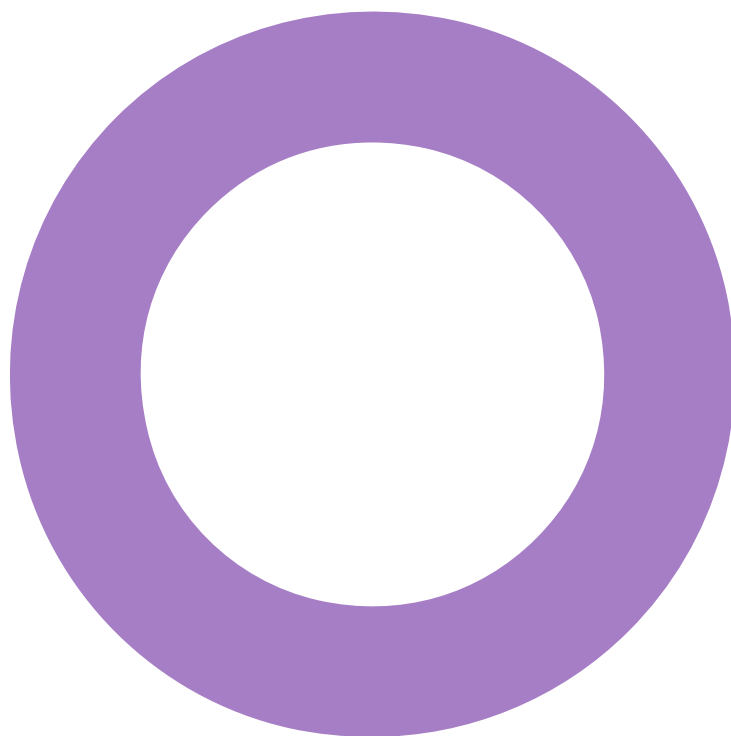


Station Hill Block F, Staircase. Reading. SH Reading Master LLP.

FIRE ENGINEERING
FIRE STATEMENT

REVISION 02 – 04 JUNE 2026



Audit sheet.

Rev.	Date	Description of change / purpose of issue	Prepared	Reviewed	Authorised
00	01/05/2026	External Escape Stair Fire Statement	JF	JW	IH
01	12/05/2026	Arcadis Comments	JF	JW	IH
02	04/06/2026	Hollis Comments	JF	JW	IH

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Project number: 791-0427732
Document reference: 791-0427732-HLE-RP-FE-SHR Block F Staircase Fire Statement-Rev02.docx

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Introduction.

This planning application relates to the proposed installation of an external second escape staircase to Block F at Station Hill, Reading. The building is already constructed and occupied, and the proposal seeks to enhance its existing fire safety provisions in response to evolving regulatory expectations and best practice.

The application sets out the justification for the additional stair, the proposed design solution, and the key planning considerations associated with its implementation, including visual impact, relationship to neighbouring development, and effects on residential amenity.

Overall, the purpose of the application is to secure planning permission for a safety-led intervention that improves means of escape while ensuring the development remains appropriate within its urban context.

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Fire Statement form.

