

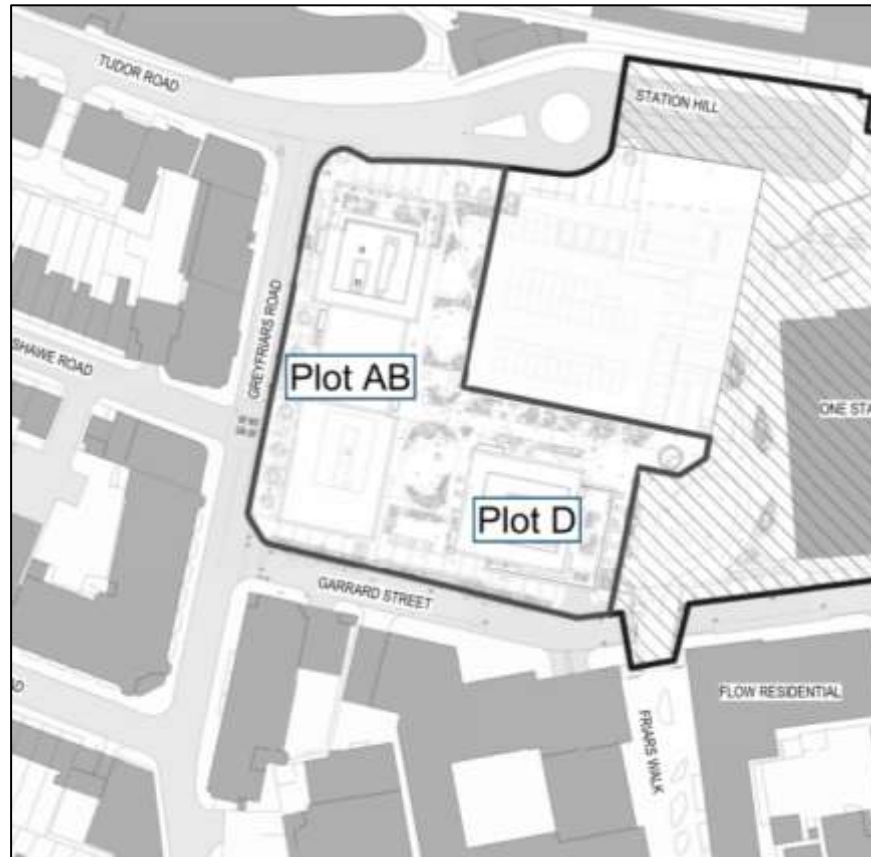
Fire statement form

Application information	
1. Site address line 1	Station Hill
Site address line 2	
Site address line 3	
Town	Reading
County	
Site postcode (optional)	RG1 1DX
2. Description of proposed development including any change of use (as stated on the application form):	This document is submitted on behalf of SH Reading Master LLP (hereafter referred to as the Applicant) in support of a Reserved Matters application pursuant to Outline Planning Permission ref. 192032, relating to Station Hill, Phase 3A (Plots A, B and D), Reading. The application seeks approval of the reserved matters for the development of Plots A, B and D, comprising the erection of two buildings to deliver residential units (Use Class C3), including affordable housing, ground floor flexible commercial accommodation (Use Class E), residential amenity spaces, associated landscaping and public realm works, including Station Hill Gardens and enhancements to Station Hill Square, together with new pedestrian routes, cycle parking, servicing, refuse storage, plant and ancillary infrastructure, and all other associated works, in accordance with the approved Station Hill Masterplan. The proposed development comprises two residential buildings across Plots A, B and D, delivering 600 build-to-rent homes, including 75 affordable homes, alongside new flexible ground-floor retail and café uses, resident amenities and extensive landscaped public realm. The scheme will provide new north–south pedestrian routes linking Garrard Street, Greyfriars Road, Friars Walk and Reading Station, together with a new central garden, play space and enhancements to Station Hill Square, completing this phase of the Station Hill Masterplan. The site occupies a highly accessible location immediately south of Reading Station, within Central Reading, and forms part of the wider Station Hill regeneration area. Over the past four years, Phases 1 and 2 have been successfully delivered, providing new homes, a landmark office building, public spaces and improved pedestrian connections that have transformed the area around the station. Phase 3A represents the next stage of this comprehensive development, building on this success to complete key movement routes, public realm spaces and development plots within the approved masterplan framework. Phase 3A is brought forward pursuant to the 2021 Outline Planning Permission, which establishes the parameters for detailed development across the site. That consent allows for up to 750 homes within Phase 3 (Plots A, B and D). The current proposals deliver 600 homes, representing a deliberate reduction from the maximum permitted in order to prioritise apartment quality, generous resident amenity, landscaped terraces and high-quality public realm.

