

Fire Statement Form

Application information	
1. Site address line 1	Forbury Retail Park
Site address line 2	Kenavon Drive
Site address line 3	
Town	Reading
County	Berkshire
Site postcode (optional)	RG1 3HS
2. Description of proposed development including any change of use (as stated on the application form):	The proposed scheme consists of 12 new residential towers. 4 western towers shares a podium at ground level and podium terrace at first floor. Number of storeys varies from 10-11 including the ground floor + basement. All residential towers have a top storey height over 18m but under 50m. Outline application with all matters reserved with the exception of access, for site redevelopment involving the demolition of all existing structures & a residential-led mixed use proposal for up to 700 residential units (Class C3) & up to 3,000 sqm (GEA) of commercial uses (Class E), together with various associated works including replacement pedestrian and vehicle access routes, open spaces, hard & soft landscaping & sewer works, partial basement excavation, up to 130 basement level car parking spaces, up to 53 separate car parking spaces for Class E uses, up to 600 cycle parking spaces & servicing facilities.
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience.	Boris Tang, MEng, CEng, MIFireE, MIMechE Boris is a Technical Director at Jensen Hughes (England) and is a member of the Institute of Fire Engineers. He has 15 years of experience in developing building Fire Strategies.
Guide: no more than 200 words	As part of Jensen Hughes, Boris can draw from the experience of other fire engineers in the UK and around the world, which will ensure the quality and the robustness of the fire strategy developed for this project.
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.	Fire strategy development has been carried out by Jensen Hughes to identify the key fire strategy issues and ongoing input has been provided to assist the design team as they incorporate the fire strategy requirements into their specialist designs. The design to date has been developed in full consultation with the client and design team. No fundamental concerns were raised with respect to the proposed design and some of the comments were already incorporated in the design.
Guide: no more than 200 words	

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)

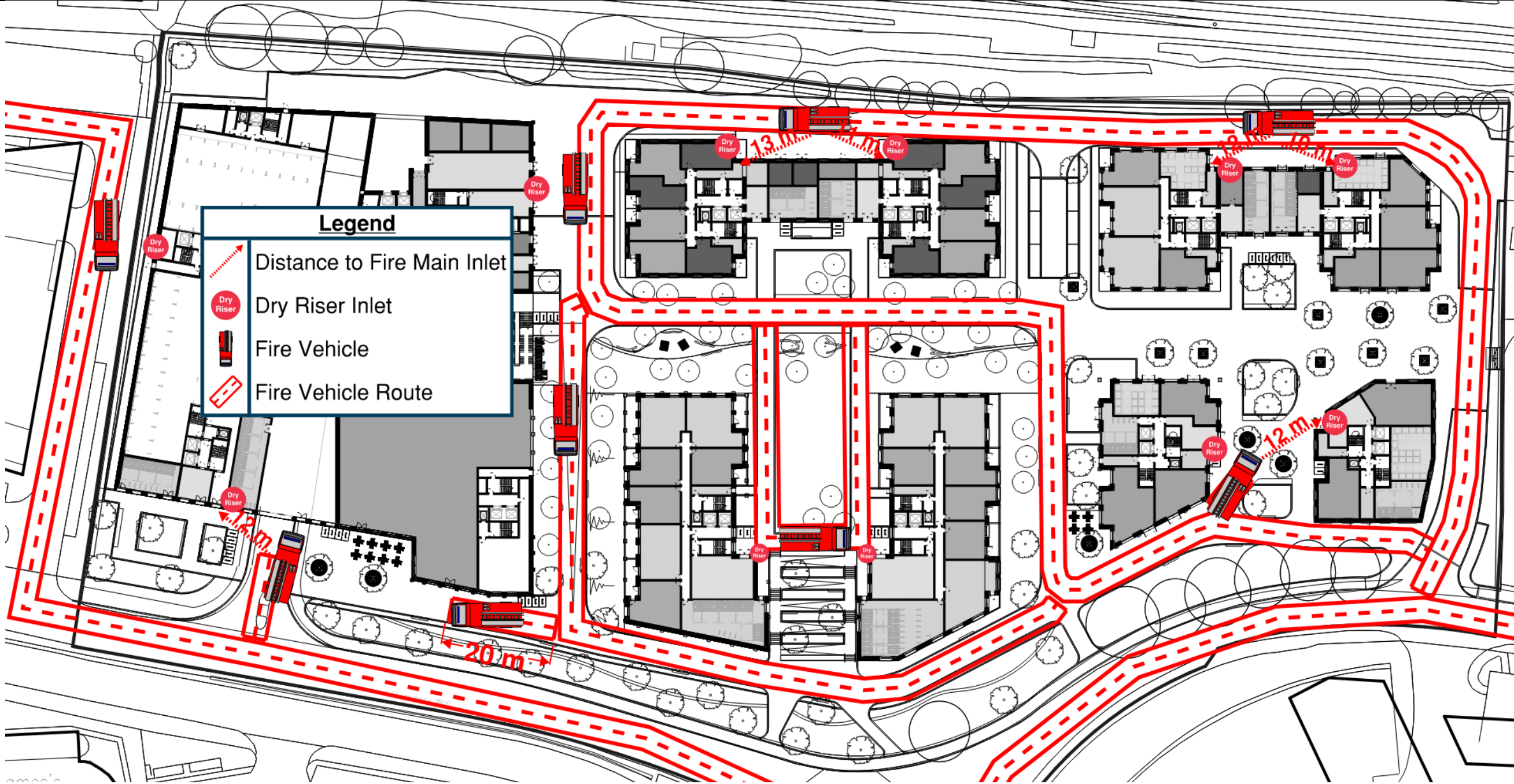
Site layout plan is: inserted in the form