Application information	
1. Site address line 1	Station Hill
Site address line 2	
Site address line 3	
Town	Reading
County	Berkshire
Site postcode (optional)	RG1 1DX
2. Description of proposed development including any changes of use (as stated on the application form).	Proposed Installation of an external secondary escape staircase to existing residential building (Block F), including associated works Existing The application site comprises Block F at Station Hill, Reading, an existing and fully constructed residential building (Use Class C3) forming part of the wider Phase 1 development. The building is currently occupied and benefits from an implemented planning permission, with all relevant conditions discharged. Block F is situated within a dense urban town centre context, characterised by a mix of residential, commercial and mixed-use development. The surrounding area includes recently completed and consented schemes, notably the adjacent development at 35–39 Friar Street to the east, which lies in close proximity. The site is well connected and features established hardstanding and access arrangements at ground level. The scheme was completed with a single-stair arrangement, which Building Control accepted in reference to the Block E & F Fire Strategy document, REP-1919685-5A-NW-20240408 Station Hill Fire Strategy Rev10 as-built, issued 08/04/2024. Planning was secured in 2019, before the update to Approved Document B Volume 1 and the UK Government's 18m threshold requirement for two staircases on 29/03/2024. To provide a robust enhancement to the existing fire strategy for Station Hill Block F, a second staircase has been proposed. This will provide a secondary means of escape to a place of ultimate safety without reducing the effectiveness of the existing strategy.
3. Name of persons completing the fire statement (as section 15), relevant qualifications and experience.	All Hoare Lea design projects are overseen by chartered engineers with proven experience on a wide range of fire safety consultancy projects. Work produced has been reviewed by a suitably competent person. The original fire strategy was produced by Hoare Lea.
Guide: no more than 200 words	This statement has been produced, reviewed and approved by the following key individuals. The design and development of the fire safety strategy will be undertaken by the same individuals. Approver – Ian Hall (Director), BEng(Hons), MPhil, CEng, MIFireE Projects Ian has been involved with include: – Embassy Gardens Phase 2, Vauxhall – Three block. residential development which included a swimming pool suspended between two separate blocks. – One Blackfriars Road – Large, prestigious, residential tower in Southwark. – Elephant & Castle Town Centre – Large mixed-use scheme with 34 storey residential towers above. Reviewer – Jonathan Weightman (Senior Associate), BSc(Hons) Projects Jonathan has been involved with include: – King’s Cross S4, London – twelve-storey high rise residential building – The Old Soapworks, Bristol – residential building with 21-storey tower – 100 Piccadilly, London – High rise 7 storey existing residential building Author – James Fraser (Senior Engineer), BSc (Hons) Projects James has been involved with include: – South Shoreditch, London – Early development of low and high-rise residential buildings. – The Horsefair, Bristol – Two high rise residential blocks

Application information	
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.	Consultation has not been undertaken.

Application information

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:



The principles, concepts and approach relating to fire safety that have been applied to the development									
6. Building schedule									
a. Block no. as per site layout plan above	b. Block height (m) Number of storeys excluding those below ground levels Number of storeys including 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 F	- 37.3m - 13 storeys	Residential flats, maisonettes, studios	Level GF-L12	BS 9991	Class A2-s1, d0 or better	Class A2-s1, d0 or better	Stay put	Yes – residential sprinklers, full	M4(2) and M4(3)
Block F	- 37.3m - 13 storeys	Flexible use	Level LG, GF, L12	BS 9991	Class A2-s1, d0 or better	Class A2-s1, d0 or better	Simultaneous	Yes – residential sprinklers, full	N/A non resi
Block F	- 37.3m - 13 storeys	Shop / Restaurant, café, hot food take-away, drinking establishment	Level LG, GF	BS9999	Class A2-s1, d0 or better	Class A2-s1, d0 or better	Simultaneous	Yes – residential sprinklers, full	N/A non resi
Block F	- 37.3m - 13 storeys	Car Parking	Level BM1, LG, GF	BS9999	Class A2-s1, d0 or better	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 building schedule above. Guide: no more than 500 words The external stair proposal has been designed to improve current means of escape provisions provided in Block F (originally designed to BS9991:2015). Where reasonably possible BS9991:2024 guidance has been followed to further enhance the strategy, where BS9991:2024 compliance cannot be provided it has been ensured that the BS9991:2015 design has been improved on or has remained as the original existing design. External stair fire resistance – 120 minutes (REI) fire resisting construction will surround the stair below 9m to meet the requirements of BS9991:2024. It should be noted that this fire resistance will also be provided from the underside of the staircase enclosure to protect the escape route from the basement ventilation exhaust point located below. Above 9m the staircase no longer requires a full 120-minute fire rated enclosure as it is considered sufficiently separated from the basement car park basement smoke extract point, and the enclosure of the stair will become perforated as it no longer forms a protected shaft breaching compartmentation. It is proposed that from above 9m the stair and external wall partition will be provided with 30 minutes or better fire resistance from both sides between the stair and building, including internal angles. Common corridor - There are no proposed changes to the common corridor arrangement. The dual reversible mechanical smoke extract (DRME) system will remain as the existing strategy. Basement exhaust – The proposed external stair is positioned above the basement smoke ventilation exhaust. To mitigate the risk of smoke inhibiting the stair as an escape route, compartmentation has been provided, fully enclosing the stair up to 9m. Perforation above 9m will allow dissipation for trapped smoke. The final exit point for the stair has been extended away from the basement vent (4.3m) to ensure that occupants are not at risk of smoke exposure.									

