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Design Note No. PG01

Project The Pinnacle, 20 Tudor Road, Reading

Date 23rd June 2025

Subject Planning Stage, Gateway 1 Fire Statement

DOCUMENT CONTROL

Issue	Date	Description	Author	Reviewed
-	23/06/25	Initial issue	BW	BH

Note: All updates since the previous issue are indicated with a vertical line in the right hand margin.

INTRODUCTION

BWC Fire Limited (BWC) has been appointed to produce the fire strategy for conversion of the building known as The Pinnacle in Reading. The building is an existing commercial building which is currently in planning to be converted to residential apartments. This fire statement discusses the proposed planning application for the conversion.

There is a separate BWC Planning fire statement report (DN01) which discusses details of the fire strategy principles which have been applied to the project. Notwithstanding this this report, PG01, forms the formal Gateway 1 fire statement intended for engaging with the HSE during the Gateway One process.

APPLICATION INFORMATION

1. SITE ADDRESS

The Pinnacle, 20 Tudor Road, Reading, RG1 1NH

2. DEVELOPMENT DESCRIPTION INCLUDING ANY CHANGE OF USE

The conversion of the existing office building into residential apartments. No new floors are being added.

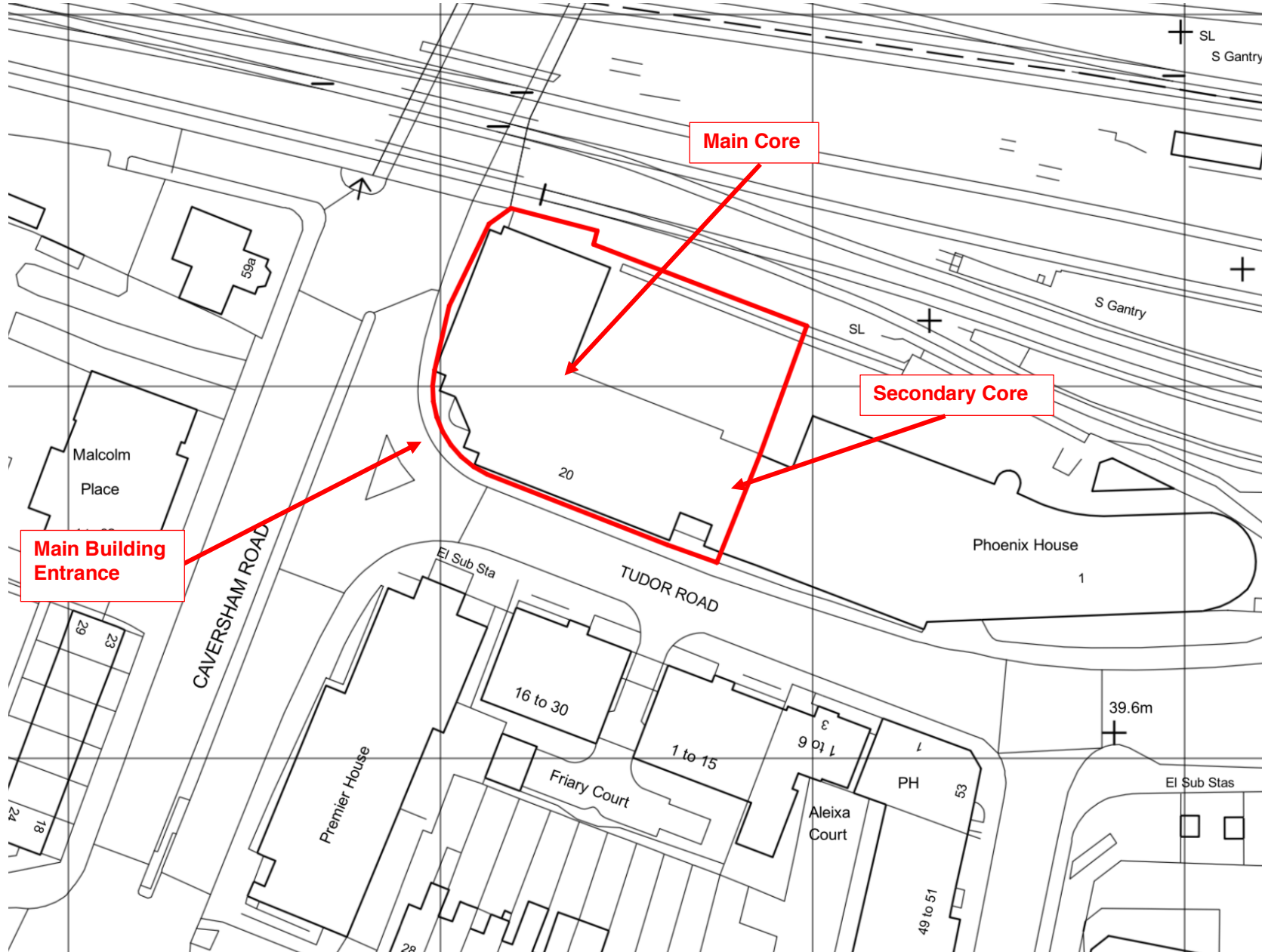
3. DETAILS AND COMPETENCY OF AUTHOR

This report has been completed by Ben Whitaker BEng (Hons.) CEng MIFireE MCMI, a qualified Fire Consultant and Chartered Engineer holding a Bachelors Degree in Fire Engineering with more than 20 years' experience in the field of Fire Consultancy. This report has been reviewed by Ben Haskell BSc (Hons.) AIFireE, a qualified Fire Consultant holding a Bachelors Degree in Fire Safety Engineering with more than 10 years' experience in the field of Fire Consultancy.

4. DETAILS OF ANY CONSULTATION UNDERTAKEN SO FAR ON FIRE SAFETY ISSUES

No consultation has been undertaken to date.

5. SITE LAYOUT PLAN WITH BLOCK NUMBERING AS PER BUILDING SCHEDULE



PRINCIPLES, CONCEPTS AND APPROACH RELATING TO FIRE SAFETY

