

ELDER

GREYFRIARS HOUSE
20 - 30 GREYFRIARS ROAD , READING

GATEWAY ONE FIRE STATEMENT
ORION FIRE





GATEWAY ONE FIRE STATEMENT

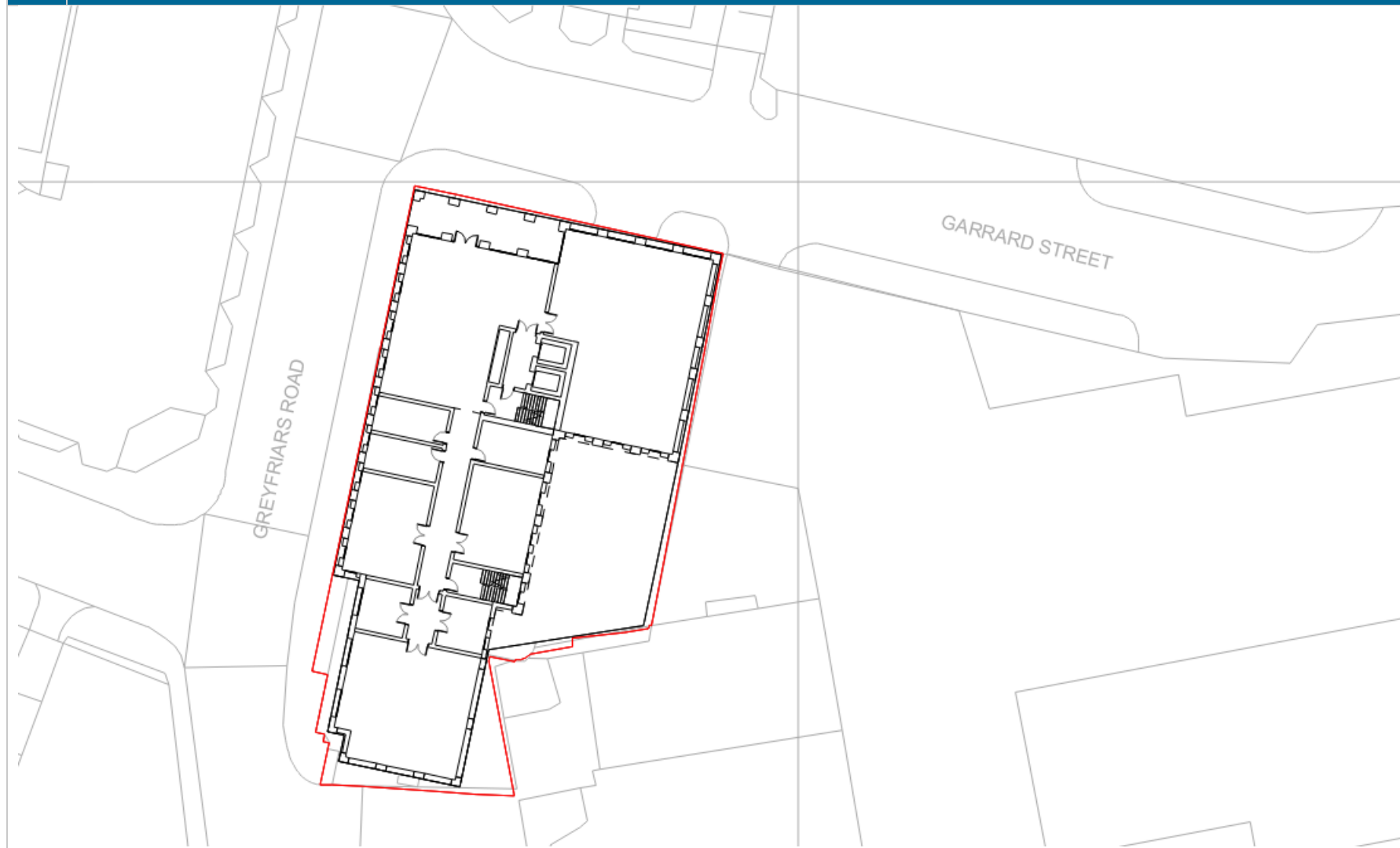
PROJECT NAME: 20-30 Greyfriars Road

DATE: 6th November 2024

REF: OF-001887-FSS-01-B

Application Information		
1	Site Address Line 1	20-30 Greyfriars Road
	Site Address Line 2	
	Site Address Line 3	
	Town	Reading
	County	Berkshire
	Site Postcode (Optional)	RG1 1NS
2	Description of proposed development including any change of use (as stated on the application form):	Demolition of the existing building and the erection of a part-7, part-13 storey building comprising 266 co-living units (Sui Generis) and associated communal amenity facilities, refuse storage, cycle parking and plant equipment.
3	Name of person completing the fire statement (as section 15.), relevant qualifications and experience.	Hugh Foster, Meng (Hons), AIFireE, 10 years' experience Greenford Green, Ealing Hugh developed the fire strategy for two large residential developments on the Greenford Green site. These including residential apartments complimented by residential amenities, commercial units, a super market. Hugh assisted the scheme through the detailed design and construction stages, reviewed construction details and inspected the external wall systems during construction. Silk Park, Hendon Hugh delivered the fire strategy for a large residential development in Hendon London. The development consisted of 771 residential apartments split between 9 blocks wrapping and on top of a large extensively landscaped podium deck. Beneath the podium houses a supermarket food store, customer parking, residents facilities, basement residents car park and cycle storage. Private, shared ownership and social rent apartments are to be provided in the development. Hugh supported the scheme during RIBA stage 3 and 4, reviewing the scheme during detailed design, including the provision of computational fluid dynamics for residential means of escape and car park smoke clearance
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.	It is understood that no consultation has been undertaken with the local Fire & Rescue Authority or Approved Inspector. Orion Fire Engineering have produced an initial set of drawing comments referenced "OF-001887-DRC-01" and several sketch markups advising on any alterations that may affect the planning application (copies of which can be supplied upon request). The Architect has included Orion's recommendations on the latest layout. Orion have subsequently issued an Outline Fire Strategy, dated 10th October 2024, referenced "OF-001887-OFS-01". Contact has been made with the local fire service (Royal Berkshire Fire and Rescue Service) regarding operability of local hydrants and indicative locations with hydrant reference numbers have been provided.

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)



20-30 Greyfriars Road

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) 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
Greyfriars Road (Residential)	37.0m top storey height from Ground level (fire service access level) to uppermost occupied storey, Level Twelve. Residential flats between Ground and Level Twelve. Residential amenity and ancillary at Ground Level and Level 12	Residential flats, maisonettes, studios	Ground Floor to Level Twelve	BS9991	Class A2-s1, d0 or better	Class A2-s1, d0 or better	Stay put	Yes - other	None