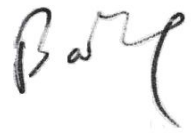


The principles, concepts and approach relating to fire safety that have been applied to the development									
6. Building schedule									
Site information				Building information			Resident safety information		
a) block no. as per site layout plan above	b) - block height (m) - number of storeys 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
West Block 01	The top floor height is approximately 21.7m above ground level and consists of basement, ground plus 8 storeys.	Car park	Ground Floor	BS9991	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Residential flats	Levels 01 to 08	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	M4(2) & M4(3)
West Block 02	The top floor height is approximately 27.5m above ground level and consists of basement, ground plus 9 storeys.	Retail	Ground	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Refuse stores	Ground	BS9991	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Plant rooms	Ground	BS9991	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Residential flats	Levels 01 to 09	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	M4(2) & M4(3)
West Block 03	The top floor height is approximately 27.5m above ground level and consists of basement, ground plus 9 storeys.	Retail	Ground	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Residential flats	Levels 01 to 09	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	M4(2) & M4(3)
West Block 04	The top floor height is approximately 25m above ground level and consists of basement, ground plus 9 storeys.	Car park	Ground	BS9991	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Cycle Stores	Ground	BS9991	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Residential flats	Levels 01 to 09	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	M4(2) & M4(3)
Central Block 01	The top floor height is approximately 31m above ground level and consists of basement, ground plus 10 storeys.	Residential flats	Levels 00 to 10	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	M4(2) & M4(3)
		Cycle Store	Ground	BS9991	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Plant rooms	Ground	BS9991	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi

Central Block 02	The top floor height is approximately 31m above ground level and consists of basement, ground plus 10 storeys.	Residential flats	Levels 00 to 10	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	M4(2) & M4(3)
		Cycle Store	Ground	BS9991	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	none
Central Block 03	The top floor height is approximately 31m above ground level and consists of basement, ground plus 10 storeys.	Cycle Store	Ground	BS9991	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Residential flats	Levels 00 to 10	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	M4(2) & M4(3)
Central Block 04	The top floor height is approximately 31m above ground level and consists of basement, ground plus 10 storeys.	Cycle Store	Ground	BS9991	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Residential flats	Levels 00 to 10	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	M4(2) & M4(3)
East Block 01	The top floor height is approximately 25m above ground level and consists of basement, ground plus 8 storeys.	Retail	Ground	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Refuse Store	Ground	BS9991	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Cycle Store	Ground	BS9991	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Residential flats	Levels 00 to 08	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	M4(2) & M4(3)
East Block 02	The top floor height is approximately 25m above ground level and consists of basement, ground plus 8 storeys.	Retail	Ground	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Refuse store	Ground	BS9991	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Cycle Store	Ground	BS9991	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Plant rooms	Ground	BS9991	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Residential flats	Levels 00 to 08	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	M4(2) & M4(3)
East Block 03	The top floor height is approximately 31m above ground level and consists of basement, ground plus 10 storeys.	Retail	Ground	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Refuse store	Ground	BS9991	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Cycle Store	Ground	BS9991	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Residential flats	Levels 00 to 10	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	M4(2) & M4(3)
East Block 04	The top floor height is approximately 25m above	Retail	Ground	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi

Emergency road vehicle access and water supplies for firefighting purposes
10. Fire service site plan A route suitable for fire vehicles will be provided around the north, south, and west sides of the site as well as through the courtyard in between the buildings. This will provide access to all the residential buildings with fire vehicles able to park within 18m of the entrance to each residential stair/lift core. Given the current scheme is based on an illustrative design, these requirements will be reviewed as the design develops to ensure it does not compromise the firefighting strategy. Each building exceeds 18m in height and will be provided with a firefighting shaft comprising a firefighting stair, firefighting lift and a fire main within the stair. The communal corridors/lobbies will be smoke vented. The fire main inlets for each block will be located on the external face of the building within 18m of the fire vehicle parking position. The fire main outlets will be located within the stair of each block at all levels.
11. Emergency road vehicle access The local fire and rescue services will be able to access the site from Forbury Road and Kenavon Drive.
12. Siting of fire appliances See item 14 and 11. Fire vehicles will be able to park close to the entrance to each block.
13. Suitability of water supply for the scale of development proposed There are existing fire hydrants on Forbury Road and Kenavon Drive which will be retained. The requirement for additional hydrants will be assessed as the scheme develops but will comply with the performance standards given in the Approved Document B volume 1.
14. Fire service site plan Fire service site plan is: inserted in the form



Fire statement completed by	
15. Signature	
16. Date	07/11/2025