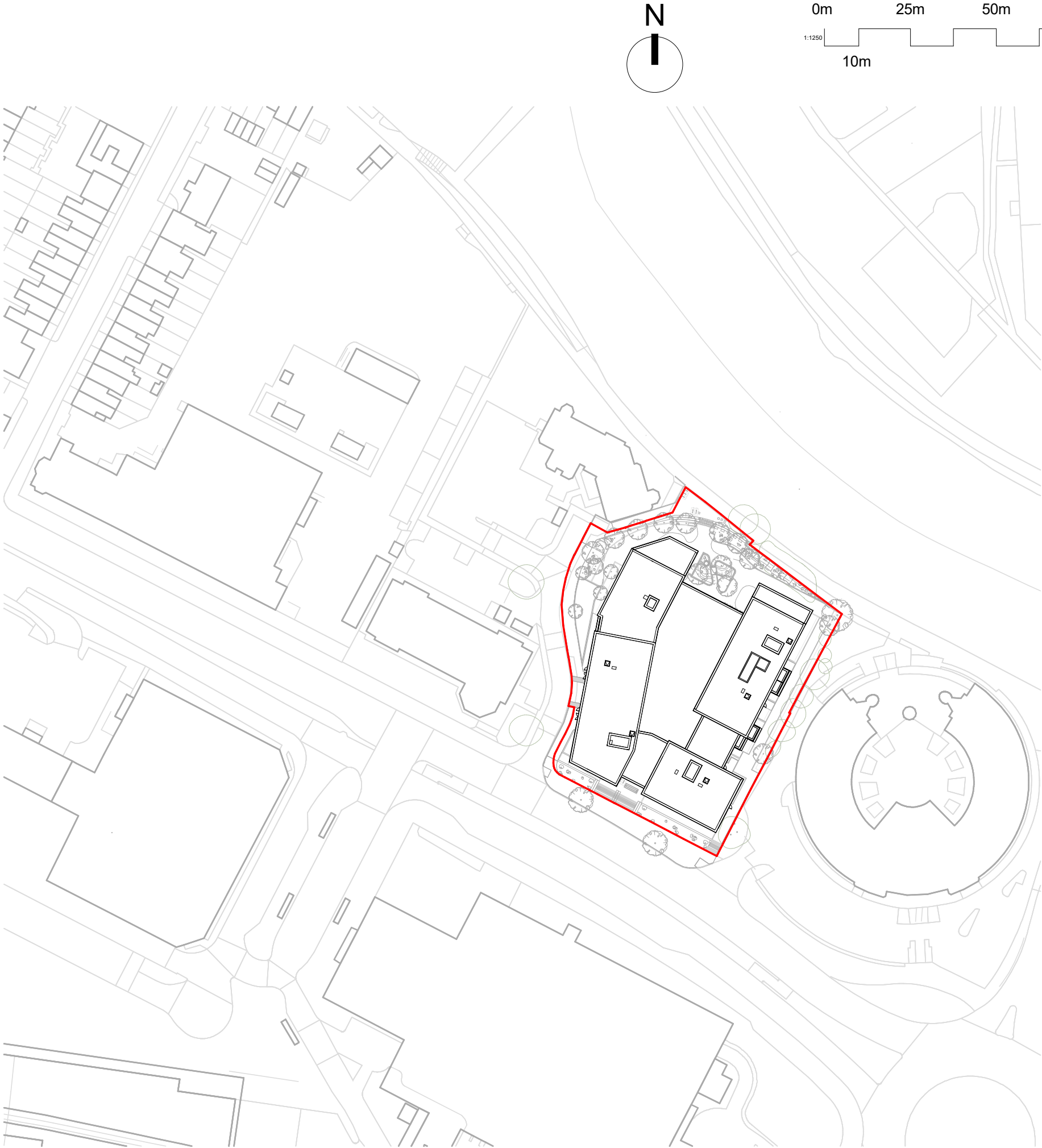
7. Specific technical complexities Explain any specific technical complexities in terms of fire safety (for example green walls) and/or departures from information building schedule above. Guide: no more than 500 words – At Ground floor the building is provided with a car park which is enclosed by the rest of the building; that is, the car park is at Ground floor level with the rest of the building surrounding it and the podium located above; the car park will be separated via 120 REI construction. The car park is accessed by cars via the western side of the building. The car park is considered to be an open-sided car park in accordance with the guidance of BS 9991 as the ventilation requirements of guidance will be provided via the access opening for cars and also natural ventilation located in the roof of the car park which discharges onto the podium. The car park will be provided with sprinkler protection. It is also proposed for the car park to be accessed from stairs in the building, on the basis all areas are served by two stairs and where a stair links with the car park, it is separated via a 120 REI protected lobby provided with 1m² permanent ventilation. Finally, the car park will also be provided with jet impulse fans to support the ventilation conditions within. Further specification regarding the fire strategy recommendations for the car park are listed in Section 8 of this document. At ground floor level, where residential apartments are accessible from common corridors, the common corridors can provide access to ancillary areas (e.g, plant) provided they are separated via protected lobby. This is on the basis that the apartments on this level have alternate means of escape directly to the outside, in the event of an ancillary area fire. – On some upper levels, external amenity spaces including a podium (1st floor level) and external terrace are accessible from the common corridor, this is considered acceptable as the external spaces will allow products of fire to dissipate and present a low risk to the common corridors. Further, it is considered acceptable for internal amenity spaces to be accessed from the common corridor on the basis that the lounge/community/break out areas present a similar or less risk to a residential apartment. – All levels of the building are served by at least two stair cores. – The commercial unit located at Ground floor will be completely separated from the rest of the building and will be accessed only from the external. – All firefighting cores will be accessible within 18m of vehicle access. Vehicle access is provided via Vastern Road, Norman place and internal access road to the north of the development. Where areas are not accessible internal from the building, all points of these areas will be within 45m of vehicle access. All points within the building will be within 60m of a fire main outlet. – Green roof areas which are present for the external amenity terrace/podium spaces should be designed following the guidance of GRO Guidance for Green Roofs.	
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 building is provided with a car park and therefore may have electric vehicles parked within the car park. The higher risk associated with electric vehicles have been assessed and the following enhancements are recommended for the car park design: – Natural ventilation and Jet fans – Sprinklers – Point heat detection – 120min fire resistance – 1200mm separation between electric vehicles – Slow charging up to 8% of capacity – Open plan apartments exceeding the dimensions described in BS 9991. A fire engineered approach will be developed using Computational Fluid Dynamics assessment comparing the proposed flat layouts to an NHBC research compliant arrangement. If it can be demonstrated that the conditions in the proposed open plan flats are equivalent, or better than, a design in line with that in guidance, then the layouts can be considered to meet the functional requirements of the Building Regulations. Once this assessment is completed it will be appended to the fire strategy. Cooker locations have been arranged in open plan apartments to ensure escape routes from the bedrooms are at least 1.8m away from a 0.9m wide escape route.	
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 The development is located in Reading, which has no specific local policies relating to fire safety.	