The principles, concepts and approach relating to fire safety that have been applied to the development	
	Stair construction - The staircase will be constructed of non-combustible materials providing A2-s1,d0 or better maintaining the external wall classification of the building. The proposed staircase will not negatively affect the current fire resistance of the external wall, where fixings are provided these will be carefully considered to avoid damaging existing fire provisions such as horizontal and vertical cavity barriers. The fixing themselves are to be a thermally broken bracket system so as not to negatively influence the current design. Roof Access – As the external stair extends to the roof level, level access has been provided to ensure that it achieves compliance for all occupants of the building.
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 The effect of the additional stair on the existing BS9991:2015 single stair building has been investigated. - CFD – In order to satisfy the functional requirements of the Building Regulations 2010, as agreed with third party prior to the study, only the means of escape has been assessed for the external staircase. Apartment F-02.12 with access door closest to the external stair on level 02 has been modelled as the worst case. The access door closest to that of the external stair door will be the proposed worst case flat in question for smoke ingress to the external stair. Due to the short distance between apartment and stair door it would be expected that smoke ingress would be most onerous here. The results of the simulations indicate that the tenability criteria (SCA guide) are not exceeded in the MOE models and that persons would be able to safely use the common corridor and external staircase for escape. This analysis has been reviewed by a third party and accepted. - Compartmentation – The staircase will be constructed of non-combustible materials providing A2-s1,d0 or better maintaining the external wall classification of the building. The proposed staircase will not negatively affect the current fire resistance of the external wall, where fixings are provided these will be carefully considered to avoid damaging existing fire provisions such as horizontal and vertical cavity barriers. The fixing themselves are to be a thermally broken bracket system so as not to negatively influence the current design. - Ventilation - A key principle of the proposal is to ensure that smoke can be removed from the staircase. It is proposed that a 1m² AOV will be provided at the head of the staircase to align with guidance. The stair enclosure will also be perforated (not within fire resistant locations) to a minimum of 25% (BR186, 1990) of east stair elevation area above 9m to allow dissipation of smoke and ensure smoke logging does not occur. It should be noted that the existing common corridor smoke ventilation system will also act to protect the proposed external staircase, preventing smoke ingress.
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 N/A
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 Fire Service access route to the firefighting stair within Block F is via the Garrard Street entrances at Lower Ground Level. The proposed external stair is not required for firefighting access and has been designed as an escape stair. It does not include a rising main or lift access. Fire Service access to the building is made internally, via the firefighting shaft (including firefighting lifts) provided. The duplex accommodation will be accessed via the podium. Fire tender access should be available such that all floor areas within each demise may be reached within 45m on a route suitable for laying a hose.
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 service vehicle access is provided via Garrard Street Is the emergency vehicle tracking route within the site to the siting points for appliances clear and unobstructed?

