

DOCUMENT: Gateway 1 Statement
CLIENT: Packaged Living
DATE: 21/10/2025
REVISION: 00

Waterfront Square

Reading

Safety. Clarity. Confidence.



MARS
FIRE ENGINEERING

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Auditsheet

PROJECT NUMBER: 00015

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Rev	Date	Description	Written	Reviewed	Approved
00	21/10/2025	Gateway 1 Statement	CM	ES	JA
01	27/10/2025	Update to amend typo in Section 9 and inclusion of Appendix A.	CM	ES	JA

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Fire statement form

Application information	
1. Site address line 1	Waterfront Square
Site address line 2	2 Norman Place
Site address line 3	Reading
Town	RG1 8DA
County	
Site postcode (optional)	
2. Description of proposed development including any change of use (as stated on the application form):	Demolition of existing office and substation buildings and residential-led site redevelopment within 1-11 storey buildings comprising residential (Class C3) and ground floor commercial uses (Class E), together with various associated works including replacement pedestrian and vehicle access routes, car/cycle parking, hard and soft landscaping and a public open space adjacent to the river. It is noted that this proposed building was previously submitted for planning (ref: PL/24/0958) and the key changes represented in this submission are detailed below: – Reduction in units from 254 dwellings (15 x studios, 105 x 1 bed, 116 x 2 bed, 15 x 3 bed) and 268 sqm commercial floorspace to 236 dwellings (22 x studios, 92 x 1 bed, 110 x 2 bed, 12 x 3 bed) and 240 sqm commercial floorspace – Ground floor - Norman Place increased by 1m in width. Access to car park improved, public square increased in size – Second to Seventh Floor - Block A1 reduced by 1m width with consequent increase to podium area. Core layouts updated to reflect changes to massing. – Fifth to Seventh Floor - Chamfer introduced to Block A1. Core layouts updated to reflect changes to massing. – Seventh floor - Block A1 reduced by 1 storey. – Eighth Floor - Block B2 reduced in length with consequent increase in accessible roof terrace (50% larger) – Brick parapets replaced with railings – Block B1 amended through an increase in the variety of materials and tones to break up the Norman Place elevation – Block B1 - increased fluting detail provided to top floors of main block and metal detail added to window heads to visually enhance the crown of the building – Throughout - additional checkerboard detail added to window heads – Blocks A1 and A2 - greater detail provided to lower edge buildings on the river frontage to provide greater contrast with floors above.
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience.	Author - Carlo Marengi MEng, CEng, MIFireE - Carlo is responsible for producing this fire statement. Carlo has over seven years' experience working in the Fire Engineering industry in the UK. Carlo holds a Master's degree in Chemical Engineering from the University of Leeds and has since developed a wide experience working on residential buildings. Carlo is a Chartered Engineer via the Institution of Fire Engineers (IFE). Reviewer - Eric Swainson MEng, CEng, MIFireE - Eric is responsible for reviewing this fire statement. Eric has nearly ten years' experience working in the Fire Engineering industry in both the UK and Australia. Prior to that he spent three years working as a Process Safety Engineer in

	the high hazard Oil & Gas industry. Eric has a Master’s degree in Chemical Engineering and has extensive experience working with residential buildings including higher risk buildings. Eric is a Chartered Engineer through the Institution of Fire Engineers (IFE). Approver – Johan Askman, MSc, CEng, MIFireE Johan is responsible for providing approval for the project. In addition to an academic degree in Fire Engineering, Johan also has a degree in Risk Management and has previous work experience from both Sweden and Australia where he has had the privilege to work on a wide variety of projects from residential and office high-rise buildings to shopping centres and sport stadiums. Johan is a Chartered Engineer through the Institution for Fire Engineers (IFE).
4. State what, if any, consultation has been undertaken on issues relating to the fire safety of the development; and that account has been taken of this.	It is noted that this proposed development was reviewed by the HSE in its previous form (HSE ref: pgo-6027) with the substantive response noting that the HSE were content with the proposals. This developed scheme has been updated such that it is in line with the latest guidance in BS 9991:2024 (previously developed to BS 9991:2015). As such, the principles of the fire strategy vary from the previously submitted scheme, however these changes are in line with the most recent fire safety guidance in the form of BS 9991:2024 (+ corrigenda).
5. Site layout plan with block umbering 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 (tick one): ☒ inserted in the form Note: The below image provides an illustration of the blocks which comprise the wider single building.	



The principles, concepts and approach relating to fire safety that have been applied to the development.