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 1. BS 9991 has been utilised to inform the fire strategy. Further, where applicable, the recommendations of ADB 2022 and 2024 Amendments have been incorporated into the design. The building is provided with a total four firefighting shafts. All areas of the building are provided with access to at least one firefighting core designed in accordance with BS 9991. Any storeys which are located above 18m in height and greater than 900m² are provided with access to two firefighting cores. It should be noted that in the western area of the building, on the 8th to 10th storeys the building steps back and has a storey floor area less than 900m² and will therefore only be served by a single firefighting shaft on those levels. In any case, the firefighting shafts serve all levels through which they pass. The fire vehicle access route is indicated in the Appendix B. Vehicle tracking has been carried out by the relevant consultant and confirmed as per the plan reported in the Appendix B.
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 Access for the Fire Service will be provided at Ground Floor level into each of the residential cores and firefighting shafts via a protected passageway less than 18m in length or direct into the stairs. Appliance access route provisions for the Fire Brigade at the residential areas will be provided within 18m of every dry fire mains inlet located adjacent to the entry to the stair. The existing roads offering access to the building are considered suitable for fire appliance access. Vehicle tracking has been carried out to demonstrate that suitable vehicle access is provided around the scheme. Further, the tracking exercise demonstrates the access points available to the brigade to excess the firefighting cores within the building. 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 Access route provisions for the Fire Brigade at the residential areas will be provided within 18m of every dry fire mains inlet. Further areas which are not accessible internally in the building will be within 45m of fire vehicle access. Hose laying distances to all parts of the building are achieved, either within 45m of the appliance parking position or within 60m of the dry riser outlets in the firefighting cores.
13. Suitability of water supply for the scale of development proposed Guide: no more than 200 words Where existing hydrants do not satisfy the recommendations of BS 9991, new hydrant to be provided in accordance with BS 9991. From existing map information it is understood that an existing hydrant is present on Norman place to the west of the proposed site location. Nature of water supply: Hydrant – Public Does the proposed development rely on existing hydrants and if so, are they currently usable / operable? This will be developed further at the next design stages. If no existing hydrant is available, a new hydrant will be provided in accordance with BS 9991.
14. Fire Service site plan Fire Service site plan is:

Emergency road vehicle access and water supplies for firefighting purposes	
Vehicle access to the firefighting shaft is illustrated in the Appendix B. Access from the fire vehicle to the firefighting shaft is within 18m distance.. Definitive vehicle access distances from the public road have been confirmed via a tracking exercise carried out by the relevant specialist.	

Fire statement completed by	
15. Signature	Miller Hannah BEng (Hons), CEng, MIFireE 
16. Date	22/07/2024

Appendix A – Site plan.



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Electronic file reference

Rev	Revision note	Date	Drawn	Check
PL1	Planning Submission	19/07/24	HC	CJ

Key

— Planning application boundary



Client

Packaged Living

Project title

A4012 Norman Place

Drawing title

Proposed Site Plan

Scale @ A3

1 : 1250

First Issue date

19/07/24

Drawing number

A4012-ASA-XX-GF-DR-A-0150

Proposed status

For Planning

Revision

PL1

Discipline

Architecture

Assael

Assael Architecture
123 Upper Richmond Road
London SW15 2TL

+44 (0)207 736 7744
info@assael.co.uk
www.assael.co.uk

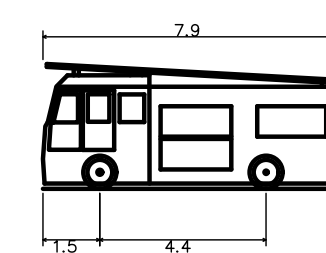
Appendix B – Fire vehicle tracking exercise.

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Pumping Appliance	
Overall Length	7.900m
Overall Width	2.500m
Overall Body Height	3.300m
Min Body Ground Clearance	0.140m
Track Width	2.500m
Lock to lock time	4.00s
Kerb to Kerb Turning Radius	7.750m

KEY:

-  18m RADIUS AROUND STAIRWELL
 SITE BOUNDARY
 NEIGHBOURING SITE BOUNDARY
 HIGHWAY BOUNDARY

P07 UPDATED MASTERPLAN	ML	CB	2024.07.04
P06 UPDATED MASTERPLAN	ML	CB	2024.06.05
P05 UPDATED MASTERPLAN	BS	CB	2024.02.02
P04 UPDATED TRACKING TO AVOID CULTIV	HK	CB	2024.01.17
P03 UPDATED TRACKING	BS	CB	2023.12.20
P02 UPDATED MASTERPLAN	CE	CB	2023.12.04
PD1 FIRST ISSUE	MH	CB	2023.09.15
Issued/Revision	By	Appd	YYYY.MM.DD
	Mh	CB	2024.07.04
	Dwn	Dsgn.	Chkd.
	Mh	CB	YYYY.MM.DD