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 basements •Number of storeys including basements	(C) Proposed use (one per line)	(D) Location of use within block by floor level	(E) Standards relating to fire safety/approac h applied	(F) Balconies	(G) External wall systems	(H) Approach to evacuation	(I) Automatic suppression	(J) Accessible housing provided
Building	- Approximately 21.5m to top finished floor from lowest external ground level - Six storeys above ground (Sixth floor is solely plant) - No basements	Plant, parking and stores Residential flats Plant	Ground floor Ground to fifth floors Sixth floor	Approved document B vol 1	No balconies	Class A2-s1, d0 or better	stay put	Yes – Residential sprinklers at ground and above floors. Commercial sprinklers to the car park.	none

7. SPECIFIC TECHNICAL COMPLEXITIES IN TERMS OF FIRE SAFETY AND/OR DEPARTURES FROM INFORMATION IN BUILDING SCHEDULE ABOVE

The building works are proposed as being converted from offices into residential apartments on the existing floors at ground to fifth floor inclusive. The sixth floor is to be retained solely as a plant level, albeit the existing office plant will be decommissioned and removed.

Each floor has access to the two staircases via ventilated common corridors. Smoke venting is provided by natural means to both common staircases and each section of common corridor that adjoins the staircases. Travel distances within the common corridors and within the apartments are limited to those discussed in Approved Document B, Volume 1. The common corridors are also sub-divided as part of the means of escape arrangements.

The building includes two staircases however only one staircase includes lifts. Given this within the works the main core will be designated as a fire fighting shaft, which will include a fire fighting lift and dry rising water main. The secondary staircase will be solely an escape staircase. The building floor plates are each less than 900sqm and all parts of the floor plates are covered within 60m hose distances of the dry main outlets that are located in the main staircase.

8. HOW ANY ISSUES WHICH MIGHT AFFECT THE FIRE SAFETY OF THE DEVELOPMENT HAVE BEEN ADDRESSED

This section is not generally applicable as the project proposals aim to achieve direct compliance against prescriptive design guidance as discussed in Section 7 above.

