

Fire statement form

Application information	
1. Site address line 1	53 Castle Street
Site address line 2	
Site address line 3	
Town	Reading
County	Berkshire
Site postcode (optional)	RG1 7TH
2. Description of proposed development including any change of use (as stated on the application form):	Full planning permission for the demolition of the existing building and the erection of a residential-led mixed-use development comprising Use Class C3 residential units, with Use Class E on the ground floor and with some elements at lower ground floor, plus public realm, hard and soft landscaping, access and servicing arrangements, cycle parking, and other associated works.
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience. Guide: no more than 200 words	Author: Hassan Almousa, BEng, AIFireE Hassan Almousa is a fire engineer at Jensen Hughes. Hassan holds a degree in fire engineering from the University of Central Lancashire. He has over 4 years of experience in delivering code-compliant fire and life safety solutions in complex settings. Skilled in designing fire engineering strategies on various projects i.e. residential buildings, offices, schools, leisure etc., while maintaining the highest standards of professionalism through proactive safety management and ongoing process improvement. Approver: Aleksandrs Trofimovs, MENG(HONS), CENG, MIFIREE, MSFPE Aleksandrs Trofimovs is the Director, Fire Engineering at Jensen Hughes England. Over the course of his career, Aleksandrs has developed fire safety design expertise across a wide variety of building and project types, including shopping centres, offices, mixed-use, leisure, residential, historical, education and healthcare buildings, with some highlights including work on Tottenham Hale North Island residential development, Oldham Spindles regeneration, work on the University College London and CEG portfolios of buildings and being the retained fire engineer for City University of London. Aleksandrs also has extensive experience with the

	Computational Fluid Dynamics (CFD) modelling and has previously led CFD capability development teams. Aleksandrs has been a Chartered Engineer through the Institution of Fire Engineers since 2024. As part of Jensen Hughes, Aleksandrs 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 the 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. Guide: no more than 200 words	A fire engineering review of the scheme was carried out by Jensen Hughes to identify the key fire strategy issues in the scheme and options to resolve them. Ongoing design development has then followed, and the scheme has developed to resolve any issues identified. The scheme is now broadly in compliance with the guidance in BS 9991:2024 for the residential section and BS 9999:2017 for the non-residential units. The scheme will continue to be developed as the scheme progresses, when in discussion with approving authorities and the local fire and rescue services, further in the project timeline.
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	

6. Building schedule

Site information									
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
Block A1	Block height to the topmost occupied storey is 31.3m. Basement + 10 storeys.	Ancillary Areas	Basement – Level 00	BS9991	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Non- residential Units	Level 00	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi
		Residential Units	Level 01 – Level 09	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	M4(2) & M4(3)
		Roof Terrace	Level 01 & Level 06	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	simultaneous	none	none
Block A2	Block height to the topmost occupied storey is	Ancillary Areas	Basement – Level 00	BS9991	no balconies	class A2-s1, d0 or better	simultaneous	yes- commercial sprinklers, full	N/A non resi

	21.8m. Basement + 7 storeys.	Non-residential Units	Level 00	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes-commercial sprinklers, full	N/A non resi
		Residential Units	Level 01 – Level 06	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes-residential sprinklers, full	M4(2) & M4(3)
		Roof Terrace	Level 01	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	simultaneous	none	none
Block A3	Block height to the topmost occupied storey is 12.1m. Basement + 4 storeys.	Ancillary Areas	Basement – Level 00	BS9991	no balconies	class A2-s1, d0 or better	simultaneous	yes-commercial sprinklers, full	N/A non resi
		Non-residential Units	Level 00	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes-commercial sprinklers, full	N/A non resi
		Residential Units	Level 01 – Level 03	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes-residential sprinklers, full	M4(2) & M4(3)
		Roof Terrace	Level 01	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	simultaneous	none	none
Block B	Block height to the topmost occupied storey is 48.9m. Basement + 16 storeys.	Ancillary Areas	Basement – Level 00	BS9991	no balconies	class A2-s1, d0 or better	simultaneous	yes-commercial sprinklers, full	N/A non resi
		Non-residential Units	Level 00	BS9999	no balconies	class A2-s1, d0 or better	simultaneous	yes-commercial sprinklers, full	N/A non resi
		Residential Units	Level 01 – Level 15	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes-residential sprinklers, full	M4(2) & M4(3)

		Roof Terrace	Level 12	BS9991	class A2-s1, d0 or better	class A2-s1, d0 or better	simultaneous	none	none
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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

Guide: no more than 500 words

The ancillary areas are located on the basement level and the ground floor, while the non-residential units are located on the ground floor only. Upper floors consist of residential apartments. There is no direct connection between the non-residential units and the apartments. The connection between Block A and Block B is via the basement only.

