



400 Thames Valley Park Phase 1

Fire Statement

Version No.1.0

23/05/2024

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Version Tracker

Version	Status	Date issued	Comment
1	Draft	23/05/2024	Issued
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List of Amendments

Version (Add Number)		
Section	Page	Amendment reference

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3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience	2	15. Signature	10
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. ...	2	16. Date	10
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Statement

FCS-live have been appointed by TVP Investments Limited to develop the Fire Statement (Planning Gateway 1) in support of the Planning Application for the proposed development known as 400 Thames Valley Park.

This Fire Statement (Planning Gateway 1) has been developed to meet the requirements of the Gateway 1 stage and the principles of the golden thread concept.

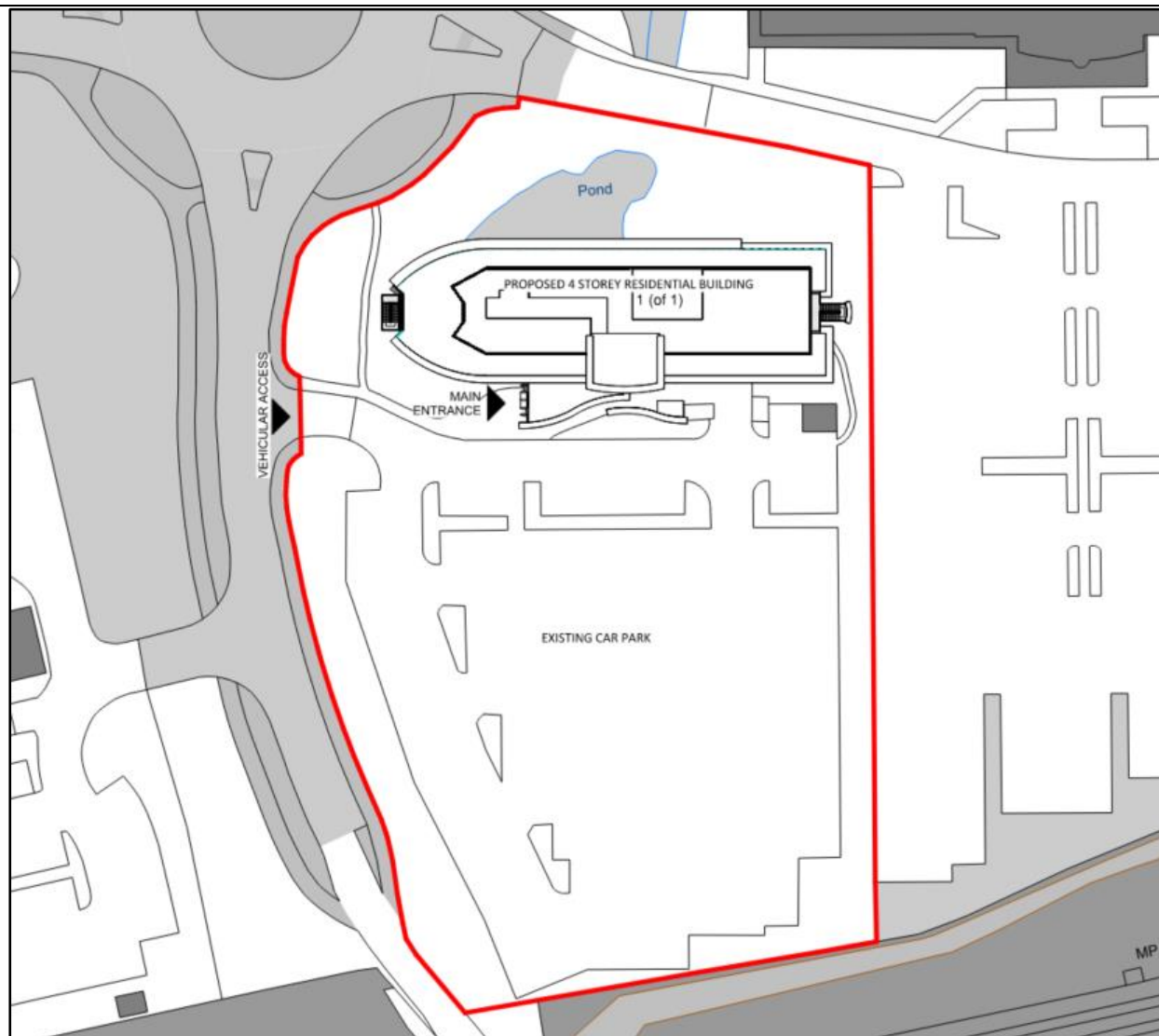
This Fire Statement (Planning Gateway 1) outlines the minimum fire safety provisions required for the proposed development, which is to be compliant with the functional requirements of the Building Regulations 2010 (as amended), Approved Document B (AD B)-Volume 1 and 2: 2019 edition (incl. amendments May 2020 and December 2022).

