



APPLICATION INFORMATION		
1	Site Address Line 1	Land adjacent to Wellington Road and Station Road
	Town	Wokingham
	County	Berkshire
	Site Postcode (optional)	RG40 2AN
2	Description of proposed development including any change of use (as stated on the application form).	The building will be located at land adjacent to Wellington Road and Station Road, Wokingham, RG40 2AN. It will be a 3-storey residential building (Ground, First and Second) to provide supported accommodation for care leavers and Adult Social Care. The ground floor will be used for M4(2) & M4(3) flats, plant rooms, a support office, a bike store and a bin store. The first and second floors will be used for M4(2) flats. The height of the top occupied floor is approximately 7 m above the adjacent ground level. This Fire Statement is submitted on behalf of Wokingham Borough Council, hereafter ('the Applicant'), to accompany a Planning Application for the proposal to develop a social rented residential building on land adjacent to Wellington Road and Station Road, Wokingham, RG40 2AN.
3	Name of person completing the fire statement (as section 15), relevant qualifications and experience.	Fourie Wiid, MEng (Mech), CEng, MIFireE, MSFPE (a Member of the Institution of Fire Engineers (IFE), a Chartered Engineer with the IFE), joined Osborn Associates in January 2023 and has over eight years of industry experience. Having successfully delivered projects in the education, health care, commercial, retail, residential and industrial sectors over his career, Fourie thoroughly understands the challenges associated with fire safety and has demonstrated expertise in resolving issues using performance-based solutions, including computational fluid dynamics. He successfully leads teams on complex fire engineering projects from concept inception to delivery on-site, including project management to testing, commissioning and handover to the Client. Fourie is an associate director at OAL and head of fire safety engineering team.
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.	No consultation has been provided before the issuing of this statement. All aspects of the fire safety design are subject to review by the building control body, which includes its statutory consultation with the local Fire and Rescue Service.

APPLICATION INFORMATION

5 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) • No. of storeys excluding 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 evaluation	i) Automatic suppression	j) Accessible housing provided
Main Building	7 m 3 storeys	Residential flats, maisonettes, studios	Ground to Second Floor	Approved document B vol 1	class A2-s1, d0 or better	class A2-s1, d0 or better	stay put	none	M4(2) & M4(3)

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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.	
Ventilation System Where occupants are required to escape via a protected route (which includes the stairs, lifts and corridors) within the respective areas within the building the following ventilation requirements in accordance with Section 3 of ADB Vol. 1 would be provided: North Stair The north stair should be provided with either a high-level openable vent with a free area of at least 1 m ² at each storey, or a single openable vent with a free area of at least 1 m ² at the head of the stair, which can be operable remotely at the fire and rescue service access level. South Stair The south stair should be provided with a vent to the outside with a minimum free area of 1 m ² from the top storey. Evacuation Lift and Evacuation Lift Lobby The smoke control system for evacuation lifts and evacuation lift lobbies should provide the same level of protection as that for the staircase. Corridors The central corridors between the north stairway and the south stairway should have smoke vents on every floor. The dead-end corridors connecting to the south stairway should have smoke vents on the first and second floors. Bin Store (Refuse Storage) Bin store should be sited and constructed in accordance with BS 5906. Furthermore, it will be separated from other parts of the building by fire resisting construction minimum REI 60 in accordance with ADB Vol.1. It will not be situated within a protected stairway, evacuation shaft or protected lobby. The approach to rooms containing refuse chutes or for storing refuse should comply with one of the following conditions: Be directly from the open air or be through a protected lobby with a minimum of 0.2 m ² of permanent ventilation. Bike Store As there is a possibility in the future that the bike store might store electric bicycles, it will be classified as a place of special fire hazard and therefore, should be protected with REI 30 fire resisting construction in accordance with Section 7 of ADB Vol. 1. If there will be a large volume of electric bicycles, the implementation of a local fire suppression system might be explored based on risk assessment outcomes during a later design stage in line with the latest industry practices. Provision of Evacuation Lift The building will include accessible and adaptable flats, as well as wheelchair user flats. An evacuation lift and a refuge area should be provided for each escape stairway in the building to support occupants with special evacuation requirements (i.e., disabilities or mobility impairments) on upper floors to escape.	

THE PRINCIPLES, CONCEPTS AND APPROACH RELATING TO FIRE SAFETY THAT HAVE BEEN APPLIED TO THE DEVELOPMENT	
	It should be noted that there are height differences between the North section and the rest of the building. This height difference means that the north evacuation lift can only support occupants on one side to escape if it opens in one direction only. It should be noted that the evacuation lift should open on both the north and south sides to support occupants with special requirements from both sections of the building. The refuges should meet the minimum 900 x 1400 mm in size, appropriately sited and accessible by someone in a wheelchair. Associated emergency voice communication points will also need to be provided for the refugees. The design of the evacuation lifts and refuge areas should be further reviewed at a later stage.
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. External wall The construction of external walls should achieve Class B-s3, d2 for elevations less than 1000 mm from the relevant boundary, when tested in accordance with BS EN 13501-1. Accessible Housing Provided The building will include accessible and adaptable flats and wheelchair user flats. All flats should meet the national space standards and conform to building regulation M4(2) or M4(3). The Flat 6, which is located on the ground floor, will be an M4(3) flat, and the remaining flats will be M4(2) flats.
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. There are no local plan policies enforcing fire safety requirements for this scheme.

