



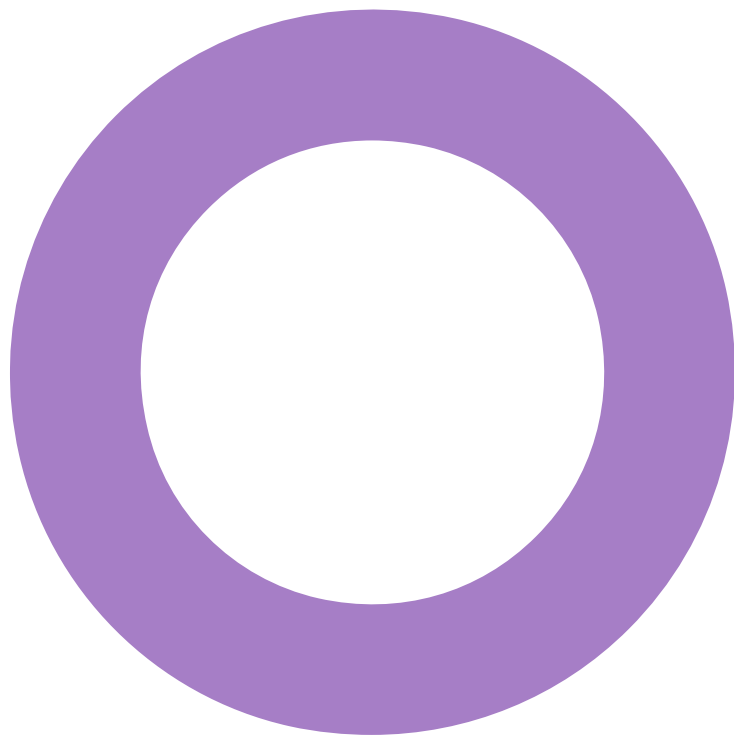
FORMER JOHN LEWIS DEPOT, LETCOMBE STREET, READING
(ALSO KNOWN AS JLP MILL LANE)

FIRE STATEMENT

JULY 2025

**John Lewis, Letcombe Street.
Reading.**
John Lewis Partnership.

FIRE ENGINEERING
GATEWAY ONE
FIRE PLANNING STATEMENT
REVISION P10 – 03 JULY 2025



Audit sheet.

Rev.	Date	Description of change / purpose of issue	Prepared	Reviewed	Authorised
P01	16/02/2024	Gateway One Planning Statement	LC	ES	MH
P02	08/04/2024	Revision to update for design change and planning description	LC	ES	MH
P03	30/04/2024	Revision to update for planning comments	LC	ES	MH
P04	01/05/2024	Revision to update the fire tracking drawings	LC	ES	MH
P05	15/05/2024	Revision to update GAs	LC	BR	MH
P06	07/06/2024	Revision to update for May submission	LC	ES	MH
P07	01/11/2024	Revision to reflect design changes	LC	CM	MH
P08	29/11/2024	Revision to include updated vehicle tracking	TG	ES	MH
P09	24/06/2025	Revision to reflect design changes	LC	ES	SB
P10	03/07/2025	Minor changes to wording	ES	JA	SB

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Project number: 19/23198
Document reference: 08278-HRL-XX-XX-RP-FE-100001-P10.docx

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1. Fire statement Form.

Fire statement form

Application information	
1. Site address line 1	Former John Lewis Depot, Letcombe Street
Site address line 2	
Site address line 3	
Town	Reading
County	Berkshire
Site postcode (optional)	RG1 2HN
2. Description of proposed development including any change of use (as stated on the application form):	Demolition of the existing building and redevelopment of the site comprising erection of a new building for up to 170 build to rent residential dwellings (Use Class C3) together with flexible community space (Use Class F1/F2), residents’ facilities, landscaping, public realm, amenity space and cycle parking. This document refers to Blocks A, B and C (as shown in section 5 below) to refer to different parts of the building however the blocks are interconnected at each level and so the building is considered to form one single building.
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience. <i>Guide: no more than 200 words</i>	All Hoare Lea design projects are overseen by chartered engineers with proven experience on a wide range of fire safety consultancy projects. All work produced at Hoare Lea has been reviewed by a senior 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. Approver – Steve Buckley (Director) – BEng (Hons), CEng, MIFireE, C.Build E MCABE, ARICS Reviewer – Eric Swainson (Senior Associate) – MEng (Hons), CEng, MIFireE, Author – Laurence Clement (Senior Fire Engineer) – MEng (Hons)
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. <i>Guide: no more than 200 words</i>	None so far.
5. Site layout plan with block numbering as per building schedule referred to in 6. <i>(consistent with other plans drawings and information submitted in connection with the application)</i>	
Site layout plan is: provided as a separate plan Refer to Section 5 of this report.	
Principles, concepts and approach relating to fire safety that have been applied to the development	