Block A consists of three sections with no connection between the sections on the upper floors.

Sections 1 & 2 of Block A are served by two stairs each, i.e. a firefighting stair and a protected stair, whereas Section 3 is served by a single protected stair. Block B is served by two stairs i.e. a firefighting stair and a protected stair.

All stairs will have the following:

- A minimum width of 1000mm measured between handrails.
- Be provided with a 0.7m² (aerodynamic free area) AOV at the head of each stair.
- Discharge directly to the outside.
- Access to a protected ventilated lobby with an evacuation lift/dual-purpose firefighting and evacuation lift.
- A protected/ventilated corridor between the flats and the lift lobbies.

Both evacuation lift lobbies and the common corridors will be provided with mechanical smoke venting, with detailed design of the systems to be supported by CFD modelling following planning. Travel distances within the common corridors will be within the recommendations of BS 9991:2024 guidance.

The design and operation of the lifts will be in accordance with relevant guidance in BS EN 81-70:2021+A1:2022 and BS EN 81-76:2025. Due to the buildings' height being above 18m of Blocks A1, A2 and B, Class B evacuation lifts will be required.

The building will be designed such that all external walls will be designed in line with Regulation 7(2) requirements. No green walls are proposed as part of the development.

The ancillary and amenity areas will evacuate simultaneously upon detection in any of the common areas of the building or common corridors providing access to the spaces. The detection of a fire within the ancillary and amenity spaces will not trigger evacuation of the dwelling units.

The evacuation strategy of the non-residential units will be simultaneous, and each unit will evacuate independently. All areas will be sprinklered throughout in line with relevant current sprinkler code guidance.

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.

Guide: no more than 500 words

A fire strategy will be developed so that the scheme complies as far as is practicable with the relevant British Standards. The fire strategy will draw on guidance from BS 9991:2024 for the residential areas and BS 9999:2017 for the non-residential unit spaces.

The blocks contain a connected basement, which will be provided with a smoke clearance system. Furthermore, the blocks contain car park in the basement, which will be accessed via mechanically smoke vented lobbies and will be provided with a smoke and heat ventilation system designed in accordance with BS 7346-7:2013.

As fire vehicle access is proposed via the podium above the car park at Level 00, the slab will be designed to accommodate fire vehicle weight.

This will need to be discussed and agreed with approvals authorities as design develops further post planning.

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.

Guide: no more than 500 words

The scheme will be designed in accordance with BS 9991:2024 and BS 9999:2017. Since the scheme is outside the Greater London area, Policy D12 is not applicable to the scheme.

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 fire service access and facilities?

Guide: no more than 200 words

Access to the development is via Castle Street and new access routes in the central route, which allow access to the site. The fire vehicle parking will be within 18m of the dry riser inlets.

The non-residential units will be reached by the hose layer. All areas within the non-residential units are reached within 45m from the fire vehicle parking.

11. Emergency road vehicle access

Specify emergency road vehicle access to the site entrances indicated on the site plan

Guide: no more than 200 words

Fire vehicle access will be provided within 18m and in sight of the dry fire main inlets to the firefighting shafts and the protected stairs serving the upper floors of the building, as discussed in Section 10 above.

The non-residential units are accessed externally, as discussed in Section 10 above.

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

yes

12. Siting of fire appliances

Guide: no more than 200 words

The fire vehicles will be able to park within 18m and in sight of dry fire main inlets serving the firefighting shafts and Stair A5.

13. Suitability of water supply for the scale of development proposed

Guide: no more than 200 words

Existing fire hydrants are provided on Castle Street within 90m of the dry riser inlets, based on the hydrant locations noted around the site using Google Maps. However, the condition of the hydrants should be confirmed by others.

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



14. Fire service site plan

Fire service site plan is:
inserted in the form



Fire statement completed by

15. Signature

Handwritten signature in black ink.

16. Date

05/05/2026