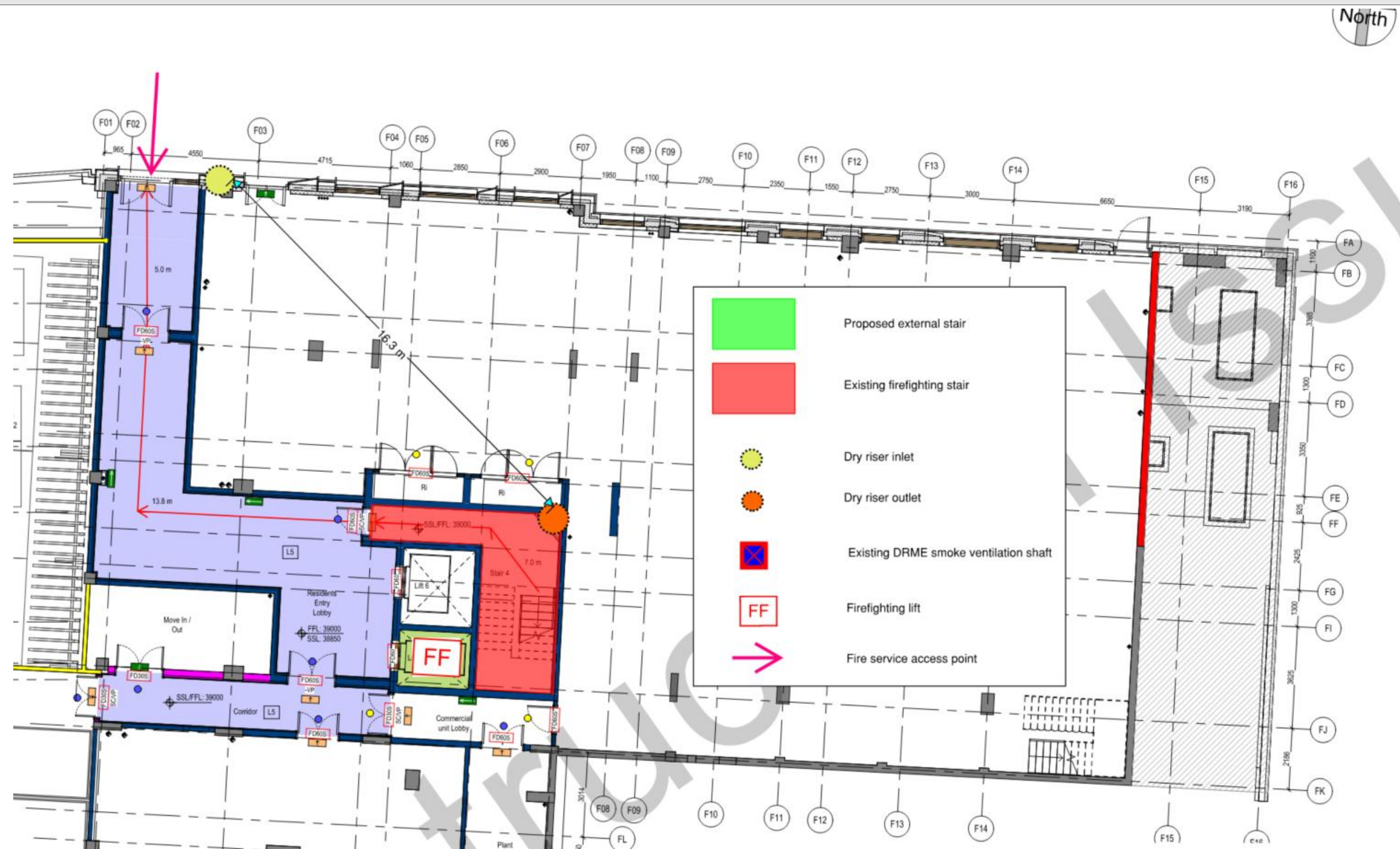
Emergency road vehicle access and water supplies for firefighting purposes	
	Yes – There has been no change to vehicle access to the site.
12. Siting of fire appliances Guide: no more than 200 words	Access for a pumping appliances is within 18m of each fire main inlet connection point on the face of the building. The inlets be visible from the appliance. There is no rising main required within the external escape stair and it is not to be utilised as a firefighting stair.
13. Suitability of water supply for the scale of development proposed Guide: no more than 200 words	The existing site was provided with a suitable hydrant on the podium itself which the Fire Service can access. Nature of water supply: Hydrant – public Does the proposed development rely on existing hydrants and if so, are they currently usable / operable? Yes – Hydrant utilised and constructed for existing building still available for use.

14. Fire Service site plan
Fire Service site plan is:





Emergency road vehicle access and water supplies for firefighting purposes



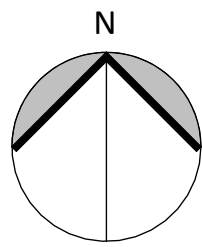
Fire statement completed by

15. Signature

James Fraser

Fire statement completed by	
16. Date	12/05/2026

Appendix A – Architectural Plans.