Application information									
6. Building schedule									
Site information				Building information			Residential 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) balcony materials	g) external wall systems materials	h) approach to evacuation	i) automatic fire suppression	j) accessible housing provided
Block A	- Approximately 20m from the lowest adjacent ground floor to the top habitable floor. However, all blocks are interconnected on all levels and form a single Higher Risk Building with a height of 22.9m. - Seven storeys including ground. However, all blocks are interconnected and form a single Higher Risk Building with a total storey count of 8 - No parts of the building have a basement level	Mixed use: Levels 1-6 - Residential flats, Ground – Residential flats Community space Dining area Gym Wellness area Lounge Plant Residential homework spaces Cycle store	- Plant, residential ancillary (including community space, Gym, wellness area, homework spaces, Dining area, lounge and a cycle store) and residential flats at ground. - Residential flats at first to sixth floor.	Approved Document B Volume 1 BRE 187 for external fire spread	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	Yes to residential areas- residential sprinklers, full Yes to non-residential areas- commercial sprinklers, full	M4(2) & M4(3)
Block B	- Approximately 22.9m from the lowest adjacent ground floor to the top habitable floor. - Eight storeys including ground. - No parts of the building have a basement level	Mixed use: Levels 1-7 - Residential flats, Ground – Community space Dining area Gym Wellness area Lounge Plant Residential homework spaces	- Plant, residential ancillary (including community space, Gym, wellness area, homework spaces, Dining area, lounge and a cycle store) and residential flats at ground. - Residential flats at first to seventh floor.	Approved Document B Volume 1 BRE 187 for external fire spread	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	Yes to residential areas- residential sprinklers, full Yes to non-residential areas- commercial sprinklers, full	M4(2)

Application information									
		Cycle store							
Block C	- Approximately 22.9m from the lowest adjacent ground floor to the top habitable floor. - Eight storeys including ground. - No parts of the building have a basement level	Mixed use: Levels 1-7 - Residential flats Ground – Community space Dining area Gym Wellness area Lounge Plant Residential homework spaces Cycle store	- Plant, residential ancillary (including community space, Gym, wellness area, homework spaces, Dining area, lounge and a cycle store) and residential flats at ground. - Residential flats at first to seventh floor.	Approved Document B Volume 1 BRE 187 for external fire spread	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	Yes to residential areas- residential sprinklers, full Yes to non-residential areas- commercial sprinklers, full	M4(2) & M4(3)
<									