Issue Status

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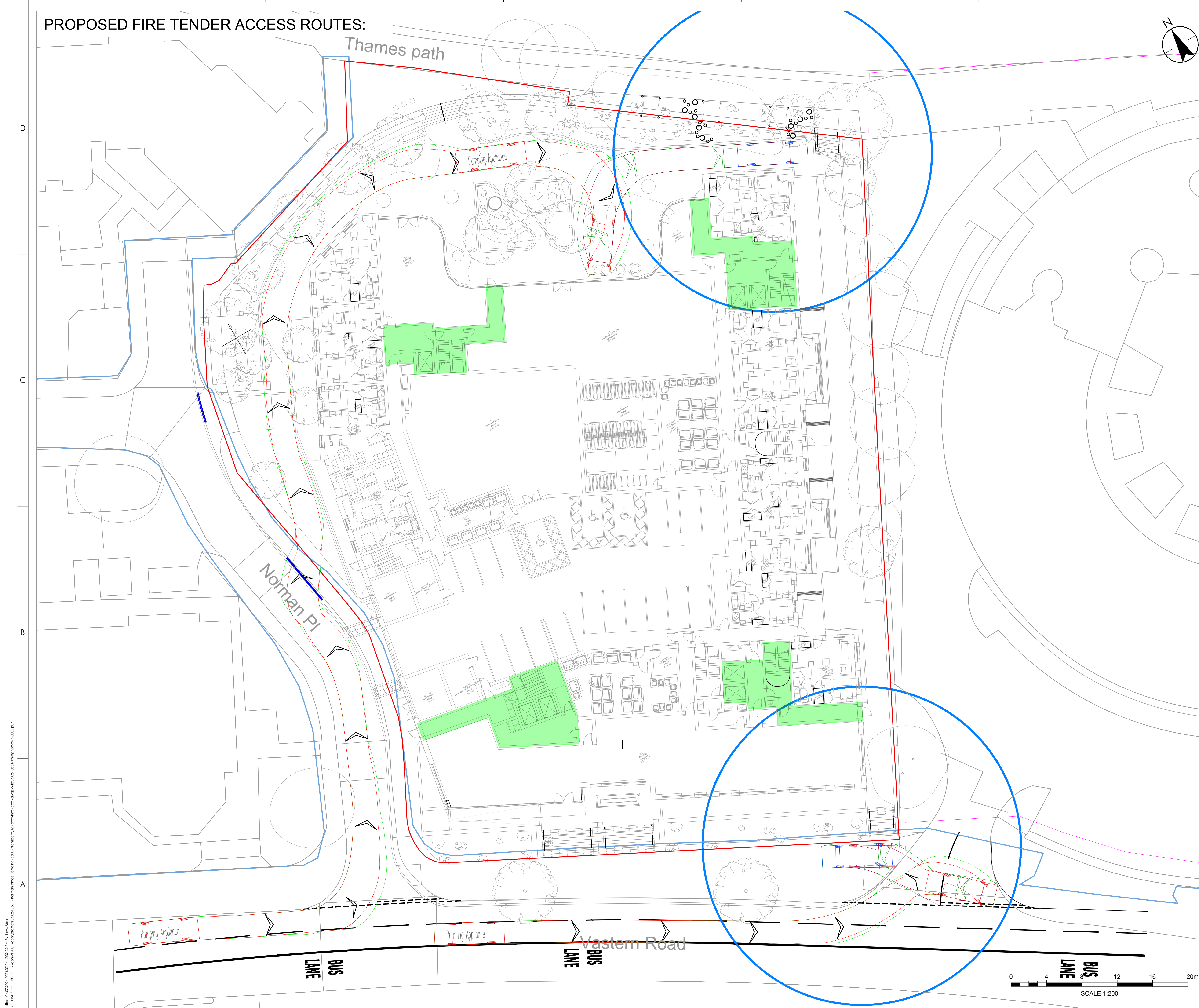
Client/Project
PACKAGED LIVING