		Other residential accommodation	Ground, Twelfth Floor	BS9991	No balconies	Class A2-s1, d0 or better	Simultaneous	Yes - other	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 in building schedule above
	All areas of the building (including residential ancillary areas not more than 100m² in area) will be served by a Category 4 BS 9251 residential sprinkler system. Typically residential cooking facilities are located at the remote end of the studio. Where they are not, or when in communal kitchen areas hob cut-off safety devices as tested to BS EN 50615 may be necessary to allow safe egress beyond cooking facilities. Considering the provision of sprinklers in the apartments, this is considered reasonable. The secondary means of escape stairs has a final discharge route that requires the occupants to pass up a final flight of stairs due to the sloping nature of the site. The roof terrace is not classified as a balcony and will be assessed as roofs hence not ticking balconies in Section 6 of the PGO form.

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.
	In addition to the complexities identified in item 7, the below issues have been identified: <u>Inner Rooms</u> There are inner rooms located at ground floor. These are to be provided with automatic fire detection and alarm systems in accordance with the requirements of guidance. Total travel distances from these rooms are within compliant limits. <u>External Walls</u> The building should be constructed from materials which are in accordance with the current guidance to meet the Building Regulations 2010 (with Amendments). The external wall materials are to achieve compliance with Regulation 7, this is applicable to the proposed building.

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. <u>Roofs</u> Where PV panel installations are present, additional guidance from RISC Authority RC62: <i>“Recommendations for fire safety within PV panel installations”</i> is recommended to be considered. Where green roofs are present, additional guidance from HM Government <i>“Fire Performance of Green Roofs and Walls”</i> is recommended to be considered. <u>Level 12</u> At Level 12 rather than the two stairs being connected by a common corridor they will be connected by an external terrace. This will be designed similar to the balcony deck approach in accordance with BS 9991, which remains compliant.
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. There are no local policies relating to fire safety that have been taken into account.
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 Fire service access to site shall be via Greyfriars Road to the West or Garrad Street to the North. This is shown in Section 14. Hydrant locations have been requested from Royal Berkshire Fire and Rescue Service. A hydrant is visible at the junction of Vachel Road and Greyfriars Road (13.5m from site), and one at 37 Greyfriars Road (76m away from site)
11	Emergency road vehicle access Specify emergency road vehicle access to the site entrances indicated on the site plan Emergency vehicle access is provided via the public roads Greyfriar Road and Garrard Street. Is the emergency vehicle tracking route within the site to the siting points for appliances clear and unobstructed? Yes
12	Siting of fire appliances Fire appliances will have access to within 18m of the fire mains inlet connection point and the entry point to the fire-fighting core of the building. Fire appliance parking locations are as noted in plans shown in Section 14.