EMERGENCY ROAD VEHICLE ACCESS AND WATER SUPPLIES FOR FIREFIGHTING PURPOSES	
10	Fire Service Site Plan The firefighting access routes and facilities should be informed by the expectations of ADB Vol. 1. Firefighting access will be available via Station Road, Wellington Road and Park Road. The fire service site plan is shown in Item 14. The hose distance measured from the building entrance to the furthest point in the flat is more than 45 m. The building should be fitted with dry fire mains. Access should be provided for a pumping appliance within 18 m of each fire main inlet. The distance from the fire main outlet to the furthest point inside each flat, measured along a route suitable for laying a hose, should be less than 45 m.
11	Emergency Road Vehicle Plan Access to the site will be available for pumping fire appliances via Station Road, Wellington Road and Park Road. Is the emergency vehicle tracking route within the site to the siting points for appliances clear and unobstructed? yes
12	Siting of Fire Appliances The hose distance measured from the building entrance to the furthest point in the flat will be more than 45 m. The building will be fitted with dry fire mains. In order to meet the requirements of Section 13 and 14 of ADB Vol. 1, the following provisions should be met: i. Provide access for a pumping appliance to within 18 m of a dry riser breeching inlet. ii. The fire mains should be located within the protected stairway enclosure, with a maximum hose distance of 45 m from the fire main outlet to the furthest point inside each flat, measured on a route suitable for laying a hose. iii. The design and construction of fire mains should be in accordance with BS 9990 and ADB Vol. 1 Section 15.

EMERGENCY ROAD VEHICLE ACCESS AND WATER SUPPLIES FOR FIREFIGHTING PURPOSES

13 Suitability of Water Supply for the Scale of Development Proposed

The building will be served by the existing public hydrant systems. The closest known hydrant is located at Park Road, which is within 90 m of the entrance of the building.

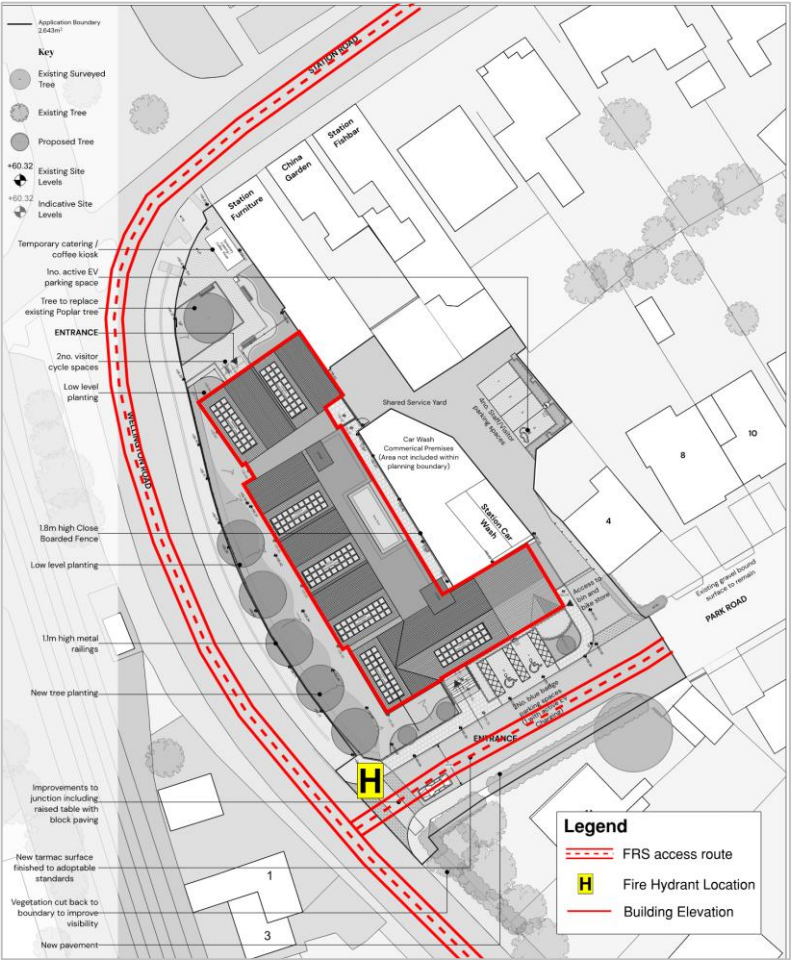
Water supplies should be designed and installed in accordance with BS 9990. The suitability and operational condition of the existing hydrants should be checked for their current condition and compliance.

Nature of water supply:
hydrant- public

Does the proposed development rely on existing hydrants, and if so, are they currently usable/operable?
yes

14 Fire Service Site Plan

Fire service site plan is:
inserted in the form



FIRE STATEMENT COMPLETED BY: Fourie Wiid, MEng (Mech), CEng, MIFireE, MSFPE

15 Signature:

16 Date: 22-10-2025