GENERAL NOTES

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Block F - Level GF (45.7 AOD) - GA

1 : 200

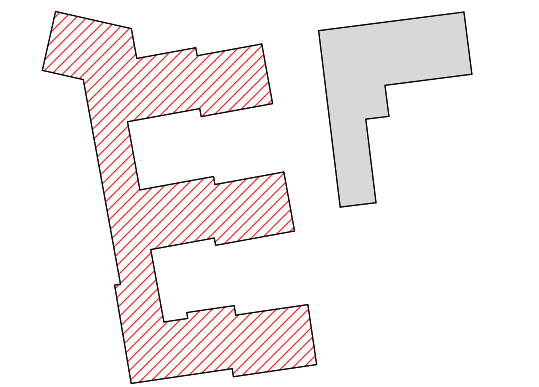


Block F - Level 01 - GA

1 : 200

REV No.	DATE	DESCRIPTION	DWN	CHK
P54	2026-0319	UPDATED TO CLIENT COMMENT	CY	
P53	2026-0306	UPDATED FOR DIRECT COST PLANS	JP	
P52	2025-1204	STAGE 2 ADD'L STAIR	JP	
P51	2025-1117	ISSUED FOR INFORMATION	JP	
P50	2025-1008	WIP		

KEY PLAN



PROJECT

Station Hill, Reading

CLIENT

SH Reading Master
LLP



ARCADIS

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SHEET IDENTIFICATION

TITLE

**BLOCK F ADDITIONAL
STAIR - GA PLAN - GF &
L01**

STATUS

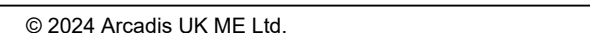
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		CHECKED BY:		JP	
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SHR - ARC - BF - ZZ - DR - A -					
NUMBER		REV.			
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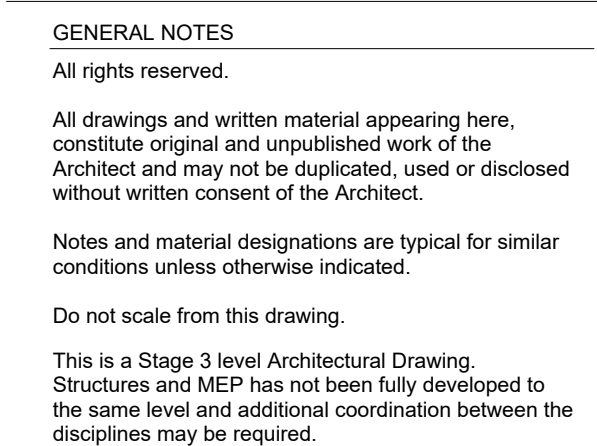
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 30 MIN FIRE RATING