NORMAN PLACE, READING

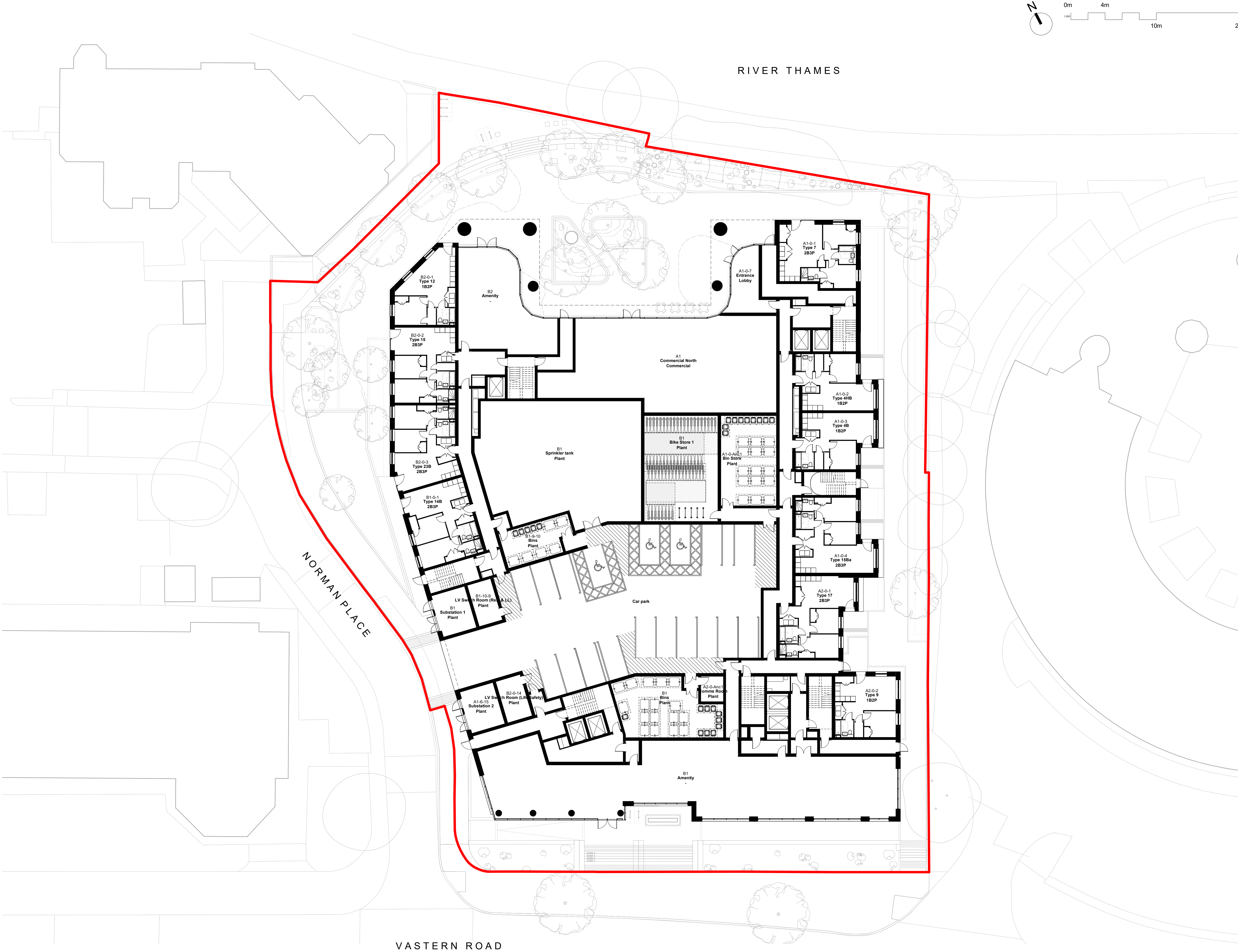
Reading, UK

Title
PROPOSED FIRE TENDER ACCESS ROUTES

Project No. 332610561	A1 Scale 1:200
Revision P07	Drawing No. 332610561-STN-HGN-XX-DR-H-0002



Appendix C – Architectural drawings.