Where instructed to do so you must select one of the options in the relevant section of the Table at the end of this Form.

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). Your answers must be selected from the options in section 6cA) of the Table	d) location of use within block by storey	e) standards relating to fire safety/approach applied. Your answers must be selected from the options in section 6eA) of the Table.	f) balconies Your answers must be selected from the options in section 6fA) of the Table.	g) external wall systems Your answers must be selected from the options in section 6gA) of the Table.	h) approach to evacuation Your answers must be selected from the options in section 6hA) of the Table.	i) automatic suppression Your answers must be selected from the options in section 6iA) of the Table.	j) accessible housing provided Your answers must be selected from the options in section 6jA) of the Table.
Note: This table has provided the information for each block in the scheme. It should be noted however that the scheme constitutes is a single building, where as the building increases in height, the building steps back in different areas which form ‘separate blocks’ on the upper levels.									
A1	– 22.1m – 8 storey – 8 storey	– Car parking – Flexible use (commercial area and residential amenity) – Service area (residential plant) – Residential flats	– Ground (shared between all blocks) – Ground (shared between all blocks) – Ground (shared between all blocks) – Upper levels	– BS 9991:2024 (+ corrigenda) – Approved Document B: Vol 2	– Class A2-s1, d0 or better	– Class A2-s1, d0 or better	– Stay put (residential areas) – Simultaneous (Ancillary areas) – Simultaneous (commercial area)	– yes- residential sprinklers, partial (in residential areas) – yes- commercial sprinklers, partial (in non residential areas) – Note full sprinkler protection is provided throughout	0 x M4(3) units.
A2	– 26m – 9 storey – 9 storey	– Car parking – Flexible use (commercial area and residential amenity) – Service area (residential plant) – Residential flats	– Ground (shared between all blocks) – Ground (shared between all blocks) – Ground (shared between all blocks) – Upper levels	– BS 9991:2024 (+ corrigenda) – Approved Document B: Vol 2	– Class A2-s1, d0 or better	– Class A2-s1, d0 or better	– Stay put (residential areas) – Simultaneous (Ancillary areas) – Simultaneous (commercial area)	– yes- residential sprinklers, partial (in residential areas) – yes- commercial sprinklers, partial (in non residential areas) – Note full sprinkler protection is provided throughout	0 x M4(3) units.
B1	– 31.8m – 11 storey – 11 storey	– Car parking – Flexible use (commercial)	– Ground (shared between all blocks)	– BS 9991:2024 (+ corrigenda)	– Class A2-s1, d0 or better	– Class A2-s1, d0 or better	– Stay put (residential areas)	– yes- residential sprinklers, partial (in residential areas)	6 x M4(3) units.

		area and residential amenity) – Service area (residential plant) – Residential flats	– Ground (shared between all blocks) – Ground (shared between all blocks) – Upper levels	– Approved Document B: Vol 2			– Simultaneous (Ancillary areas) – Simultaneous (commercial area)	– yes- commercial sprinklers, partial (in non residential areas) – Note full sprinkler protection is provided throughout	
B2	– 22.1m – 8 storey – 8 storey	– Car parking – Flexible use (commercial area and residential amenity) – Service area (residential plant) – Residential flats	– Ground (shared between all blocks) – Ground (shared between all blocks) – Ground (shared between all blocks) – Upper levels	– BS 9991:2024 (+ corrigenda) – Approved Document B: Vol 2	– Class A2-s1, d0 or better	– Class A2-s1, d0 or better	– Stay put (residential areas) – Simultaneous (Ancillary areas) – Simultaneous (commercial area)	– yes- residential sprinklers, partial (in residential areas) – yes- commercial sprinklers, partial (in non residential areas) – Note full sprinkler protection is provided throughout	7 x 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 in building schedule above.

The guidance of BS 9991:2024 (+ corrigenda) has been utilised for this development as it is the latest fire safety guidance and is for a building of this type, use and size it is considered to be appropriate with the Waterfront Square scheme falling within the scope of the BS 9991 guidance document.

