

Fire statement form

(ref: KM3513/cjk)

Application information	
1. Site address line 1	138-144 Friar Street
Site address line 2	
Site address line 3	
Town	Reading
County	Berkshire
Site postcode (optional)	RG1 1EX
2. Description of proposed development including any change of use (as stated on the application form):	Phased redevelopment of the site involving the demolition of Nos. 138-141 and 142-143 Friar Street, partial demolition of No. 144 Friar Street, and erection of a basement and 6-storey building to provide co-living residential accommodation (purpose-built shared living accommodation – Sui Generis use class), together with the partial retention of the former Bugle Public House as a standalone Class E commercial unit.
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience. Guide: no more than 200 words	Prepared by: Jonatan Karlsson, BSc (Hons), MSc, AIFireE, Fire Engineer, Jensen Hughes UK. Checked by: Jeremy Sin, BEng (Hons), AIFireE Fire Engineer, Jensen Hughes UK. Reza Faizul, AIFireE, Principal Fire Engineer, Jensen Hughes UK. Approved by: Ross Skellett, CEng, MIFireE, Director, Jensen Hughes UK. Ross Skellett is a Director at Jensen Hughes and has over 10 years of experience in developing fire strategies for a wide range of different buildings within the UK and Ireland. Ross has extensive experience in developing fire strategies for residential buildings ranging from Student Residential buildings, Private Residential, Private Rented Sector and co-living and is familiar with the technical complexities presented by these types of buildings. Ross is well versed in the applicable guidance relevant to residential fire safety design as well as in developing fire engineering solutions including the use of fire and smoke and evacuation modelling for all range of building types, although most extensively in residential buildings. As part of Jensen Hughes, Jonathon 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	A fire strategy review has been undertaken for this development 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

relating to the fire safety of the development; and what account has been taken of this. Guide: no more than 200 words	into their specialist design. There will be on-going support from Jensen Hughes to ensure that the design and construction of the development is in-line with the fire strategy. The plans have been updated to reflect ongoing input, this will continue to be developed as the scheme progresses and discussion with approving authorities and the local fire and rescue services will be undertaken. Consultation with the approving authorities has not been undertaken to date.
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
Block 1	15.5m high - five storeys above ground level, and; - one basement level.	Residential Amenities	Basement and Ground Floor	Approved document B vol 2	no balconies	class A2-s1, d0 or better	simultaneous	yes-residential sprinklers, full	N/A non resi
		Studio flats	Ground to 5 th floor	Approved document B vol 1	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	yes-residential sprinklers, full	M4(3)
		Commercial Unit	Basement to 2 nd Floor	Approved document B vol 2	no balconies	class A2-s1, d0 or better	simultaneous	yes-residential sprinklers, full	N/A non resi

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 proposed building will be designed with the recommendations and principles outlined in the Approved Document B - Volume 1: 2019 edition incorporating 2020, and 2022 amendments and forthcoming 2025, 2026 and 2029 changes and Approved Document B - Volume 2: 2019 edition incorporating 2020, and 2022 amendments and forthcoming 2025, 2026 and 2029

The associated residential amenities include a multimedia room, laundry room, cycle parking and ancillary operational facilities such as a lounge and co-working space. There will be 145 newly created co-living units, each measuring approximately 20m².

The apartments will operate a “stay put” strategy in which only the fire affected flat evacuates in the first instance.

The ancillary areas will operate on a simultaneous evacuation strategy. Upon fire detection within any communal area on the basement and the ground floor, will be evacuated simultaneously.

An automatic fire alarm system will be provided to the building in line with the guidance presented in BS 5839. The fire alarm system will comply with the requirements of ADB Volume 1 and BS 5839 (Part 1, Part 6 and Part 9 where relevant). The building will also be provided with an Emergency Alert System (EAS) as a best practice approach.

The building will be provided with a residential sprinkler system designed to BS9251:2021. All ancillary areas will have an area of less than 100m² and will as a result be covered as part of the residential sprinkler system.

The building will be provided with two (2) stairs serving all upper floors. Only one (1) of the two (2) stairs will be serving the basement only. Additionally, the basement will be provided an alternative stair exiting on the ground floor. None of the stairs will form as part of the firefighting shaft. A dry riser will be provided within Core 1.

In line with the industry best practices and to accommodate upcoming updates to the Approved Document B, the lifts within Core 1 and Core 2 will be implemented as an evacuation lift. The design and operation of evacuation lifts should be in line with the recommendations given in BS 9991:2024 and BS EN 81-20.

The proposed building will be provided with smoke shafts and AOVs facilitate smoke ventilation of the common lobbies and corridors. The system will be designed in accordance with the guidance presented in the Approved Document B Volume 1 – Sections 3.49 to 3.54.

The travel distances will be within the recommended limits of the Approved Document B Volume 1 for the residential areas.

The travel distances will be within the recommended limits of the Approved Document B Volume 1 for the residential amenities and plant areas except for the Smoke Vent Plantroom and Boosted Cold Water Plant Room in Basement exceeds the 18 m single-direction travel distance limit. Although it is a non-compliance, the arrangement can be justified to remain based on fire-engineered judgement (refer to our Fire Engineering Review report for more details).

Escape routes from the studios will be at least 1.8m from the cooking hobs and 0.9m wide. A 0.9m escape width, without fixed obstructions, is provided throughout the apartments.

The Ground Floor lobby design approach has been designed in accordance with BS 9991 rather than ADB Vol. 1/ 2.