 120 MIN FIRE RATING



KEY PLAN



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CLIENT

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SHEET IDENTIFICATION

SHEET IDENTIFICATION

**BLOCK F ADDITIONAL
STAIR - ENLARGED PLAN
- L06 & L12**

STATUS

STAGE 2 - For Information

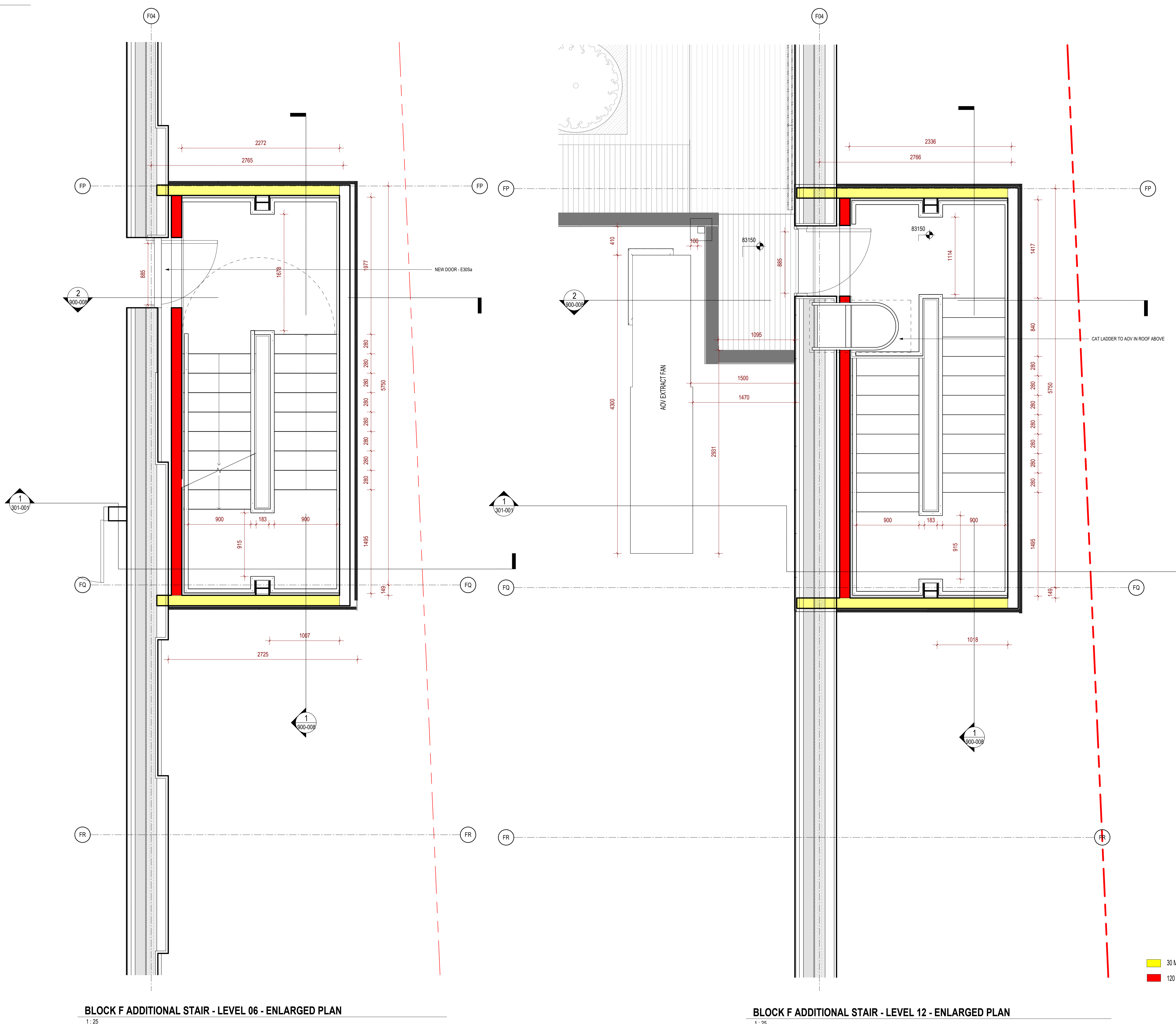
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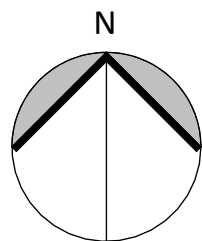
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050-170073	SCALE @ A1:					As indicated
	DRAWN BY:					CY
	CHECKED BY:					JP

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	ROLE
SHR - ARC - BF - ZZ - DR - A -					
NUMBER	REV.				
124-111 - P52					