This Fire Statement (Planning Gateway 1) does not specifically include fire engineering design comments to the development; these will be set out in the subsequent design Fire Strategy reports under the RIBA Plan of Work (2020). It is a strategic document only and does not contain any construction detail or any materials' type to be used during the development construction specifications.

All aspects of the fire safety design remain subject to formal approval by the Building Control Body, including statutory consultation with the local Fire Authority (FRS) being Royal Berkshire Fire & Rescue Service.

Fire Statement Form

Application information	
1. Site address line 1	400 Thames Valley Park Drive
Site address line 2	Earley
Site address line 3	
Town	Reading
County	Berkshire
Site postcode (optional)	RG6 1PT
2. Description of proposed development including any change of use (as stated on the application form):	<u>Prior Approval Application – Schedule 2, Part 3, Class MA – Commercial, business and service uses to dwellinghouses.</u> Change of use of the ground, 1 st , 2 nd and 3 rd floors (use Class E) to 62 residential dwellings (use Class C3)
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience. (Guide: no more than 200 words)	Andrew Davis BEng (Hons), MIFireE, MIFSM Andrew has a Batchelor’s degree in Fire Engineering and is a Member of the Institution of Fire Engineers (Membership number 45059), and the Institute of Fire Safety Managers (Membership number 5989). Andrew has been working in the fire sector for over twenty years and has an in depth understanding of the fire safety industry and the various design guides which are adopted to support the design of a fire safe building. He has been involved in giving fire safety design advice for new and existing buildings across numerous sectors for more than 8 years and this involves both code compliant and fire engineered solutions.
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)	As an existing building, statutory consultation would have taken place before construction and occupation, using the relevant guidance documents.
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
1	Block height = 16.5 m. 4 storeys. 5 storeys including basement.	service area	-01	BS9991	no balconies	class A2-s1, d0 or better	simultaneous	yes- residential sprinklers, full	none
1	Block height = 16.5 m. 4 storeys.	residential flats, maisonettes, studios	00 – 03	BS9991	no balconies	class A2-s1, d0 or better	stay put	yes- residential sprinklers, full	none

	5 storeys including basement.								
	Block height = 16.5 m. 4 storeys. 5 storeys including basement.	service area	Roof	BS9991	no balconies	class A2-s1, d0 or better	simultaneous	none	none

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 guidance document used is British Standard 9991:2015.

400 Thames Valley Park is an existing 4 storey office building. A subsequent proposal will include the addition of 2 upper floors which will make the height of the uppermost occupied floor over 18 m. The height requires the provision of a firefighting shaft, which includes a firefighting stair, a firefighting lift, and a dry rising main. As the area of each floor exceeds 900 m², the guidance recommends that two firefighting shafts are provided. The hose laying distances to the furthest points (60 m with sprinklers) can be achieved from the central stair. It is therefore proposed that the central stair is designated as the firefighting shaft, subject to confirmation from the approving authorities.

As the proposal involves residential apartments above 11 m, sprinkler protection is required throughout the building. The sprinklers should be in accordance with BS9251:2021.

Automatic fire detection should be provided in each apartment in accordance with BS 5839-6:2019. Where fire detection is required in common areas, it should be in accordance with BS 5839-1:2017.

Ventilation is required in the common corridors, stairs, and lobby areas.

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)

All components of the façade will be reviewed, and the external wall system will be designed to ensure that it is compliant with the latest requirements, and will achieve Class A2-s1, d0 or better.

Automatic fire suppression will be provided, this will include a sprinkler system designed to the requirements of BS 9251:2021.

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 fire strategy for this proposed redevelopment will be informed by the relevant design guidance documents as detailed in Section 6. It is also noted that there are no local development document policies that are relevant to this building.

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)

In accordance with BS9991:2015, as the building height is expected to be more than 18m, the building should be provided with a firefighting shaft (including firefighting stair, firefighting lift, and dry rising main). As the area of the building exceeds 900 m² a secondary firefighting shaft is required. However, as the distance from the central stair does not exceed 60 m, it is not considered necessary to provide a second firefighting shaft, subject to approval by Building Control / Approved Inspector and Royal Berkshire Fire & Rescue Service.