Application information
– 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 – Open plan flats are proposed. The guidance of Approved Document B does not address or consider open-plan flats, (i.e. where a bedroom is an inner room which requires egress via an access room, e.g. living room or kitchen), however it is considered reasonable and most appropriate to supplement the guidance of Approved Document B with the guidance of BS 9991 : 2024 for internal flat design. The guidance of Section 5.6 and 8.4 of BS 9991 : 2024 will be complied with. – A brown roof (note that a brown roof is similar to a green roof but does not contain specific planting and instead relies on seeds deposited on the roof from birds and the wind) will be provided and as such will be designed in accordance with ‘The Fire Performance of Green Roofs and Walls’, published by the Department for Communities and Local Government. The following will be provided: – A 300mm fire break will be provided around all perimeters and penetrations (e.g. roof lights, soil pipes and rain water outlets, etc); – A 500mm fire breaking will be provided around the openings into the building (e.g. doors, windows, opening roof lights, smoke vents etc) and around PV panels. – Additionally, 1000mm wide fire breaks every 40m are recommended to prevent significant fire spread over the building on the green/brown roof; and – Fire breaks must consist of non-vegetated strips with either 20-50mm size rounded pebbles to a minimum depth of 50mm placed directly onto the drainage board, or concrete paving stones that are a minimum 40mm thick or similar non combustible material. – The organic content of the growing medium will be limited to 50% and should have a minimum depth of 80mm. – It is noted that communal kitchen facilities are proposed to be located at ground floor level, the intent is that people will be able to hire out the space as such it will be similar to a large residential kitchen rather than a full commercial kitchen. The kitchen area is proposed to be open to a communal dining space. The kitchen is compartmented away from the rest of the ground floor amenities and from the evacuation lobby, in an area proposed to be protected by a commercial sprinkler system designed in accordance with BS EN 12845. The communal areas are ventilated as detailed above and separated from the residential stairs via smoke vented protected evacuation lobbies. – PV panels will be provided at roof level and will be provided with a cut-off switch which the Fire Service can use to shut down the PV panels and prevent the PV panels from generating power to the building, arc-fault protection will be provided to the PV panels. – It is noted that an electric tug will be provided in a dedicated enclosure accessed from the refuse store at ground floor. Charging of the electric tug in the dedicated enclosure will be provided with the enhancement of an enclosure of increased fire resistance to 120 minutes. The refuse stores are accessed both internal and externally, where accessed internally they are via protected lobbies with 0.2sqm permanent smoke ventilation to external. Refuse stores are not located off the discharge routes from the stair. The bike storage area located on the ground floor will be enclosed with construction achieving fire resistance equivalent to that of the elements of structure, i.e. 120 minutes fire resistance (REI 120) as an enhancement to address the presence of electric bikes. It is not proposed to provide E-bike charging facilities within the cycle store. 7. 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, Reading has no specific local policies relating to fire safety. However, best practice enhancements to fire safety design, such as the provision of evacuation lifts, have been provided for this development. John Lewis Partnership take fire safety very seriously, and are committed to ensuring their buildings comply with current best-practice fire safety standards to ensure the safety of all future residents. Emergency road vehicle access and water supplies for firefighting purposes 8. 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 Approved Document B Volume 1 2019 edition with 2020 and 2020 amendments has been used to design the fire safety strategy for the development. The building is provided with three firefighting shafts, with one in each block designed in accordance with the guidance of AD-B Volume 1 2019 edition with 2020 and 2022 amendments. The Fire Brigade pump appliance route is highlighted in yellow in the figure in Item 14, this route is via existing road access surrounding the building. Fire Brigade pedestrian access points into each building are shown by the red arrows. Vehicle tracking has been carried out at the end of Crossland Road to demonstrate that sufficient turning facilities are provided. 9. 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. HOARE LEA 

Application information	
The roads offering access to the building (i.e. Mill Lane, Letcombe Street and Crossland Road) are existing and considered suitable for fire appliance access. Vehicle tracking has been carried out at the end of Crossland Road to demonstrate that sufficient turning facilities are provided. Is the emergency vehicle tracking route within the site to the siting points for appliances clear and unobstructed? yes	
10. Siting of fire appliances <i>Guide: no more than 200 words</i> Fire appliances may be located along all the roads surrounding the development giving access to each building as shown in the figure in Item 14. Access route provisions for the Fire Brigade at the residential areas will be provided within 18m of every dry fire mains inlet. 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.	
11. Suitability of water supply for the scale of development proposed <i>Guide: no more than 200 words</i> Hydrant layout provided There are sufficient existing hydrants within 90m of each building access and dry riser inlets, the fire hydrant layout has been appended. 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 Functionality will be confirmed, and if existing hydrants aren't functional then additional hydrant(s) will be provided.	
12. Fire service site plan Fire service site plan is: provided as a separate plan Refer to Appendix 3.	
Fire statement completed by	
13. Signature	Laurence Clement MEng (Hons)  Eric Swainson MEng (Hons), CEng, MIFireE  Steve Buckley (Director) – BEng (Hons), CEng, MIFireE, C.Build E MCABE, ARICS 

Application information	
14. Date	03/07/2025

2. Thames Water survey and hydrant provision.



ALS Water Map Key

Water Pipes (Operated & Maintained by Thames Water)