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GENERAL NOTES

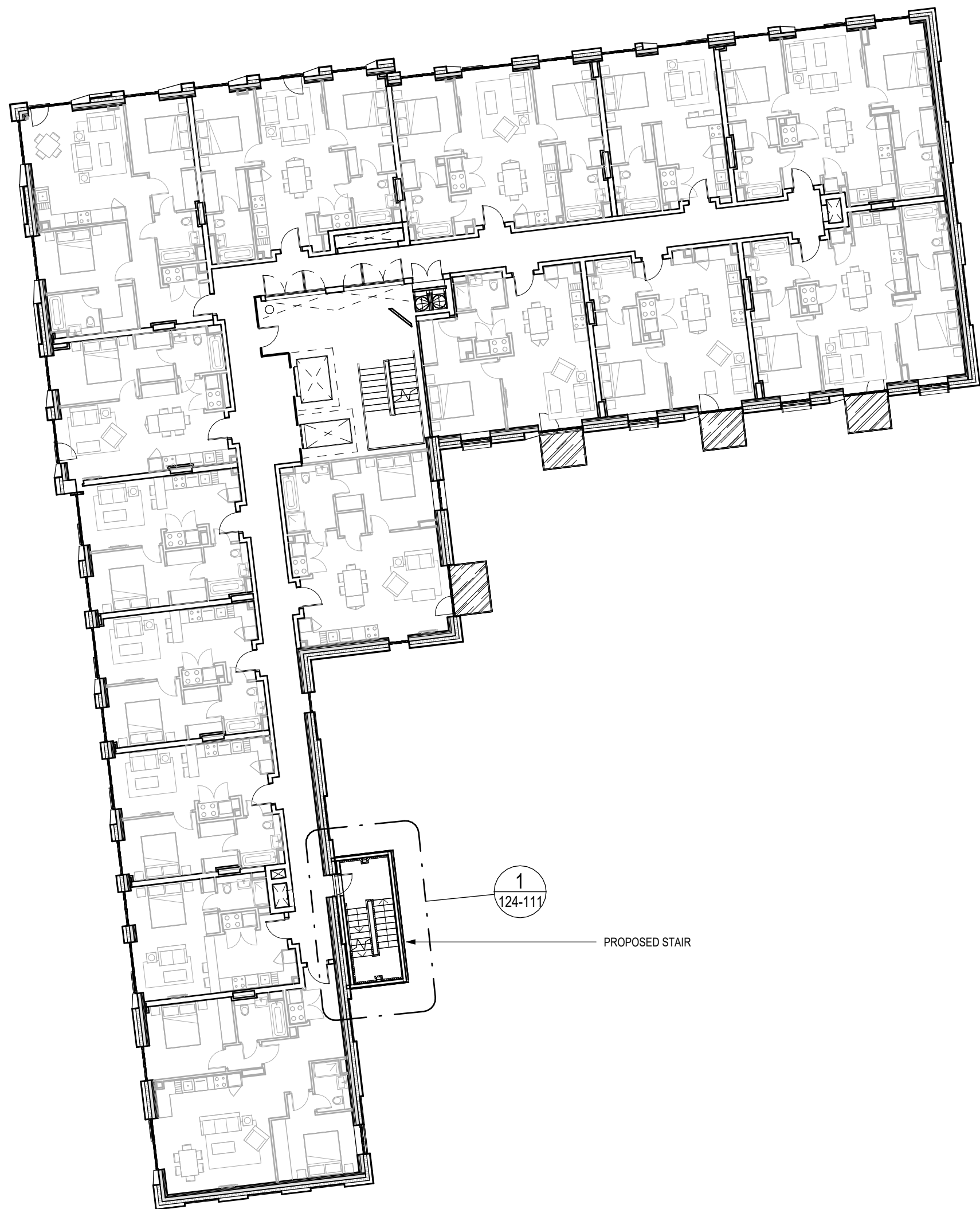
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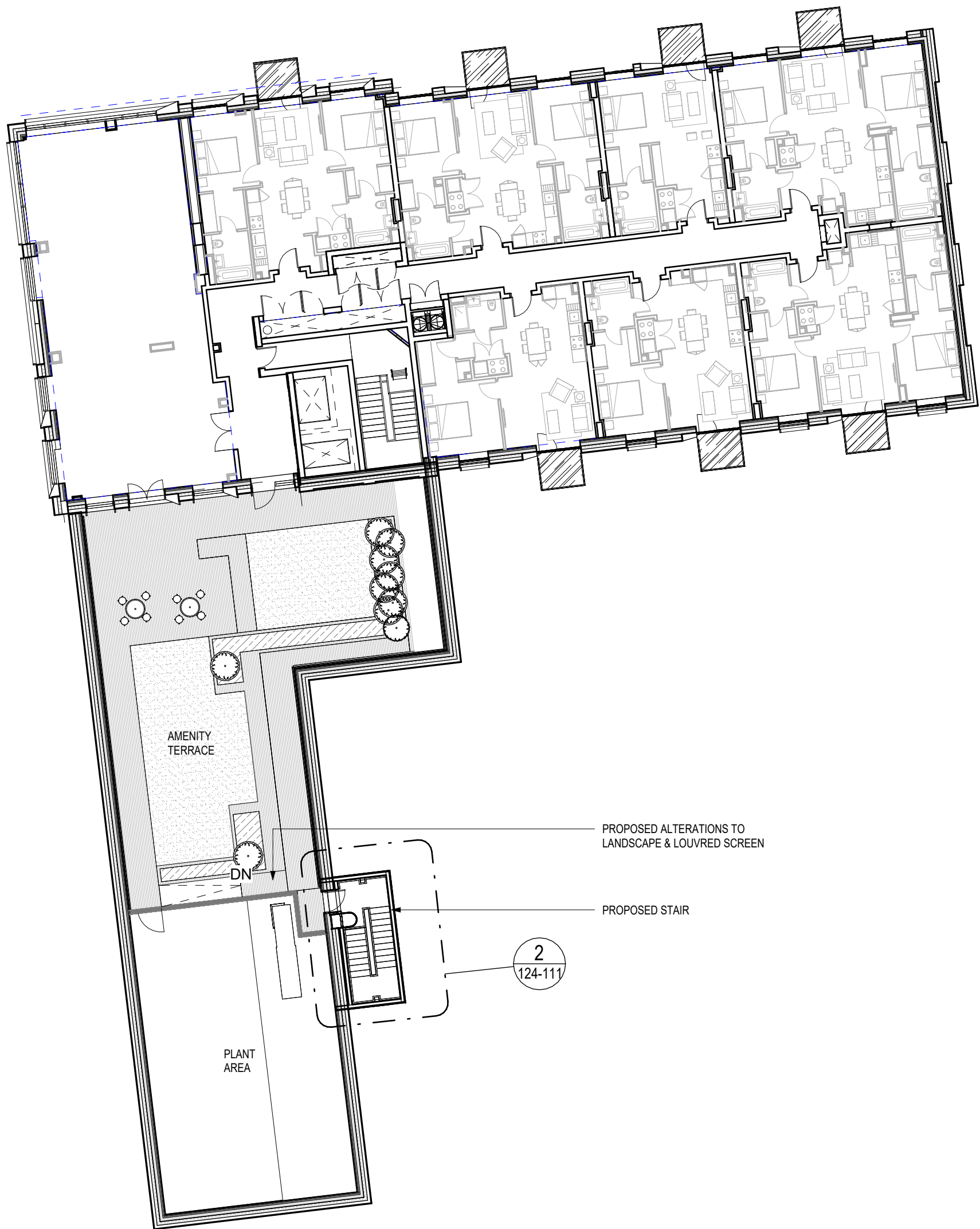
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Block F - Typical Level 02-11- GA