Dry riser inlets are to be within 18m of and visible to the fire appliance parking locations.

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)

The site is located adjacent to the roundabout at the intersection of Oracle Parkway and Shepherds House Lane.

Good vehicle access is available from all directions. As an existing building, access for fire service vehicles is already in place. Vehicle access should meet the requirements of Table 15.2 of Approved Document B Volume 1.

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)

Fire service vehicles can enter the car park on Shepherds House Lane. The car park entrance is approximately 7 m wide. There are sufficient areas to turn a fire service vehicle in the car park.

Fire service vehicles can park within 18 m of the dry riser inlet, which will be sited adjacent to the central stair.

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

(Guide: no more than 200 words)

Hydrants could not be located by satellite view. As an existing office building, the provision of hydrants should already be in place. This should be confirmed by a survey and liaison with Royal Berkshire Fire & Rescue Service.

Nature of water supply:

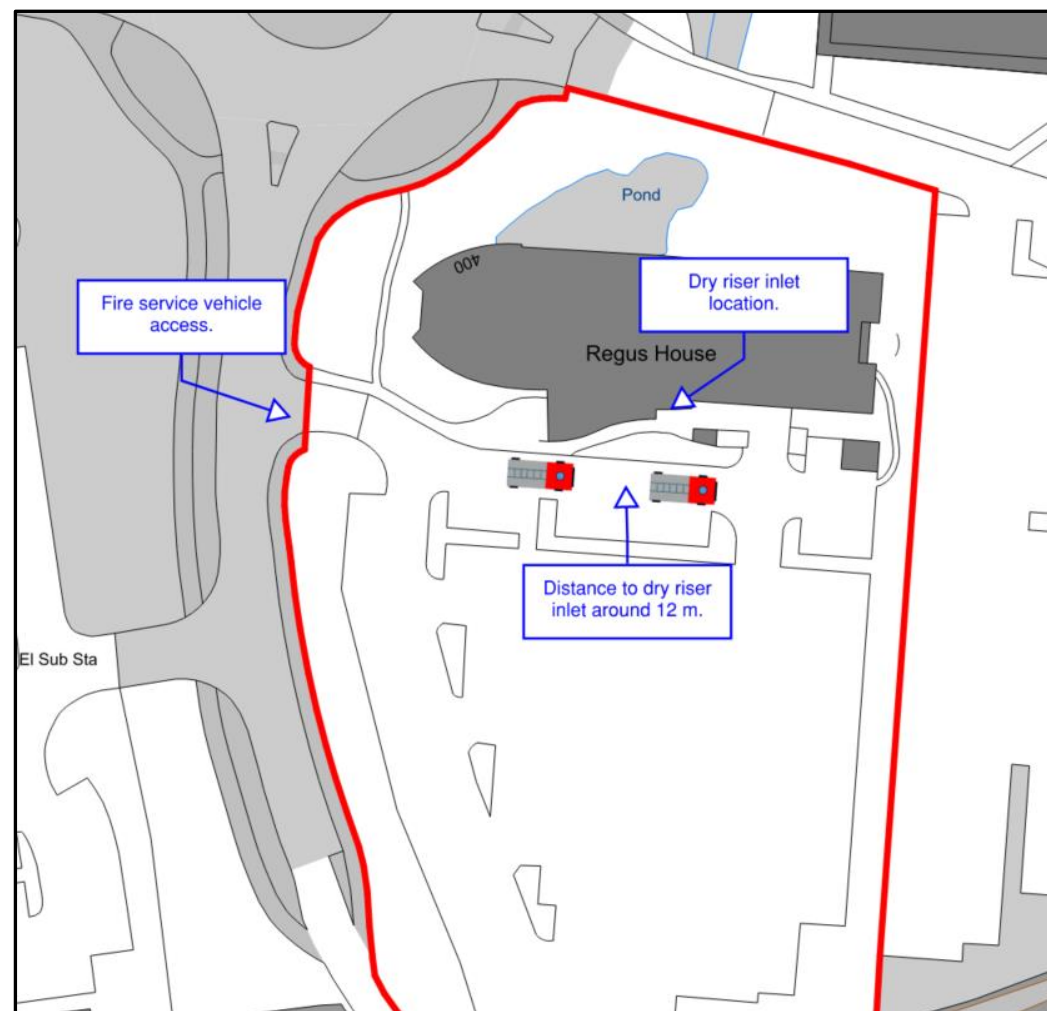
hydrant- public

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	
16. Date	23/05/2024