- Green roofs will be provided at various locations in the building. These roofs will be designed in accordance with Section 24.6 of BS 9991 and GRO Guidance for green roofs. This guidance places limitations on organic content, growing medium and substrate and provides guidance for fire breaks around different building elements. These provisions will be developed further at the next design stage to ensure compliance with the GRO guidance. Based on the current proposals, it is not proposed to PV panels to be located above Green Roofs.
- The car park in the scheme will be provided with sprinkler protection throughout and ventilation in accordance with BS 7346-7. It is noted that the carpark will be provided with electric vehicle (EV) charging facilities. The following suite of measures are recommended to be incorporated into the car park design as enhancements to the minimum recommendations of guidance.
 - Additional linear heat protection provided between parking spaces
 - CCTV coverage for early indication of fire by management
 - Slow charging facilities only which provide a maximum charge up to 80%, with automatic shut off connected to detection system
 - Water resistant charging points
 - Independent EV charging isolation, connected to the detection and alarm system
 - Suitable drainage and surfaces
 - The carpark is accessible directly from ground level from the street (Norman Place) as such in the event of an EV fire it would be possible for the attending fire service to retreat out of the carpark to external air or drag any vehicles out of the building if required.
- There are various internal connections to ancillary areas within the building. Where these connections provide access to an evacuation lift lobby, protected stair, or common corridor, they will separated via a protected lobby provided with smoke ventilation detailed below. The connections are deemed reasonable as all apartments are provided with alternate means of escape (i.e. two means of escape stairs on upper levels or escape via common corridor or direct to the outside for apartments on the Ground floor)

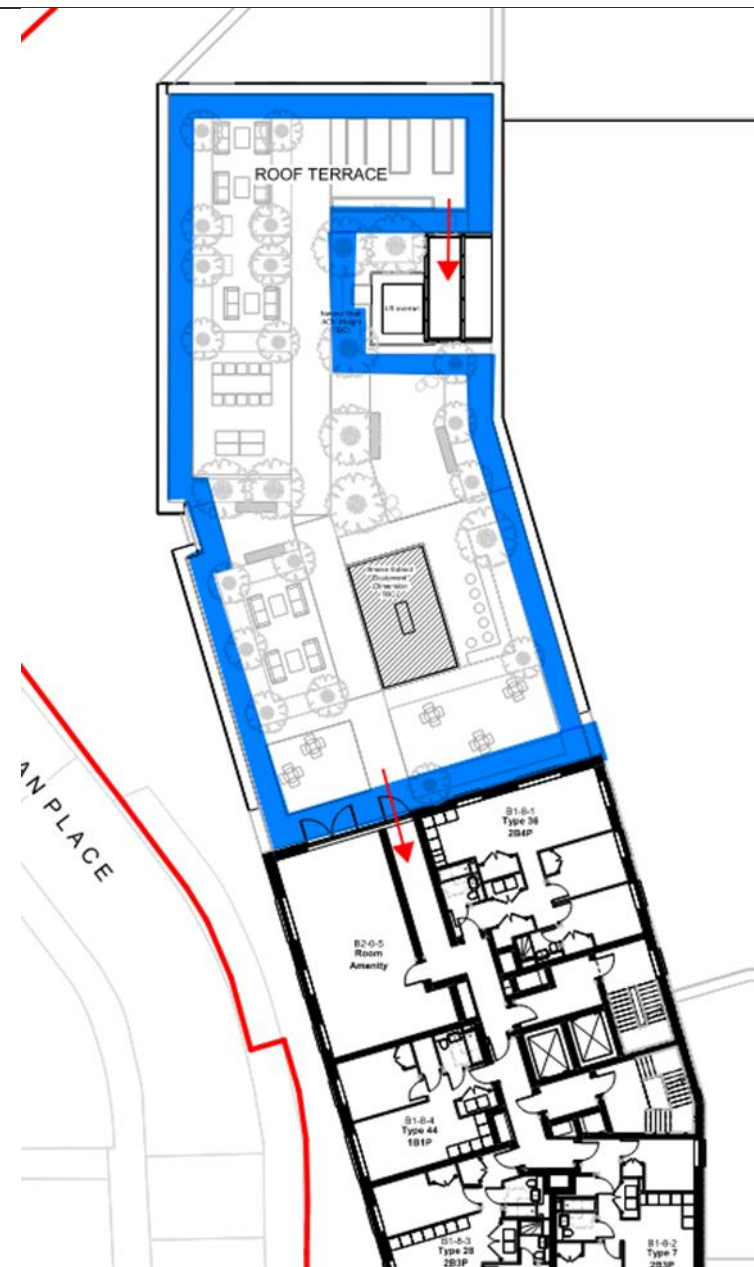
Area	Smoke ventilation provision
Car park, switchgear room (above low voltage)	1m ² permanent ventilation to external
Refuse stores, bicycle stores, communal amenity, transformer/switchgear (low or extra low voltage)	0.4m ² permanent ventilation to external