4"	Distribution Main: The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.
16"	Trunk Main: A main carrying water from a source of supply to a treatment plant or reservoir, or from one treatment plant or reservoir to another. Also a main transferring water in bulk to smaller water mains used for supplying individual customers.
3" SUPPLY	Supply Main: A supply main indicates that the water main is used as a supply for a single property or group of properties.
3" FIRE	Fire Main: Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.
3" METERED	Metered Pipe: A metered main indicates that the pipe in question supplies water for a single property or group of properties and that quantity of water passing through the pipe is metered even though there may be no meter symbol shown.
	Transmission Tunnel: A very large diameter water pipe. Most tunnels are buried very deep underground. These pipes are not expected to affect the structural integrity of buildings shown on the map provided.
	Proposed Main: A main that is still in the planning stages or in the process of being laid. More details of the proposed main and its reference number are generally included near the main.

PIPE DIAMETER	DEPTH BELOW GROUND
Up to 300mm (12")	900mm (3')
300mm - 600mm (12" - 24")	1100mm (3' 8")
600mm and bigger (24" plus)	1200mm (4')

Valves

	General Purpose Valve
	Air Valve
	Pressure Control Valve
	Customer Valve

Hydrants

	Single Hydrant
--	----------------

Meters

	Meter
--	-------

End Items

Symbol indicating what happens at the end of a water main.

	Blank Flange
	Capped End
	Emptying Pit
	Undefined End
	Manifold
	Customer Supply
	Fire Supply

Operational Sites

	Booster Station
	Other
	Other (Proposed)
	Pumping Station
	Service Reservoir
	Shaft Inspection
	Treatment Works
	Unknown
	Water Tower

Other Symbols

	Data Logger
--	-------------

Other Water Pipes (Not Operated or Maintained by Thames Water)

	Other Water Company Main: Occasionally other water company water pipes may overlap the border of our clean water coverage area. These mains are denoted in purple and in most cases have the owner of the pipe displayed along them.
	Private Main: Indicates that the water main in question is not owned by Thames Water. These mains normally have text associated with them indicating the diameter and owner of the pipe.

3. Fire Service appliance access.

Protected ventilated firefighting lobby:



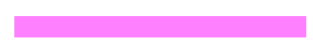
Travel distance in the firefighting access corridor within 18m:



Travel distance from a location suitable for a Fire Service vehicle parking appliance within 18m:



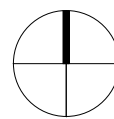
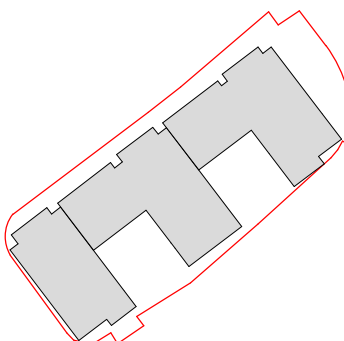
Fire Service access route:



Proposed Ground Floor Plan
Scale - 1 : 200

24/06/2025 11:18:10

Location Plan



C.02 Updated Planning Issue
C.01 Planning Issue
Rev: Des:

MK 30/06/25 AM
MK 10/05/24 AM
By Date Ch

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A1



0 5 10m
Scale 1:200

Client:

Project:
FORMER JOHN LEWIS DEPOT,
LETCOMBE STREET, READING
(ALSO KNOWN AS JLP MILL LANE)