	Together, the development will bring around 1,000 new residents into the heart of Reading, supporting the vitality of the town centre and reinforcing Station Hill as a thriving, mixed-use neighbourhood. The new homes will be professionally managed as part of a build-to-rent model, consistent with earlier phases at Station Hill, and will be supported by a comprehensive range of shared amenities, active frontages and car-free living (with the exception of servicing and accessible parking). In combination with the delivery of Station Hill Gardens, improvements to surrounding streets and the completion of Station Hill Square, Phase 3A will play a critical role in realising the final vision for Station Hill as a well-connected, inclusive and high-quality place to live, work and spend time.
3. Name of person completing the fire statement (as section 15.), relevant qualifications and experience.	Prepared by Edward Grantham, MEng (Hons), Checked by Paul Macken, MSci(Hons), CEng, MIFireE Approved By Paul Macken, MSci(Hons), CEng, MIFireE The report has been approved by Paul Macken, MSci(Hons), CEng, MIFireE. Paul has been practicing fire engineering for more than 27 years. He has extensive experience and a proven track record in developing fire strategies for residential buildings across the UK including residential developments for Private Residential, Private Rented Sector, Student Residential buildings, and Co-living occupancy groups and fully understands the technical complexities presented by these types of buildings. Paul 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 including residential buildings. As a Project Director, Paul is responsible for a large number of Jensen Hughes residential developments including several major masterplan projects. Paul is involved in projects through all stages of design from early feasibility and concept design through to detailed design and Building Regulations submission. Paul has also provided delivery of many schemes through construction to practical completion providing various support services to both contractors and clients and end-user. As part of Jensen Hughes, Paul 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.	An Initial fire strategy review and outline fire strategy 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 into their specialist design. 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 are undertaken.

	Consultation with the approving authorities has not been undertaken to date. The client has, however, employed a BSA consultant (Safer Sphere) to provide a third party compliance check of the design. No adverse comments have been raised on the fire strategy.
--	--

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)



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
Plot AB	Top storey height of 82.04m 27 storeys (2 podium levels (P2,P1), Ground floor and 24 upper floors)	Residential Apartments	Level 1-23	BS 9991	Class A2- s1,d0 or better	Class A2- s1,d0 or better	Defend in place	Yes, residential sprinklers, full	M4(2) & M4(3)
		Ancillary Areas	P2,P1, Ground floor	BS 9991	No Balconies	Class A2- s1,d0 or better	Simultaneous	Yes, residential sprinklers full, or Commercial sprinklers full where appropriate	N/A, non- residential
		Amenity areas	P1, Ground floor , level 24	BS 9991	No Balconies	Class A2- s1,d0 or better	Simultaneous	Yes, residential sprinklers full, or Commercial sprinklers	N/A, non- residential