- As highlighted above, some Ground floor apartments have access internally to the building; providing access to various residential ancillary areas including car park, bin stores, bike storage etc. This is permitted in BS 9991, however it is noted that these rooms could be considered to represent a higher fire safety risk compared to other areas in the building. Notwithstanding this arrangement is considered reasonable as all Ground floor apartments with internal connections to these ancillary spaces are separated by smoke ventilated residential common corridors plus smoke ventilated protected lobbies. Moreover, all these flats are also provided with egress direct to the outside from the apartment allowing occupants an alternative escape route away from these ancillary spaces.
- It is proposed to provide photovoltaic (PV) panels on the roof areas of the building. These PV Panels will be provided with an isolation switch for the fire service and arc fault protection to limit the risk of fire starting. Further, at the next design stage the layout will be developed with the landscape designer and architect to ensure suitable fire breaks are provided where required. There will also be a means to separate the DC current form the building supply to limit any electrocution risk.

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.

- An external terrace space is located on 8th floor of Block B2. This will be provided with access to two means of escape stairs; however the evacuation lift associated with Stair B2 will not continue to the serve the terrace level due to height constraints and will stop at 7th storey. As such, the terrace will be designed with a ‘runway’ type arrangement such that occupants are provided with diverse, separated routes to reach the ventilated common corridor which offers access to Stair B1, such that travel distances are within the limits of BS 9991. This is considered to present an arrangement where a mobility impaired occupant will be able to reach the Stair B1 in the event of a terrace fire and utilise the evacuation lift in that core to evacuate the building. This arrangement is illustrated below.



- For increased redundancy in the design, this fire strategy recommends that all lifts are designed as triple function, passenger/evacuation/firefighting lifts.
- All apartments proposed to be designed as open-plan apartments, will follow the guidance of BS 9991:
 - The size of the open-plan flat should not exceed 16m x 12m
 - Be single situated on a single level only
 - Category LD1 alarm and detection system throughout the apartment
 - Sprinkler system provided throughout the apartment
 - Achieve a minimum ceiling height of 2.25m throughout the apartment
 - Open plan kitchens provided with a minimum of 1.8m + 0.9m (plus 0.3m to the leading edge of flat entrance doors where applicable) clear escape past a hob in line with Section 5.6 of BS 9991.

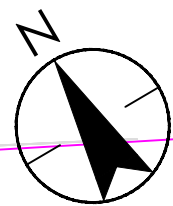
A single apartment type will be designed so as to comply with paragraph 8.4.2a of BS 9991, providing with an entrance hall and all points of the flat within 20m of the flat entrance door.

– The travel distances within the common corridors will comply with Figure 7 of BS 9991 throughout the building. Each section of residential common corridors/lobbies will each be smoke ventilated by single mechanical extract shaft. The mechanical extract shaft will be in line with the guidance of Appendix F of BS 9991. All common corridors should be provided with a Category L5 system in accordance with BS 5839-1 to activate the smoke ventilation system. Materials and products used for smoke control ducts and shafts should be tested in accordance with the test standards referred to in BS EN 12101-7 for multi-compartment smoke control ducts which is BS EN 1366-8. Evacuation lift lobbies will be provided to each stair and will be served by a 1m² natural inlet shaft.
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. No local policies relating to fire safety are in place.
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 the fire service access and facilities? Fire service access has been arranged to be compliant with BS 9991, access has taken consideration of the loading of local fire and rescue service appliances. A tracking document has been provided in addition to the fire service site plan. It is noted all firefighting cores are provided with access for the fire service within 18m of a suitable parking position with internal corridor access to the firefighting core within 18m of the entrance. Block B1 is provided with two firefighting cores. All other blocks are provided with a single firefighting core in line with BS 9991 guidance, Blocks B1 and B2 are connected up to Level 08 where Block B2 terminates, this means that the combined Block B1/B2 has a level above 18m and over 900sqm however all these levels have access to the firefighting core in B1 and B2 and so are considered to be in line with BS 9991 guidance. As an enhancement above guidance, both stair cores within Core B1 are designed as firefighting cores. This is provided as enhancement such that the 8th floor of Block B1/B2, where there is a roof terrace above B2 has access to two firefighting cores. All firefighting stairs will be provided with fire mains providing hose coverage to all areas within 60m of an outlet in a firefighting core. On the Ground floor, all areas are within 45m of fire appliance access or within 60m of a fire main outlet within a firefighting shaft.
11. Emergency road vehicle access Specify emergency road vehicle access to the site entrances indicated on the site plan Is the emergency vehicle tracking route within the site to the sitings points for appliances clear and unobstructed? Tick one: ☒ yes Refer to tracking in Appendix A. Road specifications will be in accordance with Table 18 of BS 9991 for pump appliance.
12. Siting of fire appliances Access to fire main inlets will be provided within 18m from fire appliance access route. The fire appliance route is shown in Appendix A. 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. Exact fire main inlet locations to be confirmed at the next design stage, however initial assessment indicates that all inlet locations will be achievable directly adjacent to the access to each firefighting core in each case and within 18m of fire appliance access.
13. Suitability of water supply for the scale of the development proposed Guide: no more than 200 words