JLP No:
08278
Job No:
35054

Title:
Proposed Ground Floor Plan

Scale:
1 : 200 @ A1
Date:
30/06/25

Drawn By:
MK
Checked by:
AM

Drawing No:
08278-CJA-ZZ-00-DR-A-0200

Revision
C.02

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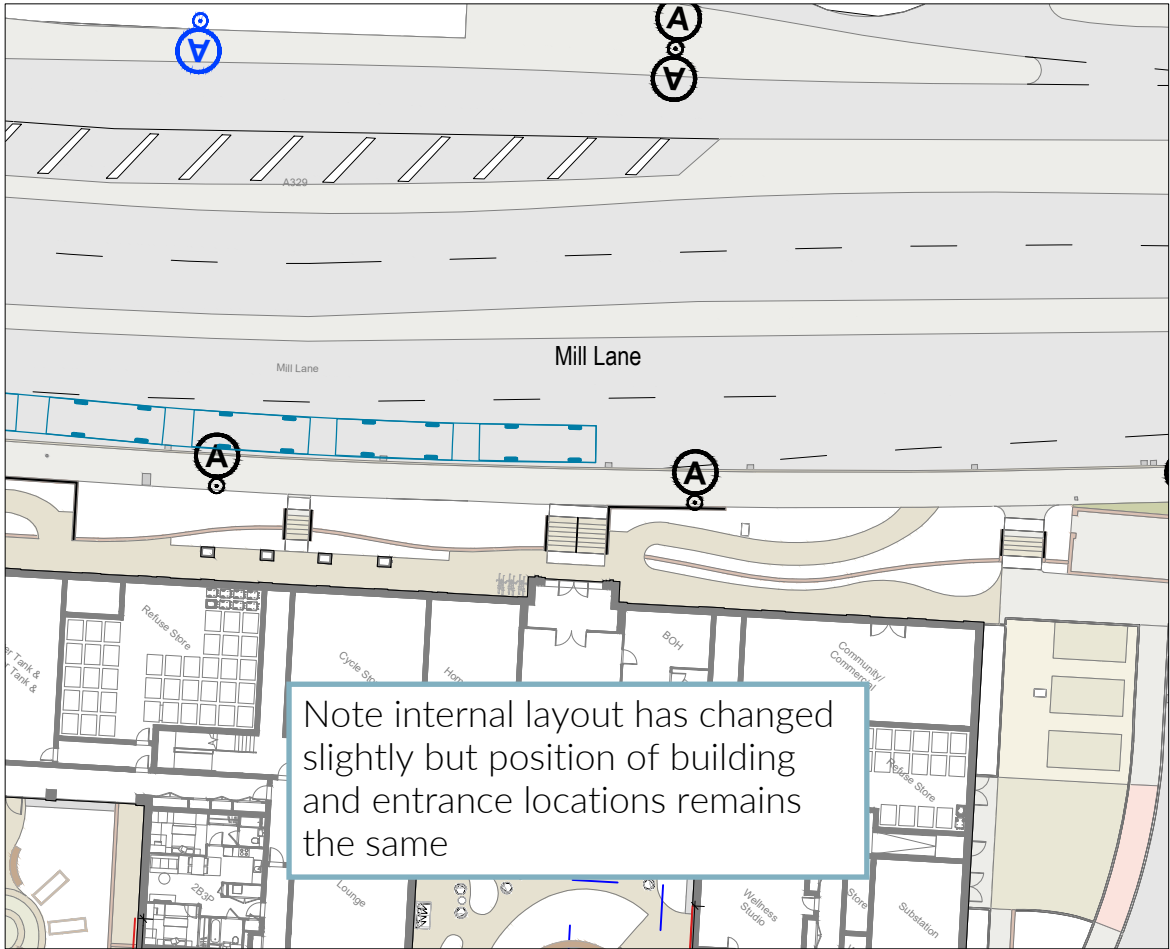
Email info@cjctstudios.com

Status:

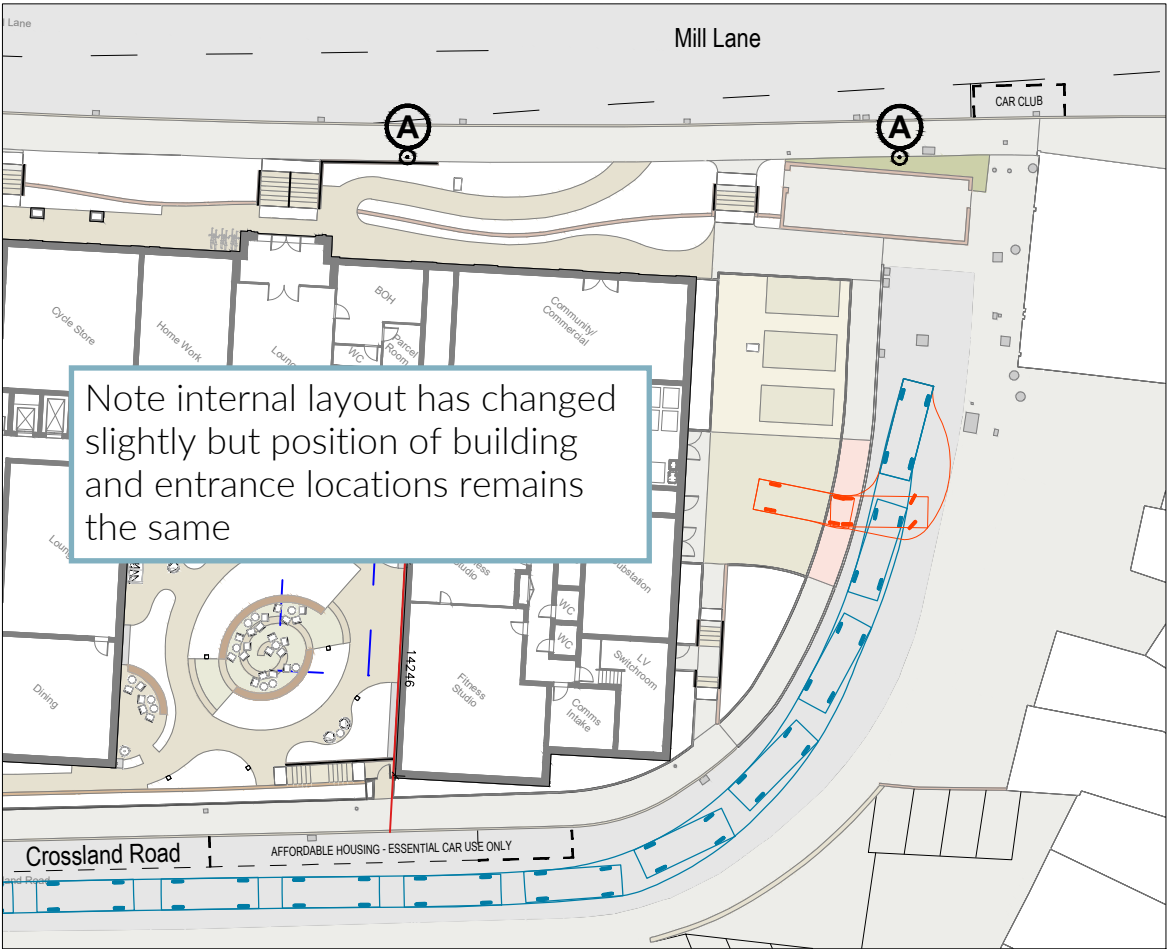
AP

PLANNING