								full where appropriate	
		Commercial areas	P2,P1, ground floor	BS9999	No Balconies	Class A2-s1,d0 or better	Simultaneous	Yes, Commercial sprinklers, full	N/A, non-residential
Plot D	Top storey height of 70.44m	Residential Apartments	Level 2-19	BS 9991	Class A2-s1,d0 or better	Class A2-s1,d0 or better	Defend in place	Yes, residential sprinklers, full	M4(2) & M4(3)
	23 storeys (2 podium levels (P2,P1), Ground floor and 20 upper floors)	Ancillary Areas	Ground floor	BS 9991	No Balconies	Class A2-s1,d0 or better	Simultaneous	Yes, residential sprinklers full, or Commercial sprinklers full where appropriate	N/A, non-residential
		Amenity areas	Ground floor , level 20	BS 9991	No Balconies	Class A2-s1,d0 or better	Simultaneous	Yes, residential sprinklers full, or Commercial sprinklers full where appropriate	N/A, non-residential
		Commercial areas	Ground floor	BS 9991	No Balconies	Class A2-s1,d0 or better	Simultaneous	Yes, Commercial sprinklers, full	N/A, non-residential

7. Specific technical complexities

The development of the scheme has been developed in accordance with the recommendations of guidance in BS:9991: 2024 and Approved Document B volume 1.

This fire statement should be read in conjunction with the Reading Station Hill Phase 3 Outline Fire Strategy Report (KL10133/R1/Issue 3). This report provides further commentary on the objections and fire safety arrangements proposed for the project. The project is reasonably tall but well within the scope of BS9991.

All residential flats are designed on a “defend in place” evacuation strategy. The amenity and ancillary areas operate using a “simultaneous” evacuation strategy. The commercial areas will be independent of the rest of the building and will also operate under a “simultaneous” evacuation strategy. The detection of a fire within any of these spaces will not signal the evacuation of the residential apartments.

The building will be fitted with sprinklers throughout. The residential units will be fitted with sprinklers in accordance with BS 9251:2021. Where the design of the sprinklers falls outside the scope of BS 9251:2021, sprinklers in accordance with BS EN 12845:2015 will be fitted.

Each building is provided with multiple staircases with associated evacuation lifts which ensure suitable means of escape for all building users.

Smoke control systems are provided in the communal residential areas to protect both the stairs and evacuation lift lobbies. These will be designed to prevent smoke ingress into the evacuation lift lobbies. Most corridors have compliant escape distances but there are some areas in Plot AB where single direction escape distances of 25 m are proposed. To justify this those corridors will be provided with enhanced smoke control (a push/pull system with smoke shafts at either end of the corridor) designed to flush smoke from the corridor and enhance conditions for escape.

Plot AB is served by three firefighting shafts while building D is served by two firefighting shafts. All stairs have a minimum clear width of 1m between handrails. Each firefighting stair is served by two dual purpose firefighting/evacuation lifts. This ensures maximum operational flexibility and redundancy for both evacuation and fire fighters. Emergency voice communication (EVC) systems will also be provided within the protected evacuation lift lobby.

The commercial areas will be completely separated from the residential areas with no internal connections. The commercial areas will meet relevant guidance from BS9999.

The two buildings share a common podium with the earlier phases of Reading Station Hill Masterplan. The buildings are, however, designed independently from one another with no connection between the two other than the podium. Each have their own dedicated plant and fire safety systems.

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.

There is nothing out of the ordinary in terms of the design and associated fire risks. Please refer to the attached Outline Fire Strategy Report which provides further commentary on the fire safety arrangements proposed in the buildings.

There is a future development opportunity immediately adjacent (Plot C). The design of Plots AB and D have taken this into account and for design purposes a relevant boundary has been assumed such that these two buildings will be fully independent of that future development site.

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.

The buildings design has been made in accordance with BS9991 guidance.

Emergency road vehicle access and water supplies for firefighting purposes

10. Fire service site plan

Fire vehicle access across the development is shown indicatively in Section 14. This will be achieved via Greyfriars road, Garrard street and Station hill.

Fire vehicle access is also possible via the existing podium to the east of Building D.

Both building AB and D will be fitted with wet fire mains as their top storey heights exceed 50m. All residential areas will be within 60m hose distance of wet risers in firefighting shafts. The inlet connection to the emergency replenishment of the suction tank will need to be within 18 m and in sight of the appliance parking position.