Elements of Structure will achieve 60 minutes fire resistance.

Compartmentation will comply with the requirements of the Approved Document B Volume 1 and Volume 2.

External PV Panels and green roof will be provided on the Roof. |

8. Issues which might affect the fire safety of the development

The travel distances for the Smoke Vent Plantroom and Boosted Cold Water Plant Room in Basement exceeds the 18 m single-direction travel distance limit. Although it is a non-compliance, the arrangement can be justified to remain based on fire-engineered judgement (refer to our Fire Engineering Review report for more details).

9. Local development document policies relating to fire safety

N/A

Emergency road vehicle access and water supplies for firefighting purposes

10. Fire service site plan

Fire service access will be in line with the requirements set out in the Approved Document B Volume 1.

Fire vehicle access will be provided to within 18m of the fire mains inlet.

Any new roads will be designed and constructed to allow access for fire vehicle appliances and entry points to building will be readily identifiable to the fire and rescue services.

The development will not be provided with a dedicated firefighting shaft. Firefighter operations will be conducted via the protected evacuation stairs.

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11. Emergency road vehicle access

The fire service will be able to park on Friar Street within 18m of the nearest stair core entrance and dry riser inlet point.

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

yes

12. Siting of fire appliances

Fire vehicles will be able to park in front of the building within 18m and in direct sight of the main entrance which provides access to the protected evacuation stairs.

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

A fire hydrant will be provided within 90m of the fire main inlet along a route suitable for laying hose.

Nature of water supply:

hydrant- public

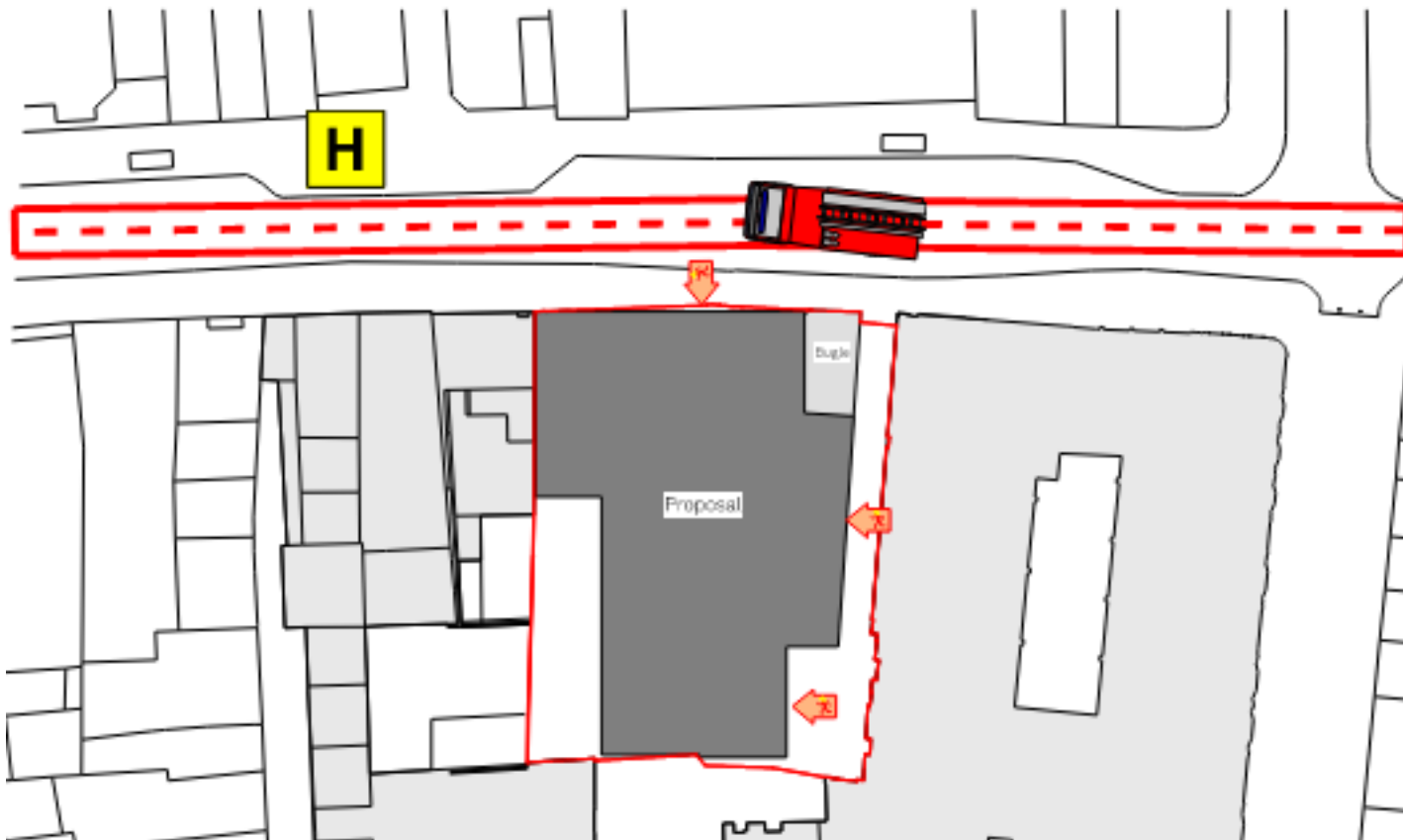
Unless the existing hydrant provision is sufficient.

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

Rongaw

16. Date	06/08/2026
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