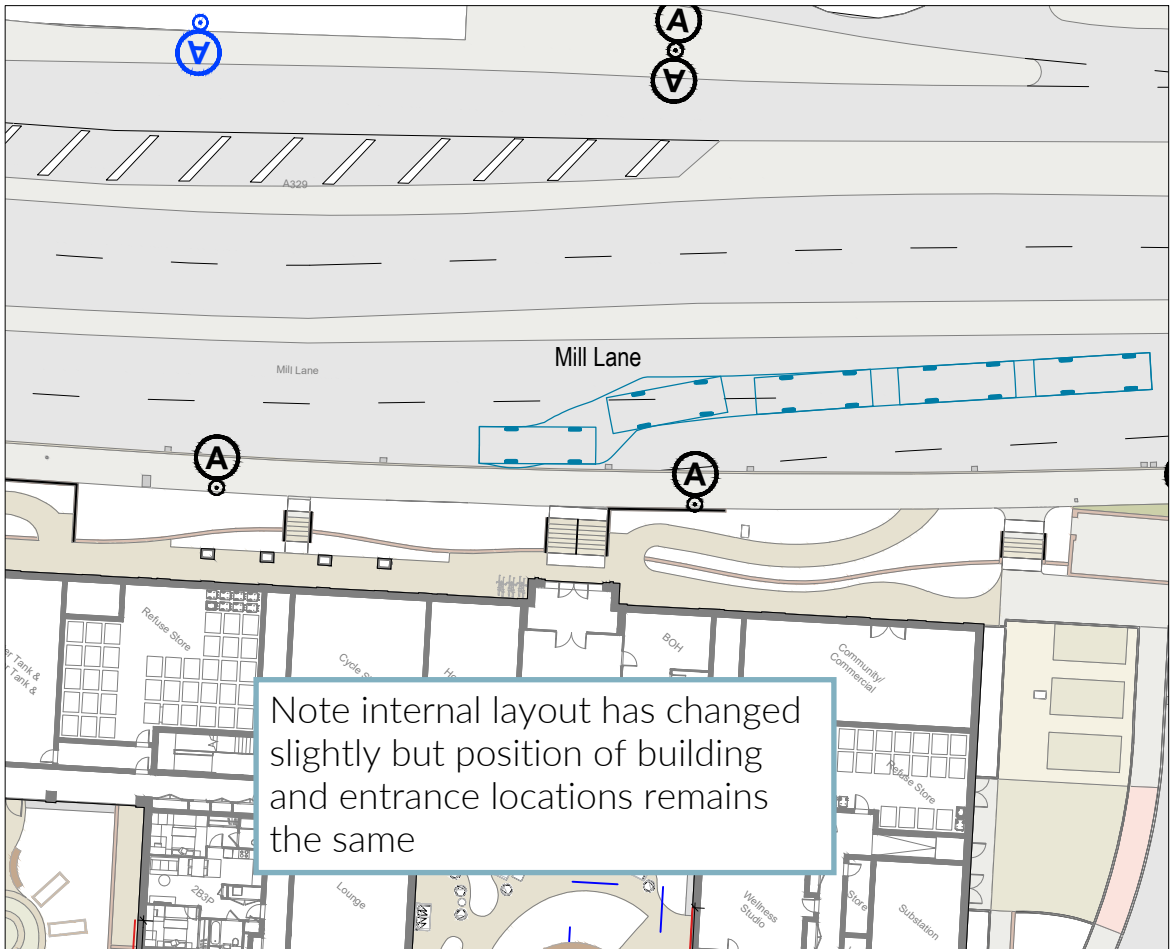
4. Vehicle tracking Crossland Road.