All commercial areas will be provided with perimeter access for fire appliances or be within 45m hose distance of a fire appliance parking location.

There are some commercial spaces accessed from the podium level. These can be accessed by fire fighters either via the existing vehicle access route at podium level to the east of Building D or by parking on Garrard Street from where fire fighters can ascend to the podium level via an external public staircase.

11. Emergency road vehicle access

The local fire and rescue service will be able to access both building AB and building D via Greyfriars road, Garrard street and Station hill

These should be in accordance with guidance from table 18 from BS 9991:2024,

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

12. Siting of fire appliances

See items 11 and 14. The fire vehicles can park within 18m of the building entry points.

The inlet connection to the emergency replenishment of the suction tank will need to be within 18 m and in sight of the appliance parking position. There are no dead end vehicle access routes created as part of this project.

Indicative fire vehicle parking positions have been shown on the fire service site plan in Section 14.

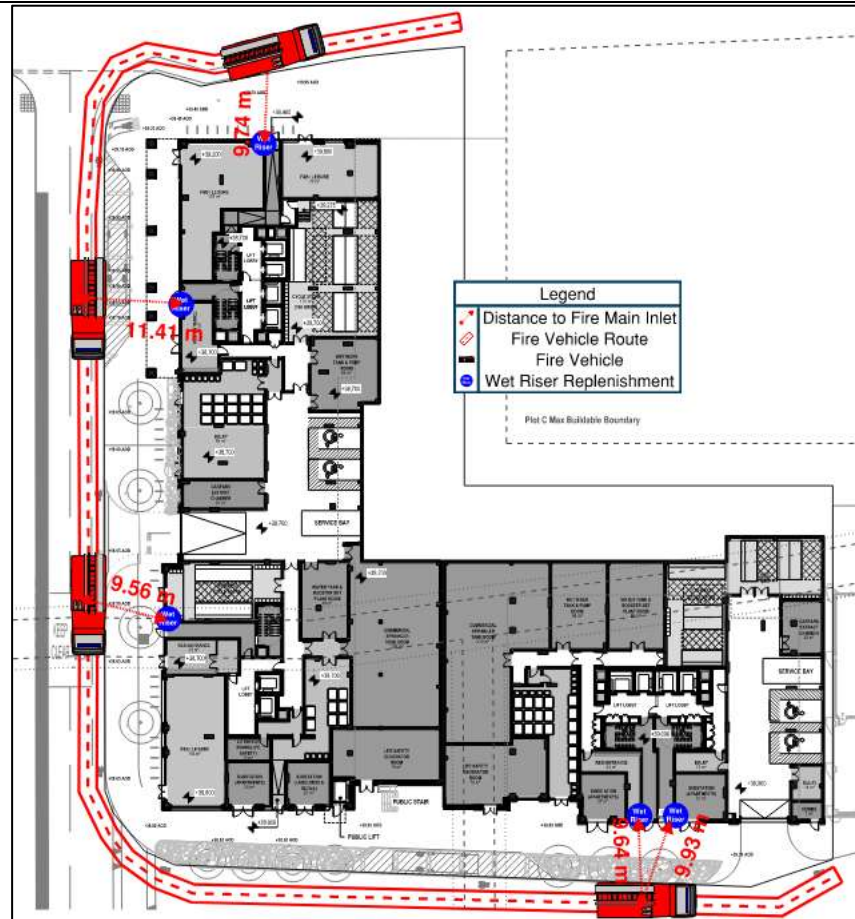
13. Suitability of water supply for the scale of development proposed

Guidance states that if there is an existing fire hydrant within 100m of the building then additional fire hydrants are not required. If this is not met, then a new hydrant should be provided within 90m. At this stage the location of the existing hydrants needs to be established but this is a well developed area and it anticipated that the existing hydrant provisions will be suitable.

Nature of water supply:
hydrant- public

14. Fire service site plan

Fire service site plan is:
inserted in the form



Fire statement completed by

15. Signature

16. Date

13/02/2026