13 Suitability of water supply for the scale of development proposed

Water shall be supplied via existing local watermains. There are existing hydrants located within 90m of fire service entrances.

Nature of water supply

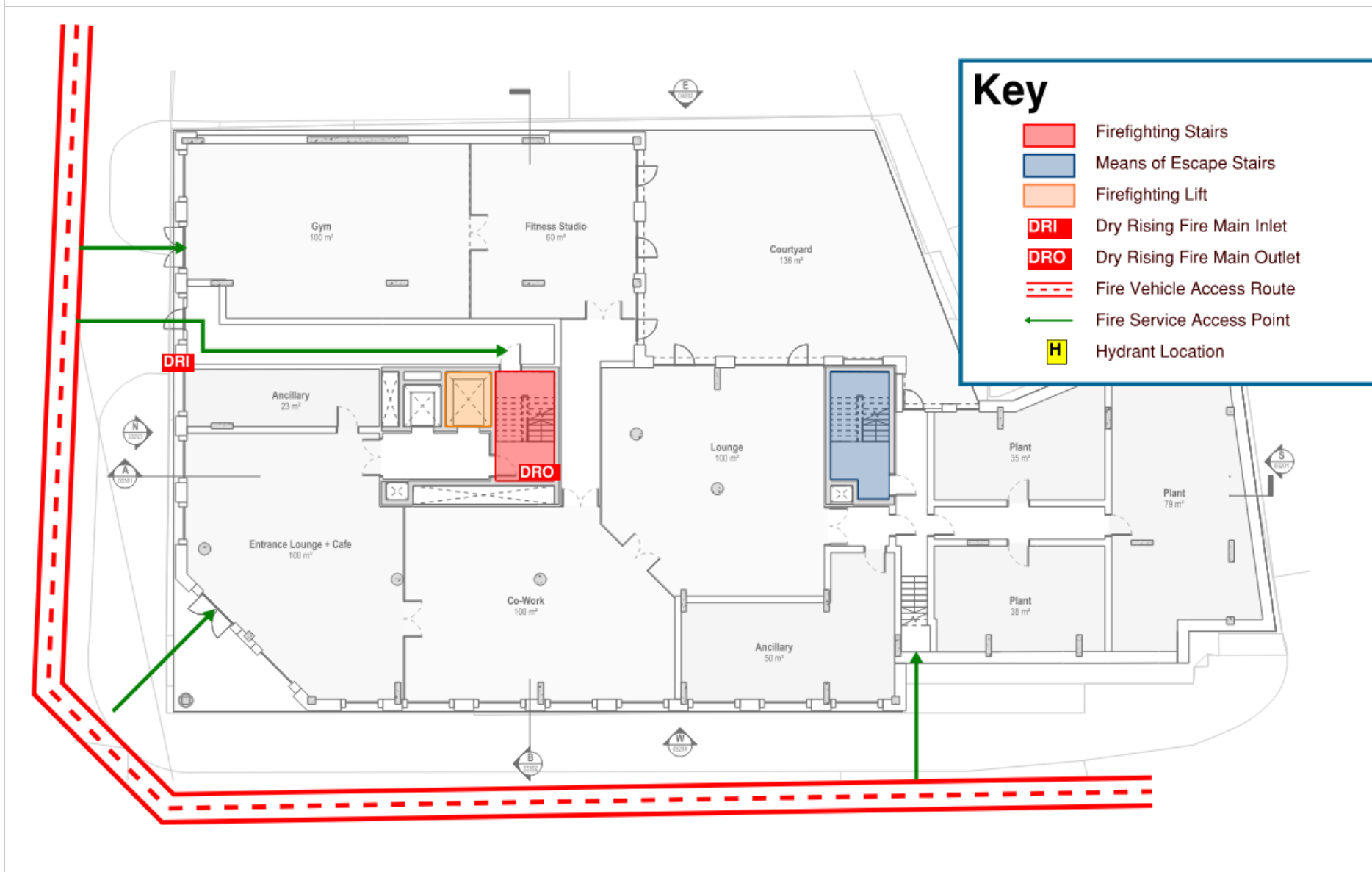
Hydrant - public

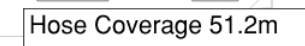
Does the proposed development rely on existing hydrants and if so are they currently usable / operable?