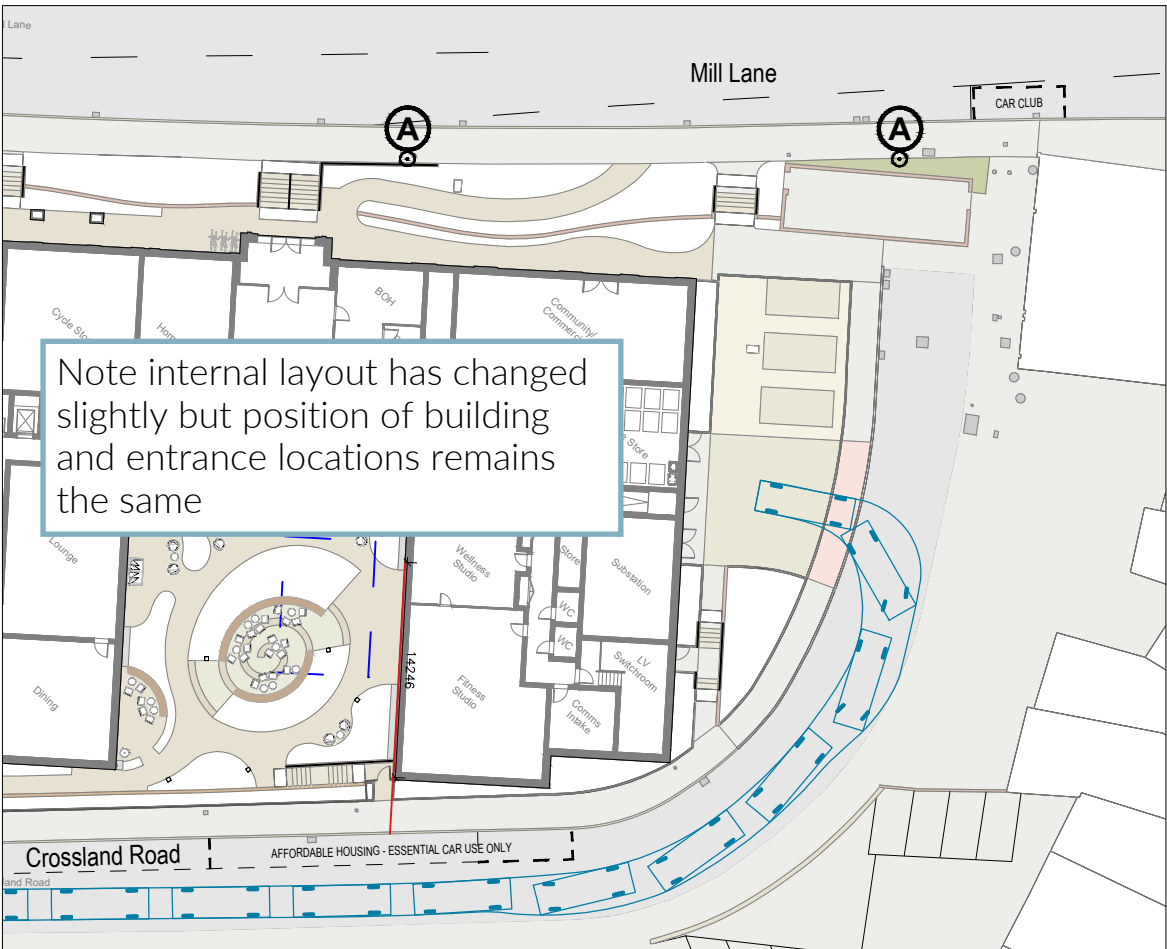
FIRE TENDER - ENTRY



HOME DELIVERY VEHICLE - ENTRY



FIRE TENDER - EXIT



HOME DELIVERY VEHICLE - ENTRY

NOTES

1. This drawing is to be read in conjunction with all relevant documents and specifications.

2. Dimensions are not to be scaled.

Source: Camlins Drawing number SY743-000-0001

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KEY

7.7m fire tender - forward gear

Home delivery vehicle - forward gear

Home delivery vehicle - reverse gear

H	Alternative fire tender access shown off Mill Lane.	12/11/24	TH	CH
G	Architects layout updated.	18/10/24	IK	CH
F	Parking provision revised.	15/05/24	TH	VW
E	Crossland Road and site layout updated. Swept paths revised to suit.	01/05/24	DS	VW
D	Architects layout updated.	11/04/24	AH	VW
C	Architects layout updated.	16/01/24	TH	VW
B	Parked vehicle removed.	07/12/23	TH	VW
A	Architects layout updated. Parked vehicle added.	07/12/23	TH	VW
Rev.	Description	Date	By	Chkd



Survey > Plan > Engineer

 Civil Engineering

 Structural Engineering

 Transport Planning

 Highways Engineering

 Building Surveying

 Geomatics

Hertfordshire | Oxfordshire | Cambridgeshire | Bristol

Client :
John Lewis Partnership BTR Ltd

Project :
Former John Lewis Depot,
Letcombe Street, Reading
(Also Known As JLP Mill Lane)

Title :
Crossland Road
Swept Path Analysis
Fire Tender and Home Delivery Vehicle

Engineer : T. Hart Date : September 2023

Director : J. Birch Scale : 1:500 @ A3

Status :
PRELIMINARY

Drawing No.
8230634/6202

Rev
H

5. Site Layout Plan

Section 5. Site layout plan with block numbering as per building schedule referred to in Section 6.



Proposed Ground Floor Plan
Scale - 1 : 200

Location Plan

C.02 Updated Planning Issue
C.01 Planning Issue
Rev: Des:

MK 30/06/25 AM
MK 10/05/24 AM
By Date Ch

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A1

Scale 1:200

0 5 10m

Client:

JOHN LEWIS PARTNERSHIP

Project:
FORMER JOHN LEWIS DEPOT,
LETCOMBE STREET, READING
(ALSO KNOWN AS JLP MILL LANE)

Title:
Proposed Ground Floor Plan

Scale:
1 : 200 @ A1

Date:
30/06/25

Drawing No:
08278-CJA-ZZ-00-DR-A-0200

JLP No:
08278
Job No:
35054

Drawn By:
MK

Checked by:
AM

Revision:
C.02

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Status:
AP

PLANNING



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