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Electronic file reference

Rev	Revision note	Date	Drawn	Check
PL1	Planning Submission	19/07/24	HC	CJ

Key

— Planning application boundary



Client

Packaged Living

Project title

A4012 Norman Place

Drawing title

00 Ground Floor Plan

Scale @ A1

1 : 200

First Issue date

19/07/24

Drawing number

A4012-ASA-XX-GF-DR-A-0200

Proposed status

For Planning

Revision

PL1

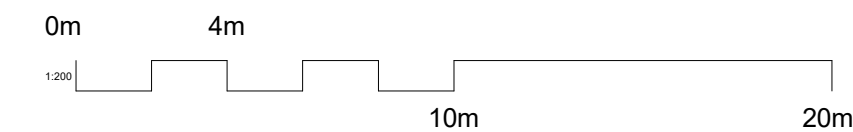
Discipline

Architecture

Assael

Assael Architecture
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info@assael.co.uk
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Packaged Living

Project title

A4012 Norman Place

Drawing title

01 First Floor Plan

Scale @ A1

First Issue date

1 : 200

19/07/24

Drawing number

A4012-ASA-XX-01-DR-A-0201

Proposed status

Revision

For Planning

PL1

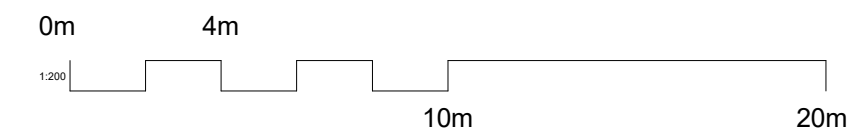
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Assael

Assael Architecture
123 Upper Richmond Road
London SW15 2TL

+44 (0)207 736 7744
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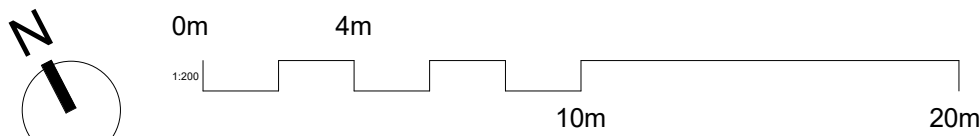
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Electronic file reference

Rev	Revision note	Date	Drawn	Check
PL1	Planning Submission	19/07/24	HC	CJ

Key

— Planning application boundary



Client

Packaged Living

Project title

A4012 Norman Place

Drawing title

05 Fifth Floor Plan

Scale @ A1

1 : 200

First issue date

19/07/24

Drawing number

A4012-ASA-XX-05-DR-A-0205

Proposed status

For Planning

Revision

PL1

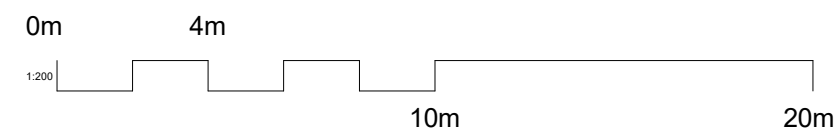
Discipline

Architecture

Assael

Assael Architecture
123 Upper Richmond Road
London SW15 2TL

+44 (0)207 736 7744
info@assael.co.uk
www.assael.co.uk



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Rev	Revision note	Date	Drawn	Check
PL1	Planning Submission	19/07/24	HC	CJ