Please refer to Appendix B for existing hydrant locations, there is existing hydrants at the end of Norman Place, at the corner of Norman Place and Vastern Road and at the South East corner of the development on Vastern Road outside Clearwater Court. 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 Note that the operability of hydrants will be confirmed at the next design stage and should they not be operable new hydrants will be provided within 90m of the dry riser inlets.	
14. Fire service site plan Fire service site plan is: ☒ provided as a separate plan Refer to Appendix A.	
Fire statement completed by	
15. Signature	Carlo Marengi MEng CEng MIFireE 
16. Date	27/10/2025

Appendix A: Fire service access (tracking)

PROPOSED AERIAL LADDER PLATFORM
ACCESS ROUTES:



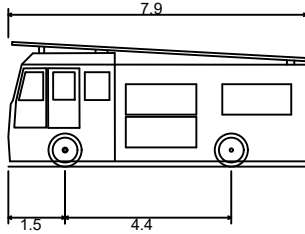
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Notes

UTILITIES NOTE: The position of any existing public or private sewers, utility services, plant or apparatus shown on this drawing is believed to be correct, but no warranty to this is expressed or implied. Other such plant or apparatus may also be present but not shown. The Contractor is therefore advised to undertake their own investigation where the presence of any existing sewers, services, plant or apparatus may affect their operations.



Pumping Appliance
Overall Length 7.900m
Overall Width 2.500m
Overall Body Height 3.000m
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
- LAYBY
- DROP KERB FOR LAYBY ACCESS
- 450mm BUFFER FROM TREES
- SHUTTER

P08 - UPDATED MASTERPLAN	AS	CB	2025.10.23
P07 - UPDATED MASTERPLAN	CE	CB	2025.10.13
P06 - UPDATED MASTERPLAN	CE	CB	2025.10.09
P05 - UPDATED TRACKING	ML	CB	2025.07.08
P04 - UPDATED MASTERPLAN	SW	RH	2025.02.27
P03 - UPDATED TRACKING	SW	RH	2025.02.25
P02 - UPDATED TRACKING	BS	RH	2025.02.17
P01 - FIRST ISSUE	ML	CB	2025.02.14
Issued/Revision	By	Appd	YYYY.MM.DD

	MH	MH	CB	2025.02.14
	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Issue Status