Don't know

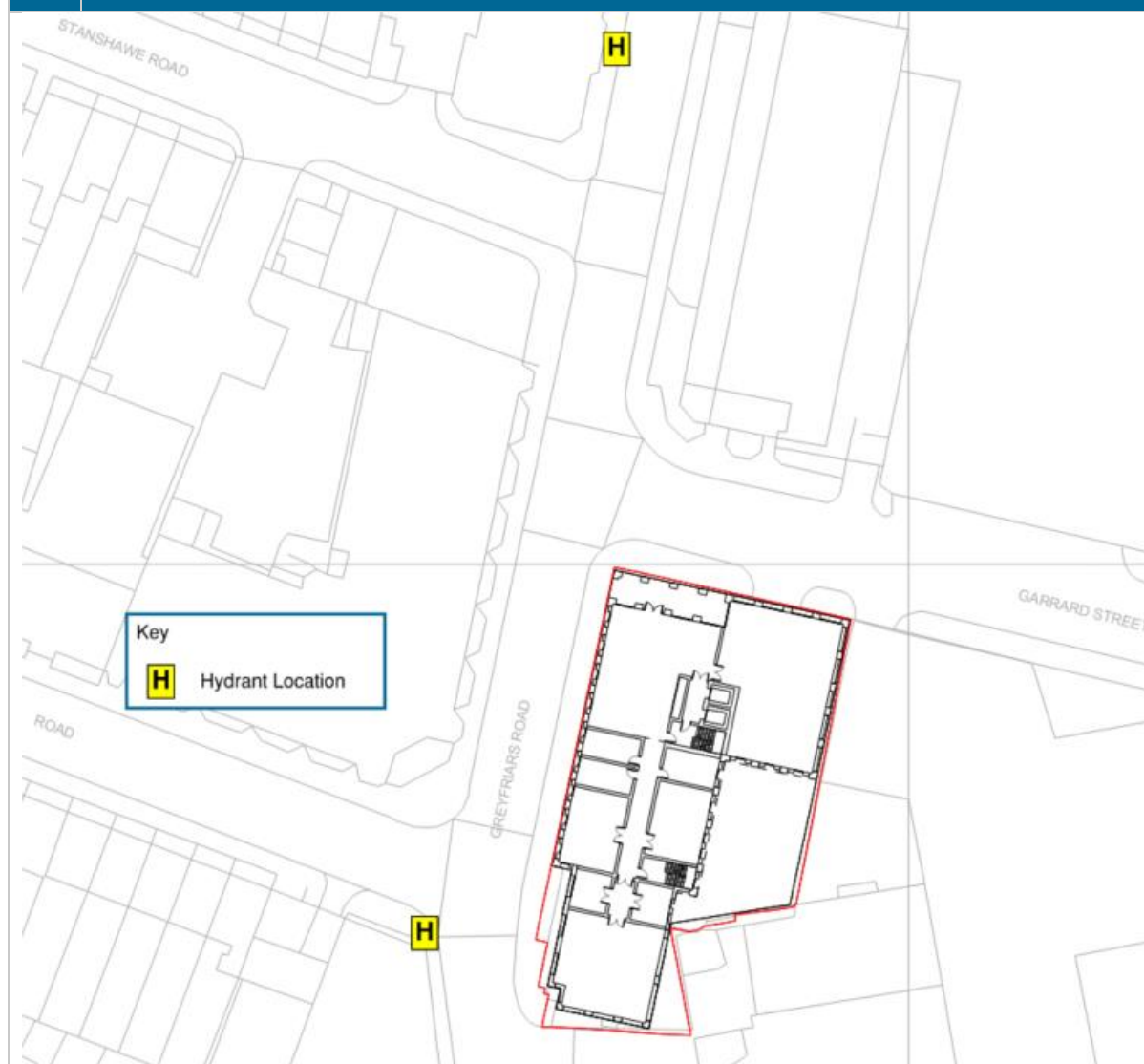
14 Fire service site plan

Fire service site plan is:





14 Fire service site plan



Fire statement completed by

15	Signature	 Hugh Foster
16	Date	28/10/2024

ELDER

GREYFRIARS HOUSE
20 - 30 GREYFRIARS ROAD , READING