Key

— Planning application boundary



Packaged Living

Project title

A4012 Norman Place

Drawing title

06 Sixth to Seventh Floor Plan

Scale @ A1

First Issue date

1 : 200

19/07/24

Drawing number

A4012-ASA-XX-07-DR-A-0207

Proposed status

Revision

For Planning

PL1

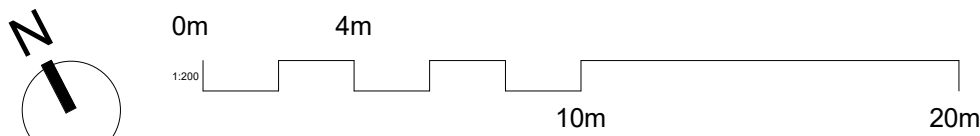
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Architecture

Assael

Assael Architecture
123 Upper Richmond Road
London SW15 2TL

+44 (0)207 736 7744
info@assael.co.uk
www.assael.co.uk



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Rev	Revision note	Date	Drawn	Check
PL1	Planning Submission	19/07/24	HC	CJ

Key

— Planning application boundary



Client

Packaged Living

Project title

A4012 Norman Place

Drawing title

08 Eighth Floor Plan

Scale @ A1

1 : 200

19/07/24

Drawing number

A4012-ASA-XX-08-DR-A-0208

Proposed status

For Planning

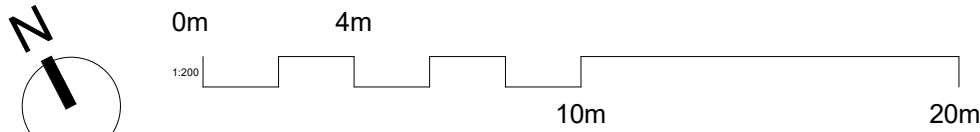
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Architecture