S2 - FOR INFORMATION

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NORMAN PLACE, READING

Reading, UK

Title

PROPOSED AERIAL LADDER PLATFORM
ACCESS ROUTES

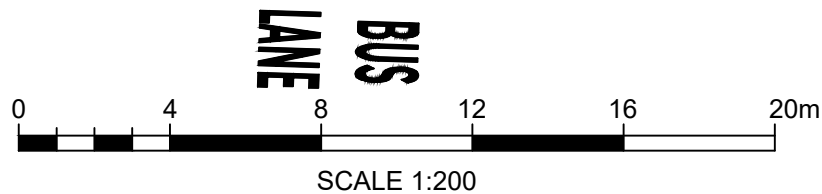
Project No.
332610561

A1 Scale
1:200

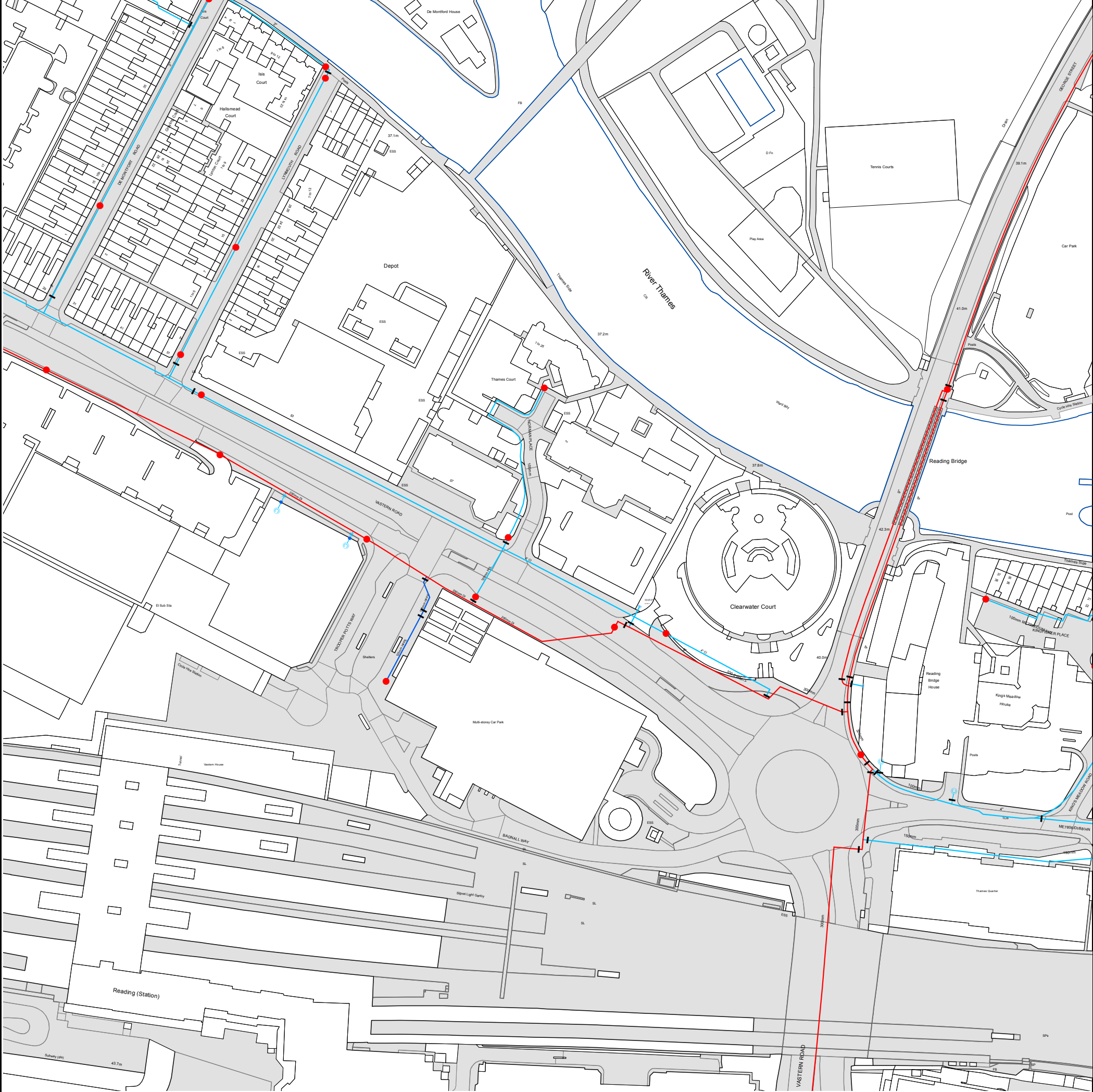
Revision
P08

Drawing No.
332610561-STN-HGN-XX-DR-H-0021

Path: 24.10.2025 2025.10.24 4:52 PM By: stantec_alex
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Appendix B: Hydrant locations



The width of the displayed area is 500 m and the centre of the map is located at OS coordinates 471636, 174023.
The position of the apparatus shown on this plan is given without obligation and warranty, and the accuracy cannot be guaranteed. Service pipes are not shown but their presence should be anticipated. No liability of any kind whatsoever is accepted by Thames Water for any error or omission. The actual position of mains and services must be verified and established on site before any works are undertaken.

Based on the Ordnance Survey Map (2020) with the Sanction of the controller of H.M. Stationery Office, License no. 100019345 Crown Copyright Reserved.



Asset Location Search - Water Key

Water Pipes (Operated & Maintained by Thames Water)

- Distribution Main:** The most common pipe shown on water maps. With few exceptions, domestic connections are only made to distribution mains.
- 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.
- Supply Main:** A supply main indicates that the water main is used as a supply for a single property or group of properties.
- Fire Main:** Where a pipe is used as a fire supply, the word FIRE will be displayed along the pipe.
- 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
- Casement:** Ducts may contain high voltage cables. Please check with Thames Water.

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.



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