1 : 200

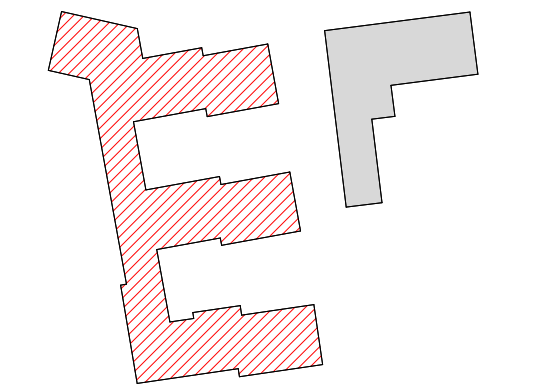


Block F - Level 12 - GA

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P52	2025-1204	STAGE 2 ADD'L STAIR	JP	
P51	2025-1117	ISSUED FOR INFORMATION	JP	
P50	2025-1008	WIP		

KEY PLAN



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SHEET IDENTIFICATION

TITLE

**BLOCK F ADDITIONAL
STAIR - GA PLAN -
TYPICAL & L12**

STATUS

STAGE 2 - For Information

SUITABILITY STATUS

PROJECT NUMBER		DATE DRAWN:		10/10/25	
050-170073		SCALE @ A1:		1 : 200	
		DRAWN BY:		CY	
		CHECKED BY:		JP	

PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	ROLE
SHR - ARC - BF - ZZ - DR - A -					
NUMBER	REV.				
124-112 - P53					

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