Assael

Assael Architecture
123 Upper Richmond Road
London SW15 2TL

+44 (0)207 736 7744
info@assael.co.uk
www.assael.co.uk



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Electronic file reference

Rev	Revision note	Date	Drawn	Check
PL1	Planning Submission	19/07/24	HC	CJ

Key

— Planning application boundary



Client

Packaged Living

Project title

A4012 Norman Place

Drawing title

09 Ninth to Tenth Floor Plan

Scale @ A1

1 : 200

First issue date

19/07/24

Drawing number

A4012-ASA-XX-09-DR-A-0209

Proposed status

For Planning

Revision

PL1

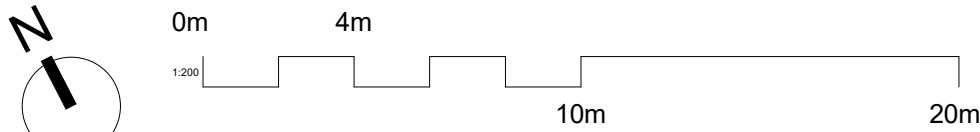
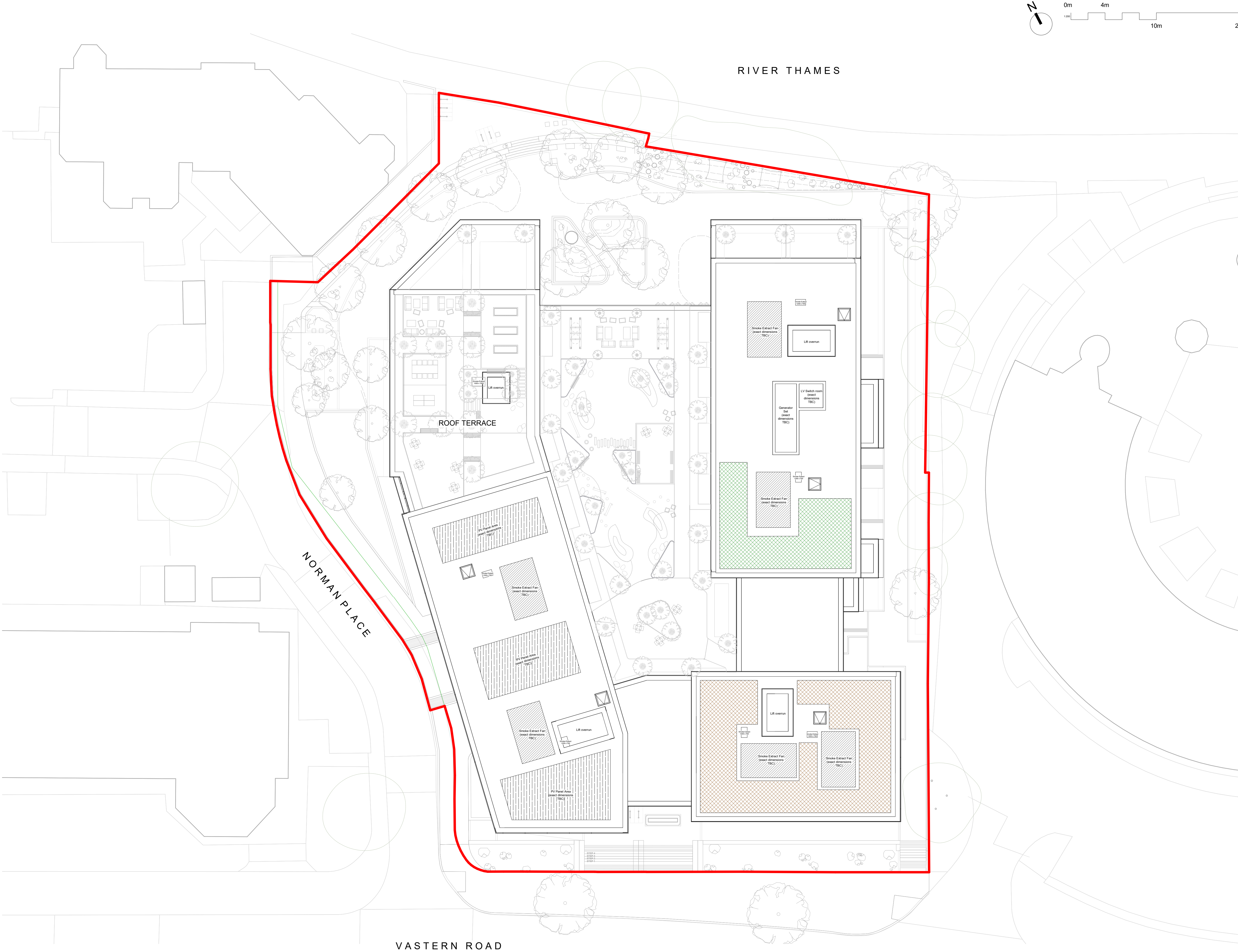
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Architecture

Assael

Assael Architecture
123 Upper Richmond Road
London SW15 2TL

+44 (0)207 736 7744
info@assael.co.uk
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Rev	Revision note	Date	Drawn	Check
PL1	Planning Submission	19/07/24	HC	CJ

- Key
- Planning application boundary
 - Smoke fan
 - Proposed location for PV array
 - Proposed biodiverse green roof location
 - Proposed brown roof location



Client

Packaged Living

Project title

A4012 Norman Place

Drawing title

Roof Plan

Scale @ A1

1 : 200

First issue date

19/07/24

Drawing number

A4012-ASA-XX-RF-DR-A-0211

Proposed status

For Planning

Revision

PL1

Discipline

Architecture

Assael

Assael Architecture
123 Upper Richmond Road
London SW15 2TL

+44 (0)207 736 7744
info@assael.co.uk
www.assael.co.uk



CAROLINA DEL FELICE
FIRE ENGINEER

+44 20 3668 7147
carolinadel-felice@hoarelea.com

HOARELEA.COM

WESTERN TRANSIT SHED
12-13 STABLE STREET
LONDON
N1C 4AB

