

FIRE SAFETY STATEMENT

14/03/2026

Proposed New Detached Dwelling
Land at Oxford Road, Tilehurst, Reading, RG31 6TH

1. Purpose of Statement

This Fire Safety Statement has been prepared to accompany a planning application for a new single dwelling (Use Class C3).

The statement addresses fire safety matters at the planning stage only, in accordance with national planning guidance and the Council's validation requirements. Detailed fire safety design will be addressed separately through the Building Regulations process.

2. Nature of Development

The proposal comprises a single detached dwelling arranged over more than one storey, with associated access and landscaping. The scale and use of the development are such that no abnormal fire risk is anticipated.

3. Fire Appliance Access

Fire appliance access is available from the adopted public highway (Oxford Road). This route enables fire appliance positioning and hose deployment to the building. An existing emergency access route serving the Lippincote Court flats is located adjacent to the site and provides additional proximity for emergency response purposes; however, this route does not form part of the application site and is not relied upon as the primary means of fire appliance access.

4. Water Supply for Firefighting

The nearest public fire hydrant is connected to a 150mm diameter water main and is located within the adopted highway on Oxford Road, adjacent to the telegraph pole close to the exit from Tilehurst Station. The hydrant is located approximately 30 m from the adjacent emergency access serving the Lippincote Court flats and approximately 55 m from the new front site entrance.

The hydrant is therefore located within an accepted operational distance for fire-fighting purposes and provides an adequate water supply for the proposed development.

5. Means of Escape

Appropriate means of escape will be provided in accordance with the principles of Approved Document B (Fire Safety), Volume 1 – Dwellings, including suitable exit doors and escape windows where required. The detailed design and layout of escape routes will be secured through the Building Regulations approval process.

6. Fire Detection and Warning Systems

Fire detection & warning systems will be provided in accordance with current Building Regulations standards.

7. External Fire Spread

The building layout, separation distances, and external construction will be designed to limit the risk of external fire spread in accordance with the functional requirements of the Building Regulations. Detailed material specifications and fire performance will be confirmed at Building Control stage.

8. Conclusion

The proposed development makes appropriate provision for fire appliance access, water supply for fire-fighting, and safe means of escape.

The proposal accords with the principles of fire safety set out in Approved Document B (Fire Safety) and raises no fire safety concerns that would preclude the granting of planning permission. Detailed compliance will be addressed through the Building Regulations process.