9. HOW ANY POLICIES RELATING TO FIRE SAFETY IN RELEVANT LOCAL DEVELOPMENT DOCUMENTS HAVE BEEN TAKEN INTO ACCOUNT

It is understood that no specific policies relating to fire safety are provided within local development documents currently.

EMERGENCY ROAD VEHICLE ACCESS AND WATER SUPPLIES FOR FIREFIGHTING PURPOSES**10. 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 vehicle access to the residential areas is based on the main staircore being a fire fighting shaft, including fire fighting lift and dry rising water main. All parts of the apartments are covered within 60m hose distances from the dry main outlets, based on sprinklers being provided throughout the building.

The car park areas at ground floor can potentially also be accessed from the main core fire fighting facilities however these areas are also directly accessible from outside to the north west corner off Caversham Road and Tudor Road to the south east of the building. There is in excess of 15% of the car park perimeter accessible for a fire appliance.

The dry main inlet point is located externally within 18m of the fire appliance parking position on Caversham Road. The inlet point is within 18m of the entrance point into the building at the main entrance and also 18m from the vertical riser of the dry main within the main core staircase.

11. EMERGENCY ROAD VEHICLE ACCESS - CAN EMERGENCY ROAD VEHICLES ACCESS THE SITE ENTRANCES INDICATED ON THE SITE PLAN

Vehicle access is available to the two main elevations of the building. Caversham Road to the west of the building and Tudor Road to the south of the building. The main core is accessed from the corner junction of these two highways. The dry main inlet will be located on the Caversham Road elevation just above the main entrance.

In addition to the above there is a pedestrian route leading to the rear of the building available at the remote north-west corner of the site off Caversham Road. The ground floor car park vehicle entrance is also to the south-east corner of the building off Tudor Road.

The site vehicle access is based on existing public highways which are through routes. There are no requirements for a fire appliance to reverse in order to access this building.

Is the emergency vehicle tracking route to the siting points for appliances clear and unobstructed?

YES

12. SITING OF FIRE APPLIANCES

Fire service parking locations are generally located outside the entry points to the building and associated dry main inlet position.

13. SUITABILITY OF WATER SUPPLY FOR THE SCALE OF DEVELOPMENT PROPOSED

There is an existing public fire hydrant present on at the junction of Caversham Road and Tudor Road. This fire hydrant is approximately 40m from the dry main inlet point and main building entrance point.

Nature of water supply:

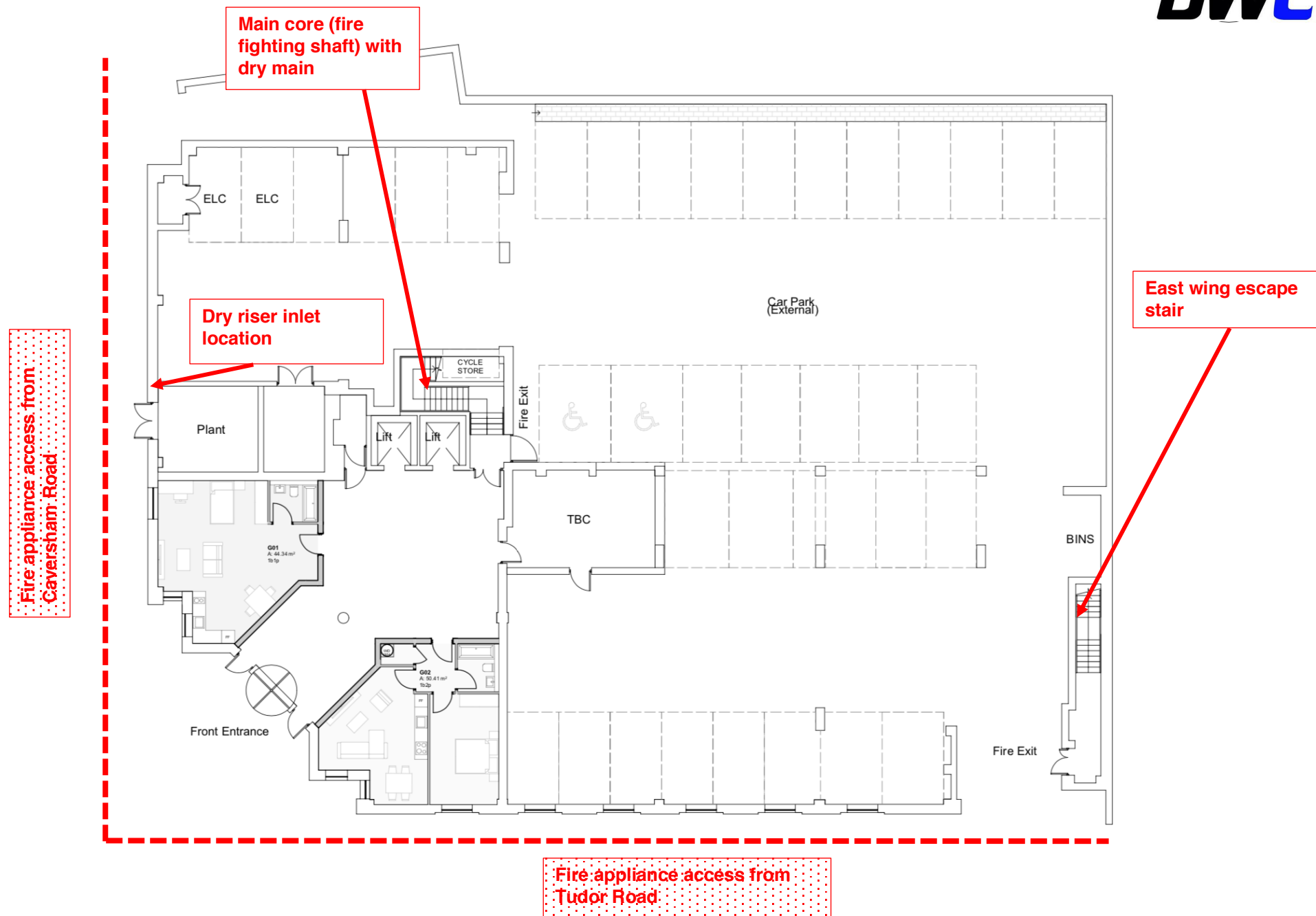
Hydrant – public

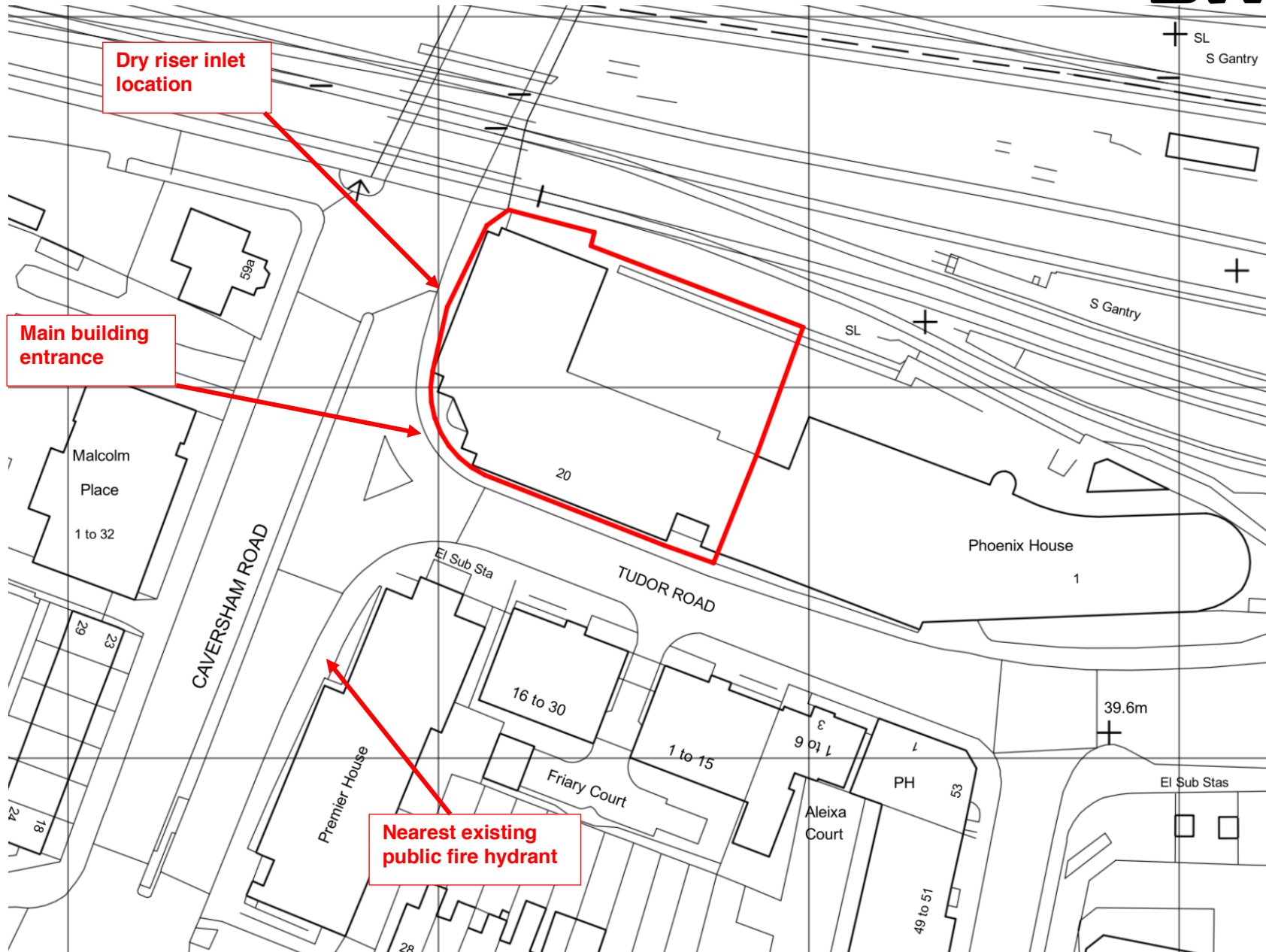
Does the proposed development rely on existing hydrants and if so are they currently usable / operable?

Yes

14. FIRE SERVICE SITE PLAN

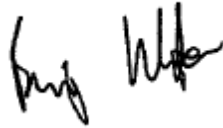
Please see next pages. The site plans are in two parts. The first outlines the actual building access arrangements with the second plan indicating the wider site fire hydrant locations.





FIRE STATEMENT COMPLETED BY

Author Signature:



Reviewer Signature:



Date: 23/06/2025

REPORT LIMITATIONS

This report is the copyright of BWC Fire Limited and applies only to the project known as The Pinnacle in Reading. It must not be used in support of any other project without the written agreement of BWC Fire Limited. This report may only be forwarded to a third party if reproduced in full and without amendment to the content or presentation.

In preparing this report it has been assumed that detailed aspects of the design and construction will, unless stated otherwise in this report, be in accordance with the recommendations of the relevant Approved Documents to the Building Regulations, applicable British Standards and other relevant codes of practice.

This report relates only to statutory requirements associated with Building Regulations and the Regulatory Reform (Fire Safety) Order 2005. Additional fire safety measures necessary during construction/remedial works or for insurance, loss prevention or environmental protection purposes are not considered.

The terminology “will” or “will be” as used in this report represents the recommendation/understanding of BWC Fire Limited regarding the proposed design, construction or management of the premises. The validity of this report is reliant upon these items being implemented as described.

This report relates to a project that is subject to third party ratification and it must be ensured that the contents of this report are agreed with all the relevant approval bodies prior to implementation.